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Playa del Rey Office Project Opens 50% Leased

1/21/15

The Strand Offices, a recently completed 10k sf office project in the West Los Angeles community of Playa del Rey, has opened at 50% leased. The development, consisting of two, 5k sf buildings, was developed by Cove Spring Partners and is the first new office project built in the area in over 20 years.



Located at 311 and 315 Culver Blvd, three blocks from the beach, the three-story, creative office development features Marina water views and expansive, unobstructed views of the Ballona Wetlands. One of the two 5,000 square-foot buildings within the compound opens fully leased to Craft Brew Alliance.

Sustainable building practices and materials have been utilized throughout The Strand's construction, including elements such as formaldehyde-free and dye-free insulation, to LEED certified steel foundation piles. The project's coastal location, views and multiple outside decks, the four electric vehicle charging stations, lockable paddleboard, surfboard and bike racks, the LED lighting throughout and the gated parking are expected to resonate with companies in the tech and creative industries.

"We wish we had more space, as the demand for a larger footprint has been tremendous. But what we have now is an opportunity for a company to obtain the high-profile identity that is associated with being officed in a high-design, 5k sf building in a beachside location in which Class A space has not been previously available," noted Kim Macy of Cove Spring Partners. "The Strand Offices offers a signature branding opportunity for a company that requires a contemporary work environment with all of the technological bells and whistles, plus an environment that's conducive to creative thought and outdoor activities."

Ceilings in the buildings are 10'8" on the second floor and 11'6" on the third, both featuring exposed oval ductwork. The lobbies feature hand scraped, eco-friendly hardwood floors and Bulgarian Limestone walls. The decks on both the second and third floors feature Fleetwood-style glass doors creating a true indoor/outdoor work environment.

Operable windows throughout the project are dual-glazed with a solar reduction film to enhance energy efficiency. The Strand complex features a louvered entry gateway constructed of responsibly forested Mahogany slated wood; the same wood providing a dramatic accent underneath the slanted roof and on architecturally key exterior walls.



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