





Designed for the world's most forward-thinking companies

C3 is What's Next

Experience it at C3atCulverPointe.com

Hackable, adaptable, flexible, high-volume space with strong personal identity and carefully programmed common outdoor usability; C3 offers tenants all of the features of a standalone building, but in new construction designed by Gensler to LEED Gold standards with branding opportunities, generous parking and on-site amenities.

- Numerous branding opportunities
- 13-25' ceiling heights with exclusive lofts
- Approximately 4,000 SF of programmable balcony space per floor
- Onsite food and fitness amenities
- 2 parking bridges creating direct tenant access



VISION



FLOOR AREA



LOFT



CEILING



PRIVATE
BALCONY



PRIVATE
ACCESS

07

LEASED

06

8,144 SF
REMAINING

13 FT

YES

YES

05

LEASED

04

LEASED

03

33,648 SF

13 FT

YES

YES

02

33,767 SF

14,990 SF

21 FT

YES

YES

01

25,568 SF

11,002 SF

21 FT

YES

YES



OPERABLE

Expansive 14-ft deep balconies create highly programmable indoor/outdoor space capitalizing on the coastal climate.



EXPANSION

34,000-49,000 SF floorplates further expandable via external or internal stairways.



PERSONAL ACCESS

Ability for private access via dedicated sky bridges to upper floors from the parking structure.

AVAILABILITIES



DOG PARK



C3 FIT



THE LIVING ROOM



THE FRONT DOOR



THE PATIO



THE FAMILY ROOM



THE DEN



THE OFFICE

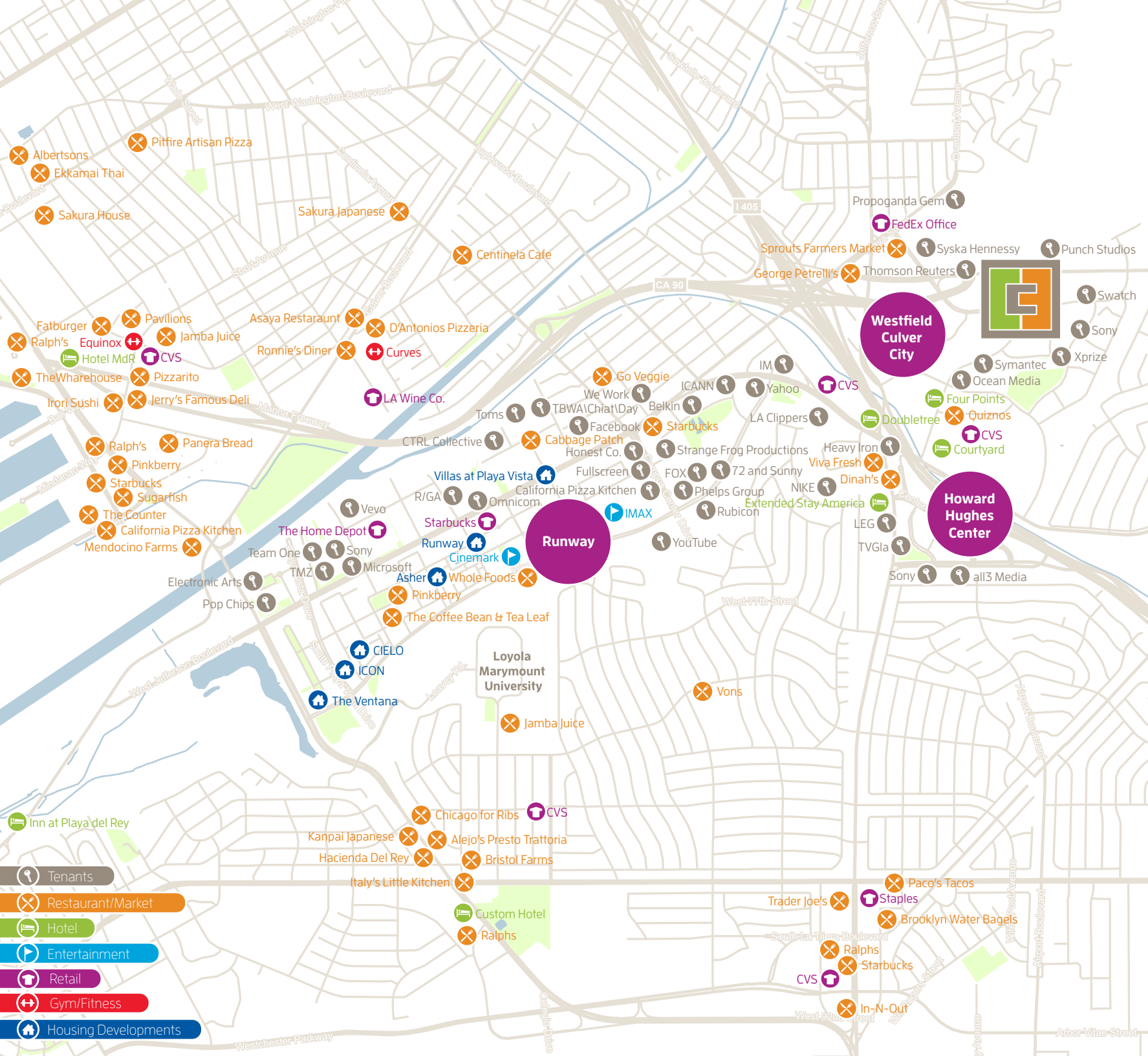


THE KITCHEN



THE BACKYARD

CAMPUS



LOCATION

NOTABLE TENANTS



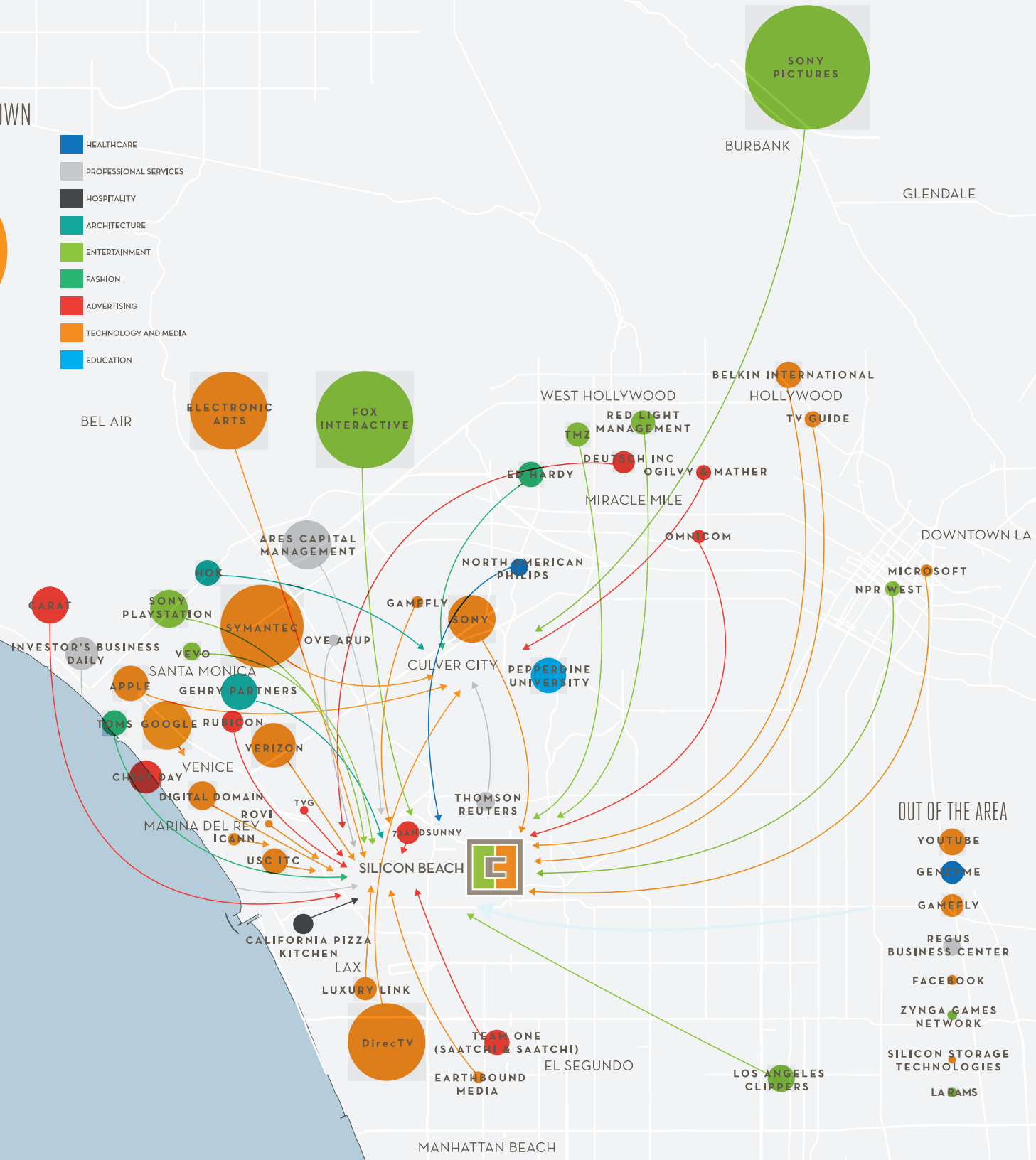
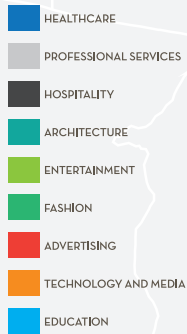
NOTABLE RETAILERS



LOCATION OVERVIEW

- Located in the heart of Playa Vista's collaborative lifestyle community
- Conveniently positioned proximate to I-405, CA-90, and I-10 Freeways
- Within walking distance of significant amenities
- 7 minutes to the newly expanded metro line with direct service to Santa Monica and DTLA
- Benefits from Culver City's business friendly tax basis

AREA HIGHLIGHTS



MIGRATION



**MARINA
DEL REY**

VENICE

**SANTA
MONICA**

**HOWARD
HUGHES**

**PLAYA
VISTA**

**WESTFIELD
CULVER CITY**

ACCESS

Utilizing UBER's network and customizable service platform, C3 tenants are able to travel between the project and the newly expanded Culver City Expo Line Station

Using Uber, seamless on-demand transportation is available for all tenants. Designated pick up and drop off locations are C3, Downtown Culver City, Culver City Expo Station, WCC, and The Runway at Playa Vista.

A predetermined number of credits could be provided automatically to each tenant's account.

The average wait for an UBER is five minutes – far more convenient than a commuter shuttle.



C3 UBER

ESTIMATED TAX BENEFITS

CULVER CITY

Calculation Method

\$60 renewal/application fee, plus \$3.00 for each \$1,000 in gross receipts, or fraction thereof

Annual Tax

\$ 300,060

Monthly Cost

\$0.50 / SF

LOS ANGELES

Calculation Method

\$99 for the first \$18,000 or less of gross receipts, plus \$5.50 for each additional \$1,000 or fractional part thereof

Annual Tax

\$ 550,000

Monthly Cost

\$0.92 / SF

SANTA MONICA

Calculation Method

\$5.00 per each \$1,000 gross receipts

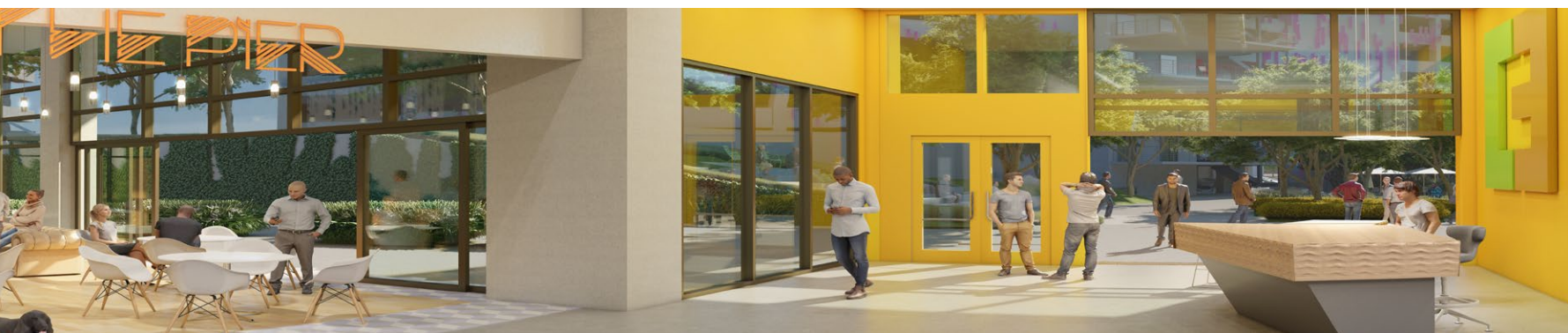
Annual Tax

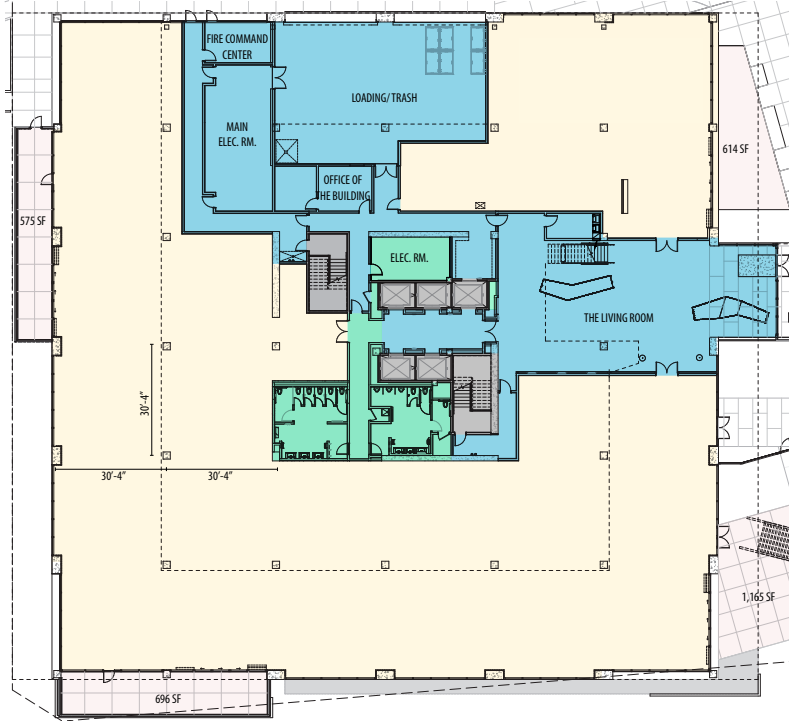
\$ 500,000

Monthly Cost

\$0.83 / SF

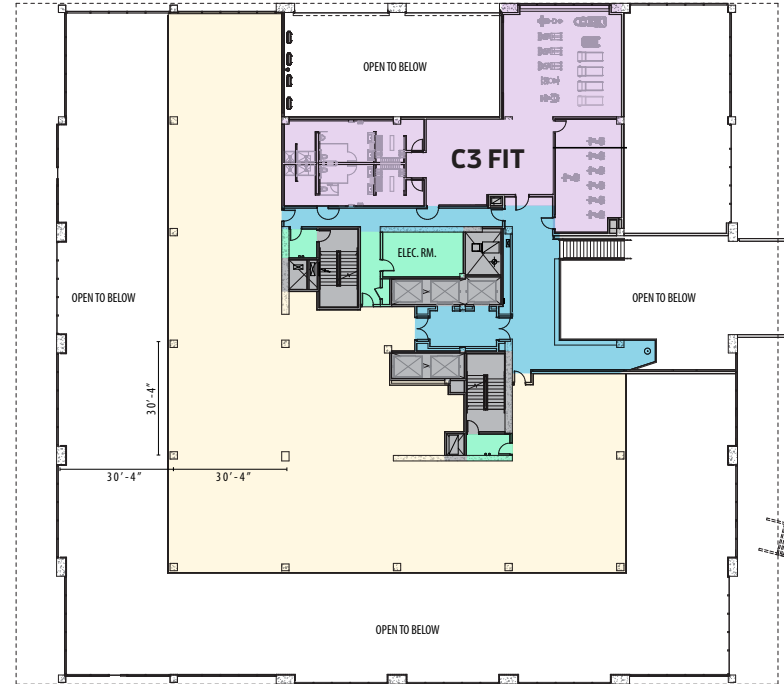
*Based on \$100mm in annual revenue and a 10-year lease term on 50,000 RSF





1ST FLOOR

25,568 SF (DIVISIBLE TO 4,714 SF)



1ST FLOOR LOFT

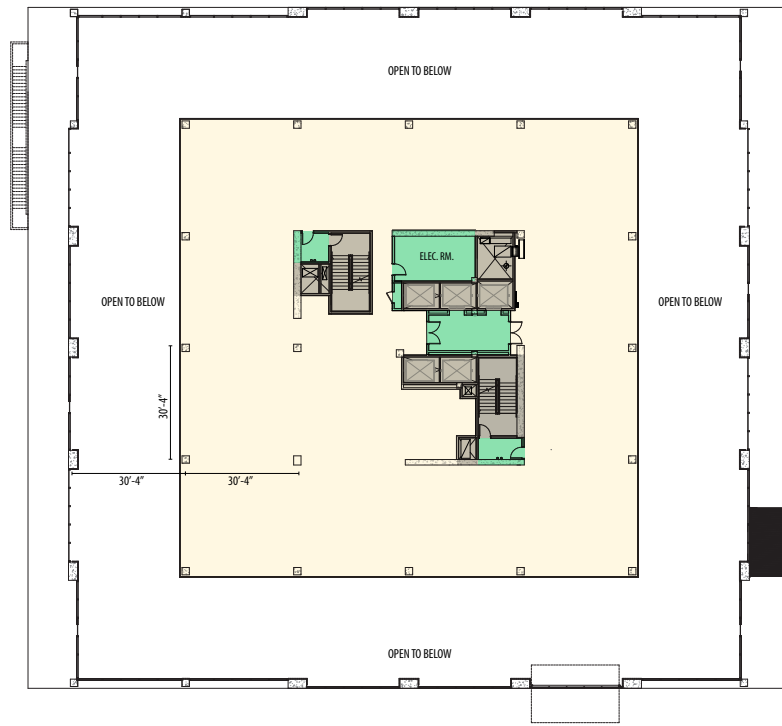
11,002 SF

FLOOR PLANS



2ND FLOOR

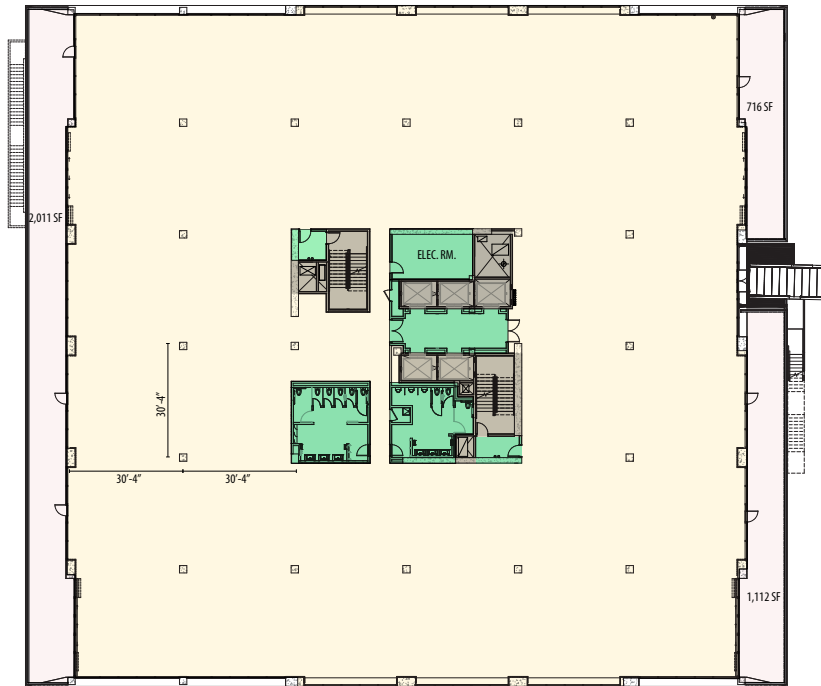
33,767 SF



2ND FLOOR LOFT

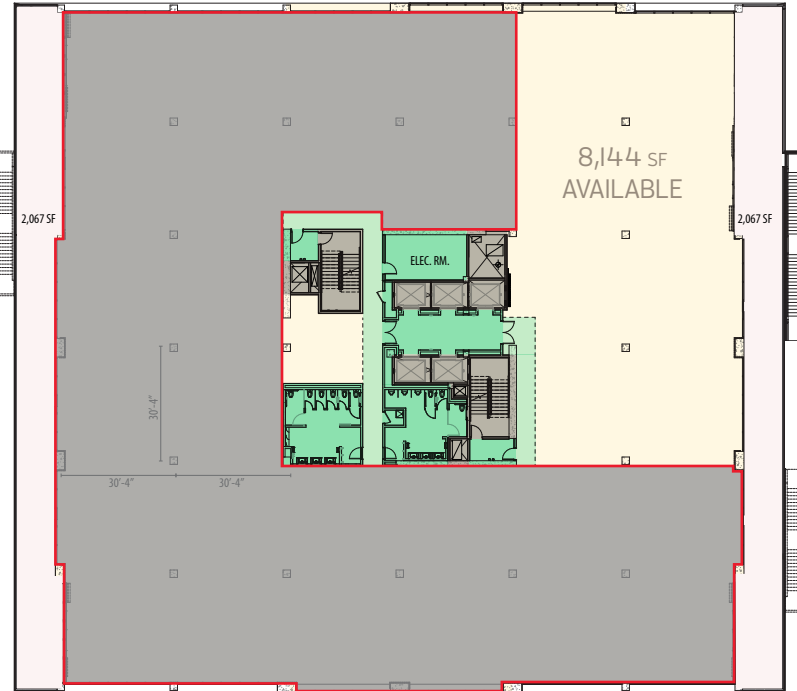
14,990 SF

FLOOR PLANS



3RD FLOOR

33,648 SF



6TH FLOOR

8,144 SF AVAILABLE

FLOOR PLANS











LEASING INFORMATION

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