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News release

LOS ANGELES

Henkel and Dentsu Aegis Network/Carat Each Lease 49,000 Square Feet at Development in Culver City, California

1 May, 2017

C3 is 35 percent pre-leased prior to completion

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LOS ANGELES, May 2, 2017 – [JLL and IDS Real Estate Group](#) announced today that it has negotiated 49,000 square foot office leases with Henkel and Dentsu Aegis Network/Carat at C3, a 282,951-square-foot seven-story vertical creative office campus located at 5800 Bristol Parkway at Culver Pointe in Culver City, Calif. which is currently under development. The leases bring C3 to 35 percent leased prior to building completion.

The marketing team of [JLL's](#) Carl Muhlstein and Hayley Blockley, along with IDS Real Estate Group's Dave Saeta and Rob Fuelling represented the landlord, BIT Culver City Creative Office LLC, in both leases. Henkel was represented by Alex Hayden, Travis Boyd, Rob Waller and Patrick Amos of CBRE. Dentsu Aegis Network/Carat was represented by Katie Bernhisel and Dillon Moscone of Cushman & Wakefield. JLL in partnership with IDS Real Estate Group are leading the leasing efforts at the office campus which is able to accommodate a variety of office requirements.

"Silicon Beach has become a Southern California hub of technology, media and entertainment companies", said Saeta. "To reflect the new wave of creative office users coming into Culver City, C3 has proven to be the perfect environment to attract and retain their highly talented work force that want access to the Westside, Hollywood and Downtown Los Angeles.

"Companies like Henkel and Dentsu Aegis Network/Carat are attracted to 25 foot high ceilings, floor to ceiling glass, efficient footprint, unique lofted space and private outdoor patio space," said Muhlstein. "C3 is the perfect fit for companies looking for creative office space that is a customizable modern design."

IDS Real Estate Group in a joint venture with a fund managed by PNC Realty Investors is responsible for the development, leasing and management of C3. Designed by Gensler to fit the specific needs of trans-media, tech and content-creating firms, the campus offers large floor plates from 33,363 square feet to 48,286 square feet with high ceilings from 13 feet to 25 feet, allowing for highly customizable space. Large operable window openings and expansive 15' deep balconies on each floor create highly programmable indoor/outdoor space; and private access to upper floor spaces is provided by skybridges directly connected to the abundant parking. Onsite amenities include a private fitness center, a fully integrated open courtyard with an outdoor kitchen, gourmet food truck program, conference center, bocce courts, a dog park and an amphitheater ideal for all-staff gatherings. Expedited and

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discounted Uber service to and from multiple Culver City and Playa Vista locations, including the Expo line, will also be available to tenants. Tenants are scheduled to occupy C3 in November 2017. For more information on C3 and a virtual tour of the project, please visit the C3 website at C3atculverpointe.com

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.jll.com.

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