

# 5839-5855 Green Valley Circle, Culver City

A 70,000 SF cutting-edge creative office project  
Specializing in suites smaller than 5,000 sq. ft.  
Creative suites ready for occupancy!

PINNACLE

5839-5855  
Green Valley Circle



**SJDC**

STEAVEN JONES  
DEVELOPMENT COMPANY, INC.

Brett Shuemaker, Steaven Jones Development Company

310-826-3600 X 16 bshuemaker@sjdcinc.com

CA BRE Broker License # 01904669



Creative Office Properties



# 5839-5855 Green Valley Circle - Culver City, CA

## Property Overview

Premises: Approximately 70,000 sq. ft.

Spaces: 1,000-5,000 SF

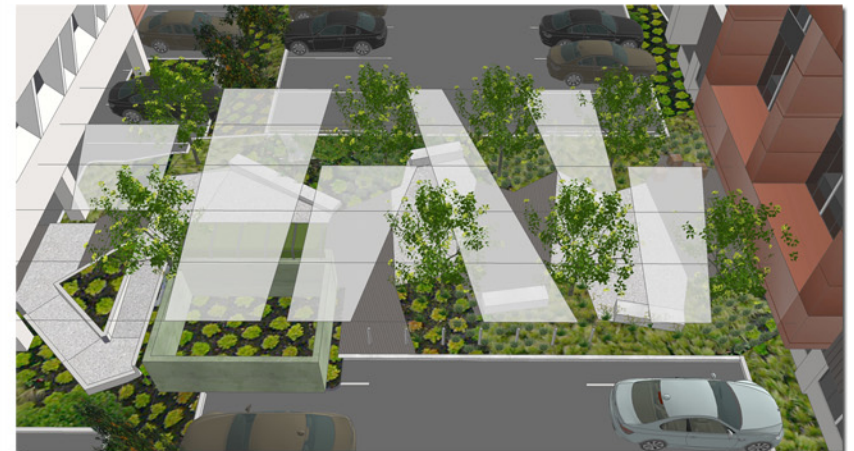
Rent: \$2.50 per SF per month, MG

Parking: 4/1000 at \$75/space/month

Term: 3-5-10 years

Occupancy: 4th Quarter 2014

- Exciting campus environment
- Dramatic new facades
- New stairs, walkways and railings
- Central outdoor gathering spaces
- Relandscaped courtyards with water features and a fire pit
- New drought-tolerant planting
- Outdoor BBQ area close to food truck service
- Bike racks
- Access to adjacent park



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Walking distance to:

Westfield Culver City

- Food Court and 12 other restaurants
- Gold's Gym, Target, Old Navy and more!

Fox Hills Park

- Running trails
- Tennis and paddle/basketball courts

Chase & Wells Fargo banks, Quiznos, CVS



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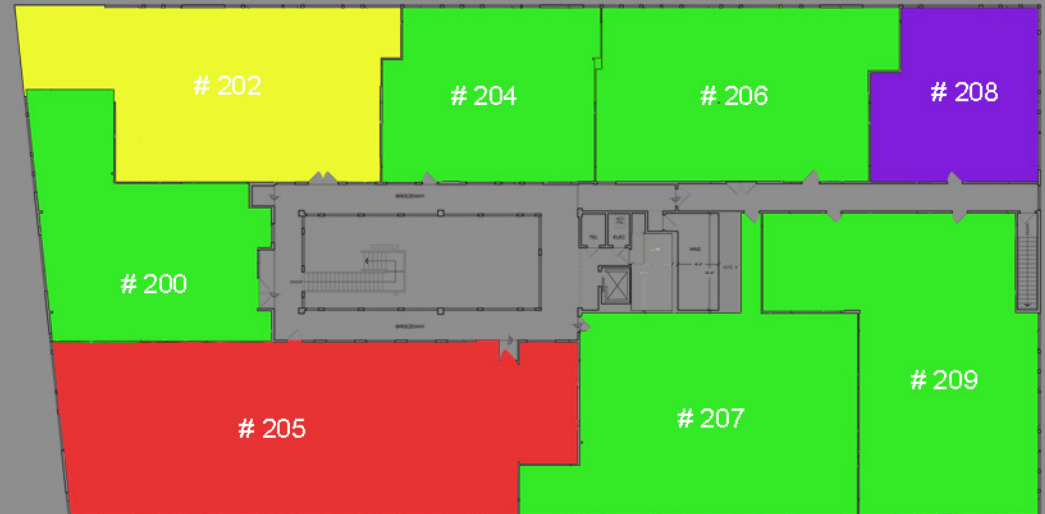
# 5839-5855 Green Valley Circle - Culver City, CA

## Vacancies

1st Floor

5839

2nd Floor



<u>Suite</u>	<u>SF</u>
100	1,223
101	1,642
102	546
103	2,239
104	2,780
106	2,150

<span style="color: red;">■</span> Available	<span style="color: green;">■</span> 2016
<span style="color: orange;">■</span> 2014	<span style="color: blue;">■</span> 2017
<span style="color: yellow;">■</span> 2015	<span style="color: purple;">■</span> 2018 +

<u>Suite</u>	<u>SF</u>	<u>Suite</u>	<u>SF</u>
200	2,675	206	2,407
202	2,687	207	3,010
204	1,790	208	1,342
205	4,351	209	3,002



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## Vacancies

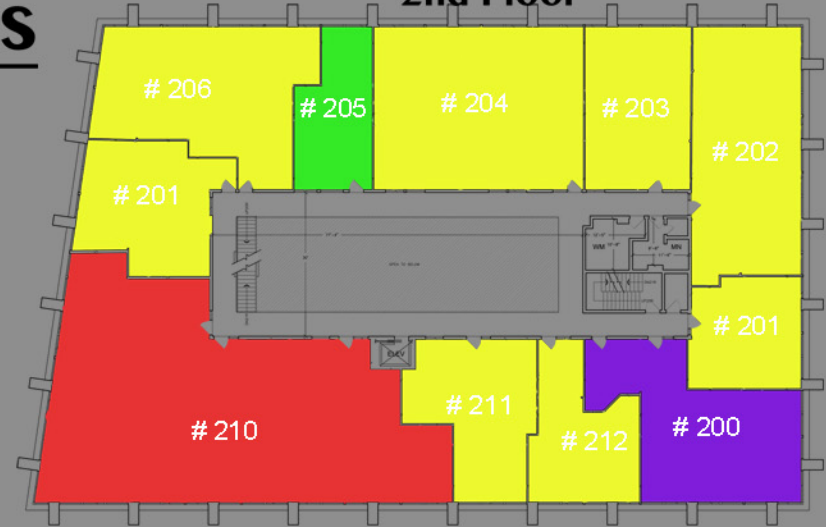
### 5855

- Available
- 2014
- 2015
- 2016
- 2017
- 2018 +

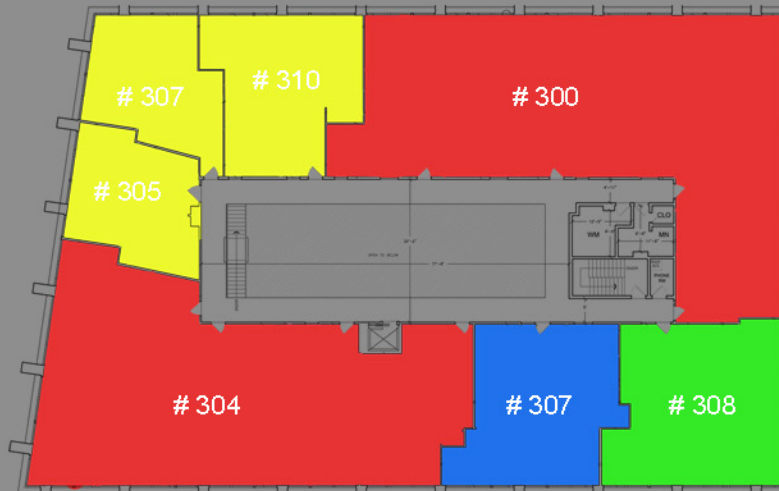
1st Floor



2nd Floor



3rd Floor



Suite	SF
101	1,910
102	824
105	2,567
106	1,370
108	2,479
110	3,061
111	1,103

Suite	SF
300	4,633
301	4,130
302	889
303	856
307	1,297
308	1,510
310	1,188

Suite	SF
200	1,276
201	653
202	1,464
203	922
204	1,818
205	601
206	1,464
207	905
210	3,776
211	904
212	732



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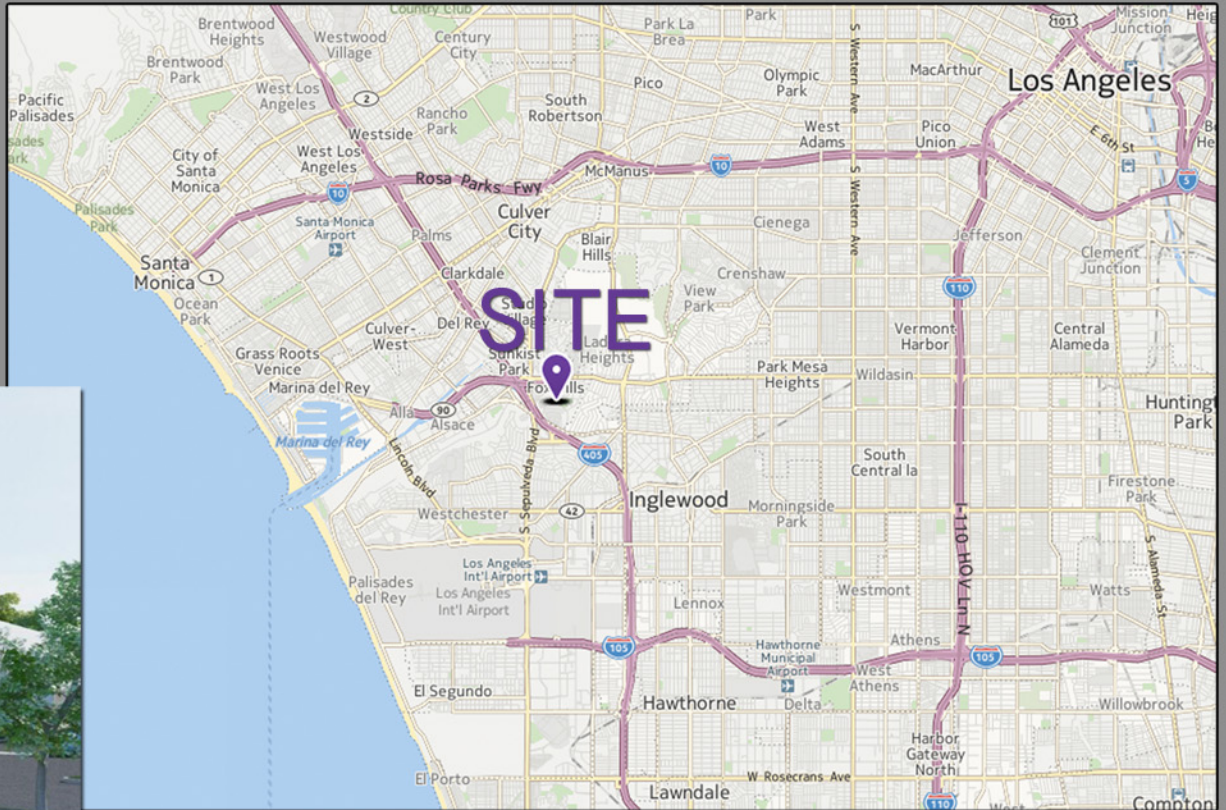
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