





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



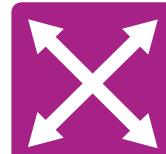
NOISIA

AVAILABILITIES



OPERABLE

Expansive 14ft 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.



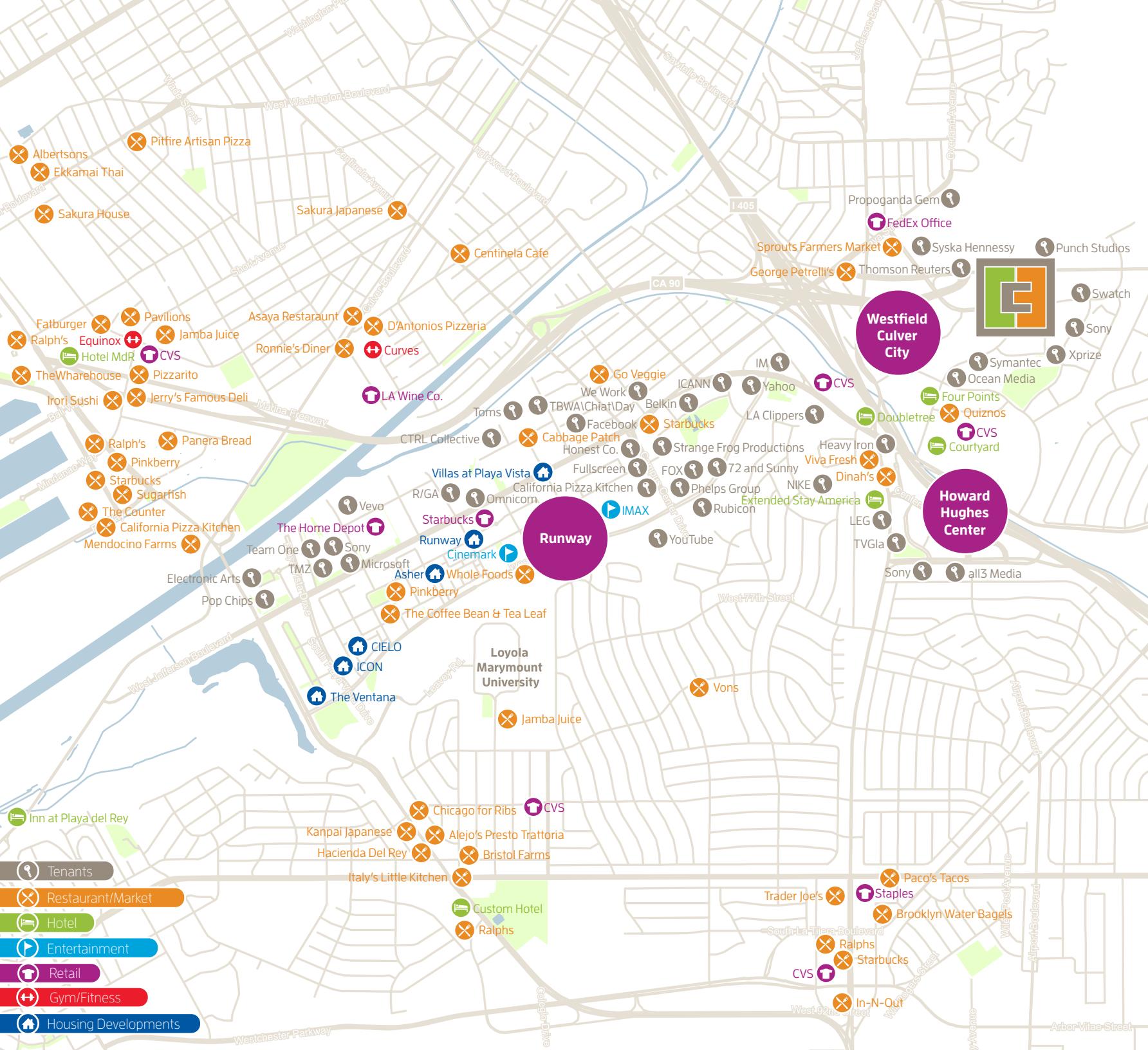
PERSONAL ACCESS

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

CAMPUS



LOCATION



LOCATION OVERVIEW

NOTABLE RETAILERS

NOTABLE TENANTS

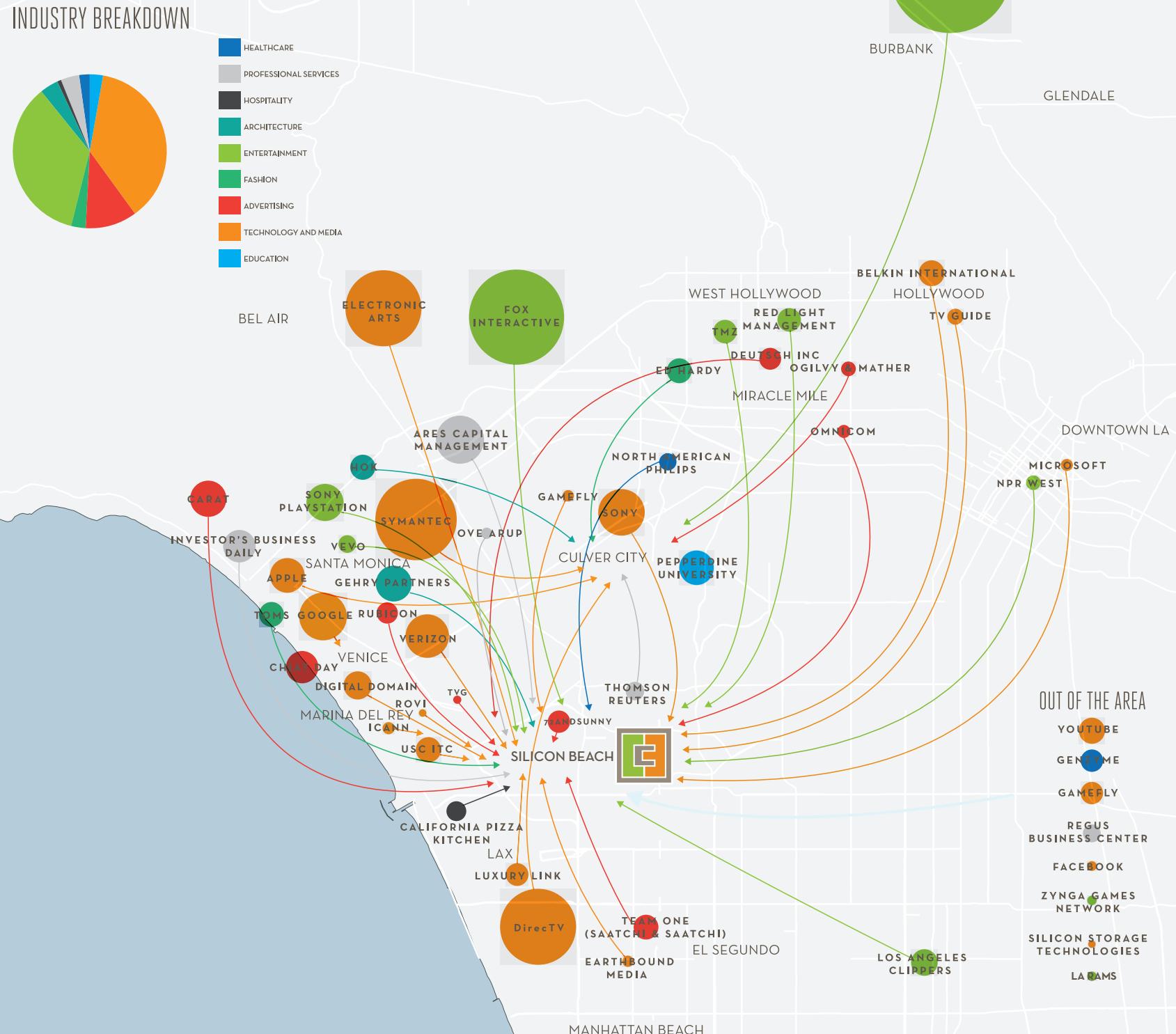
- Located in the heart of Playa Vista's collaborative lifestyle community
- Conveniently positioned proximate to I-405, CA-90, and I-10 Freeways
- Within walking distance of significant amenities
- 7 minutes to the newly expanded metro line with direct service to Santa Monica and DTLA
- Benefits from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



AREA HIGHLIGHTS

IMMIGRATION

C3atculverpointe.com



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.



← 7 minutes →
Door to Door



C3 UBER

ESTIMATED TAX BENEFITS

CULVER CITY

Calculation Method	Annual Tax	Monthly Cost
\$60 renewal/application fee, plus \$3.00 for each \$1,000 in gross receipts, or fraction thereof	\$ 300,060	\$0.50 / SF

LOS ANGELES

Calculation Method	Annual Tax	Monthly Cost
\$99 for the first \$18,000 or less of gross receipts, plus \$5.50 for each additional \$1,000 or fractional part thereof	\$ 550,000	\$0.92 / SF

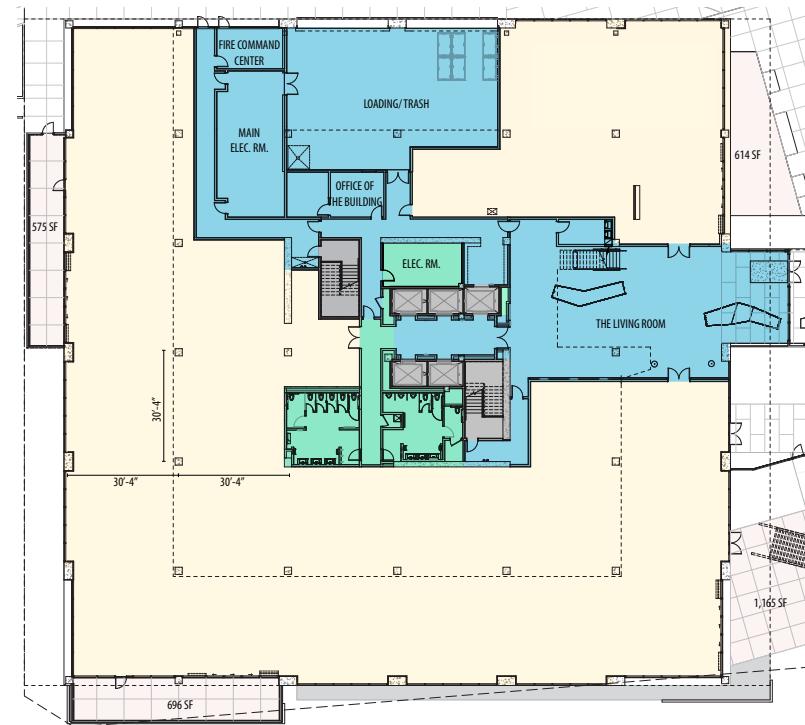
SANTA MONICA

Calculation Method	Annual Tax	Monthly Cost
\$5.00 per each \$1,000 gross receipts	\$ 500,000	\$0.83 / SF

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



FLOOR PLANS

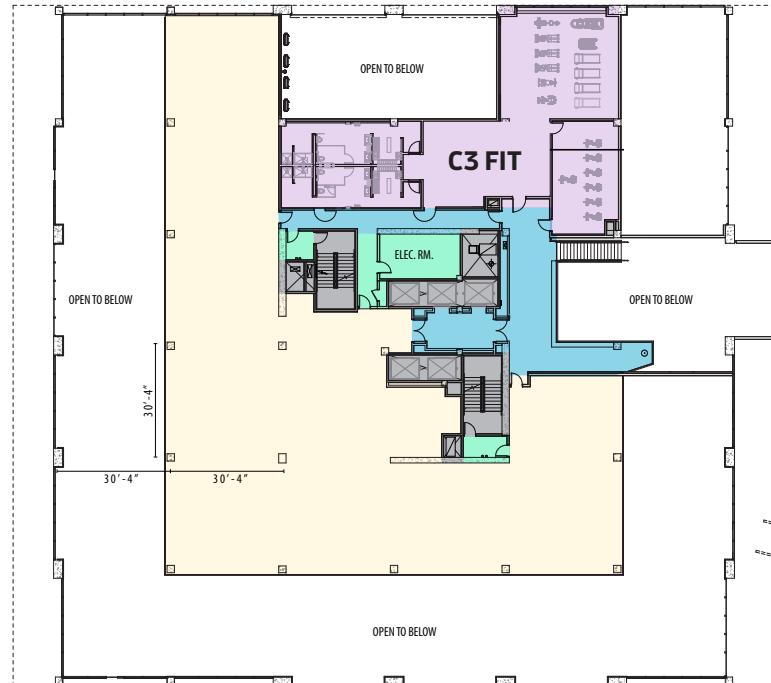


1ST FLOOR

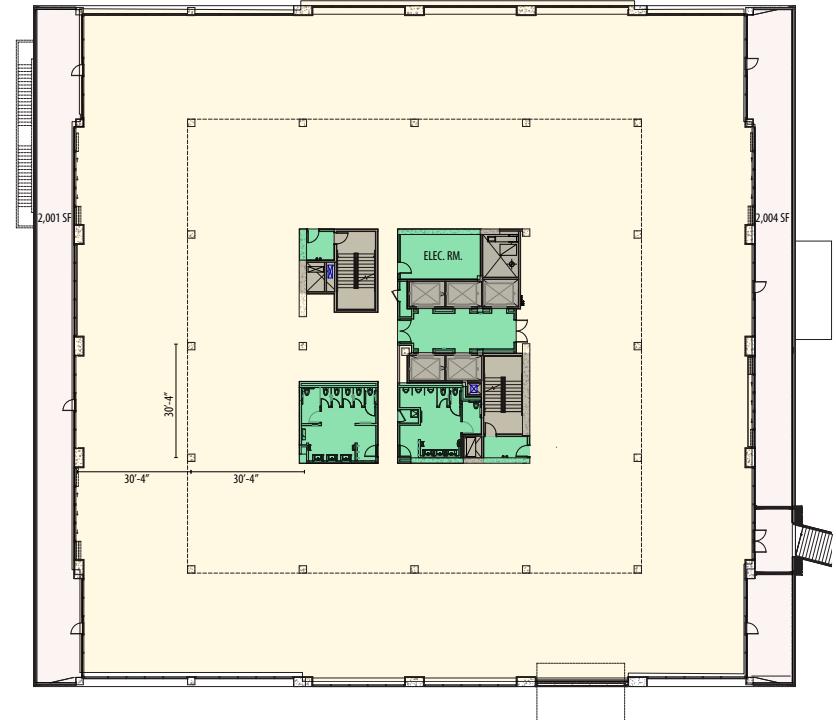
25,568 SF (DIVISIBLE TO 4,714 SF)

1ST FLOOR LOFT

11,002 SF



FLOOR PLANS



2ND FLOOR

33,767 SF

2ND FLOOR LOFT

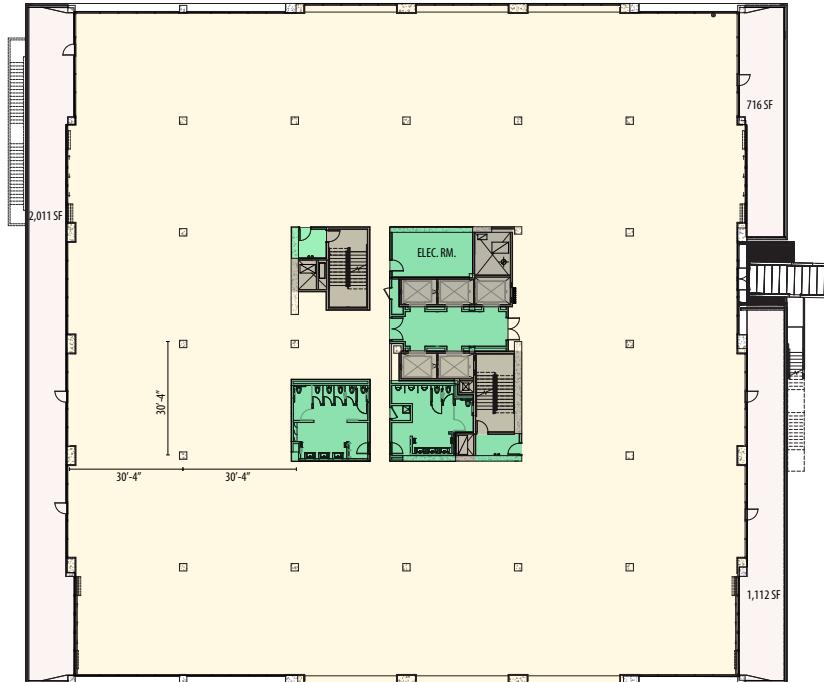
14,990 SF



FLOOR PLANS

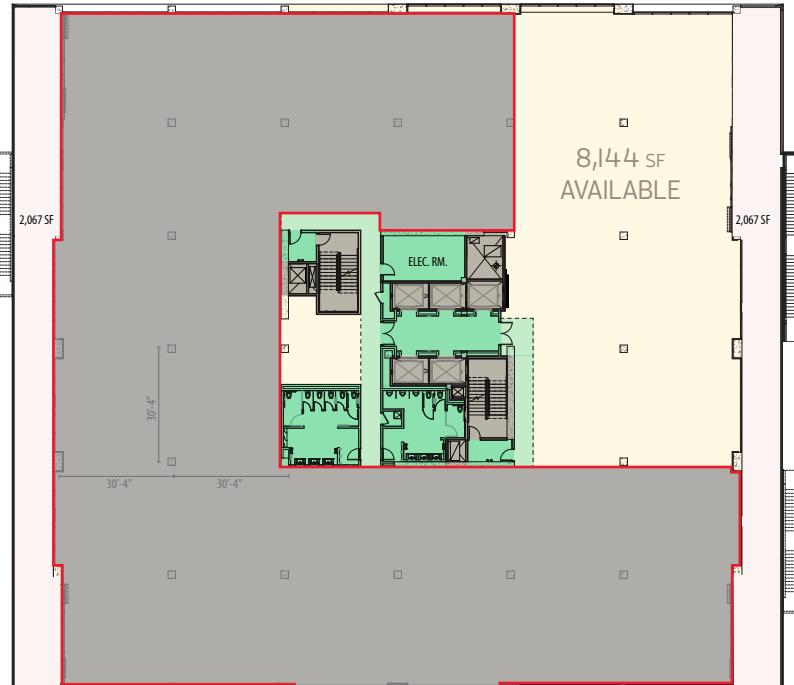
3RD FLOOR

33,648 SF



6TH FLOOR

8,144 SF AVAILABLE













LEASING INFORMATION

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