

15000
AVIATION

VISION STATEMENT

15000 Aviation is a premier office building designed by the renowned architect Cesar Pelli. The 207,000 square foot building sits on an 11.25 acre site that allows for ability to expand to 250,000 square feet. The existing building features 20-foot-high ground floor ceilings, 35,000 square foot floorplates, floor-to-ceiling windows and exposed waffle slabs. The renovated buildings’ light-filled open floor plan facilitates creative collaboration that promotes high-energy workspace with flexibility to create a unique tailored campus environment.

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Transformative
workspace in a

historic
treasure

SITE PLAN



15000 Aviation

207,000 SF

Opportunity

50,000 SF Expansion

15000
AVIATION

EXPANSION OPPORTUNITY



15000 Aviation
207,000 SF

Opportunity
(3) 18,000 SF Stages

15000
AVIATION





15000
AVIATION







STACKING PLAN

Sixth Floor
14' clear, 34,739 sq. ft.

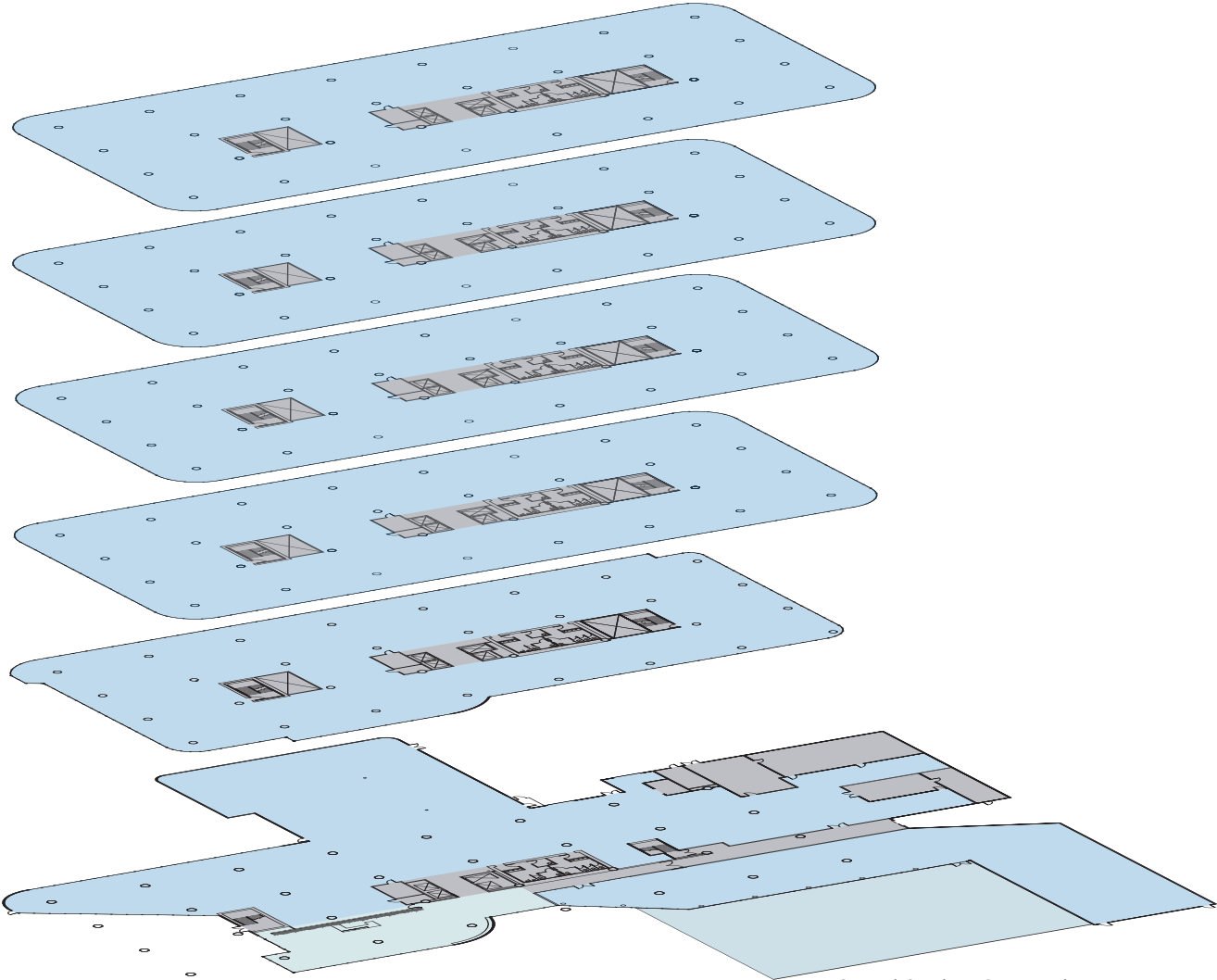
Fifth Floor
14' clear, 34,748 sq. ft.

Fourth Floor
14' clear, 34,752 sq. ft.

Third Floor
14' clear, 34,759 sq. ft.

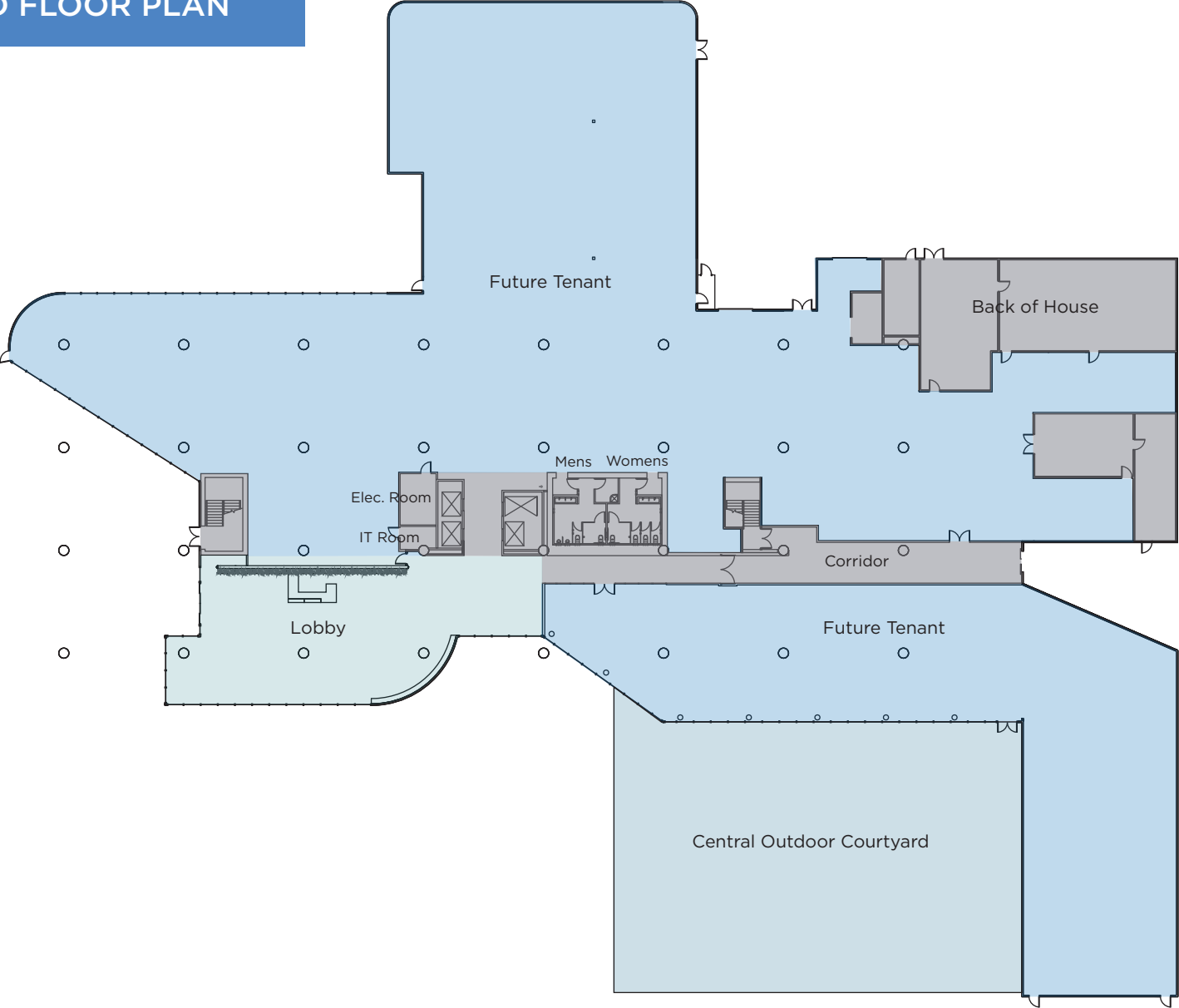
Second Floor
14' clear, 31,051 sq. ft.

Ground Floor
20' clear, 36,896 sq. ft.

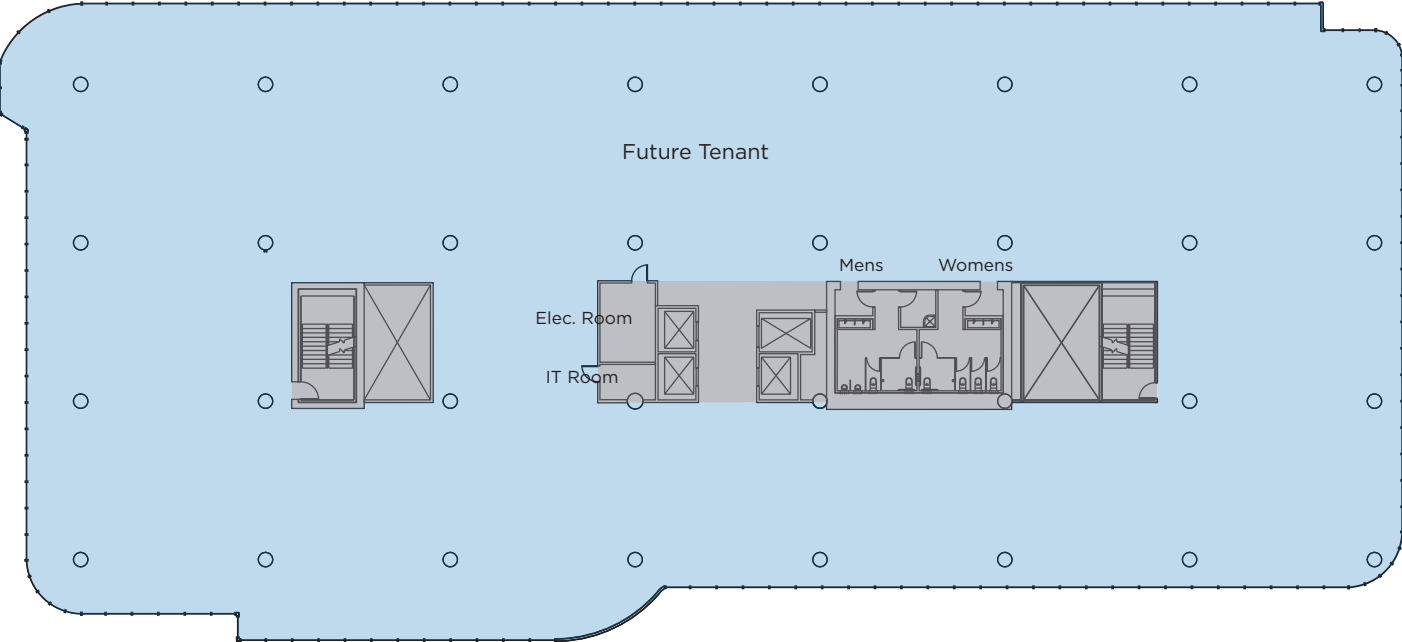


Central Outdoor Courtyard

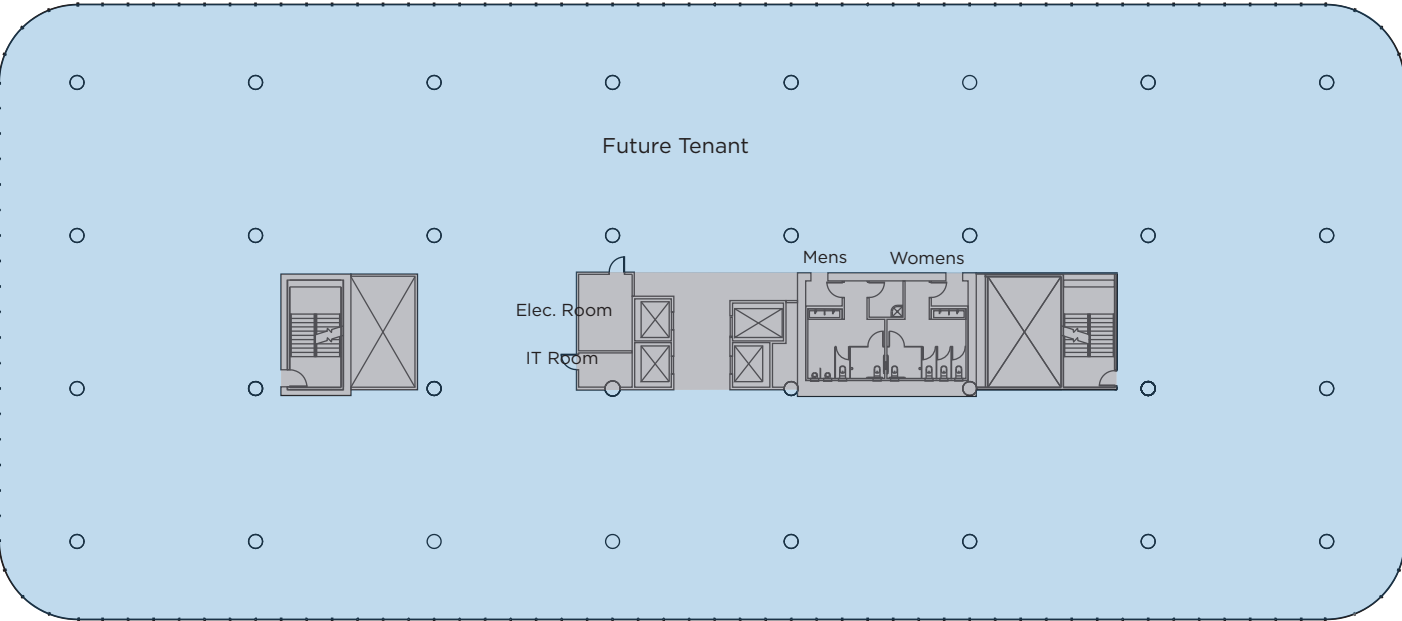
GROUND FLOOR PLAN

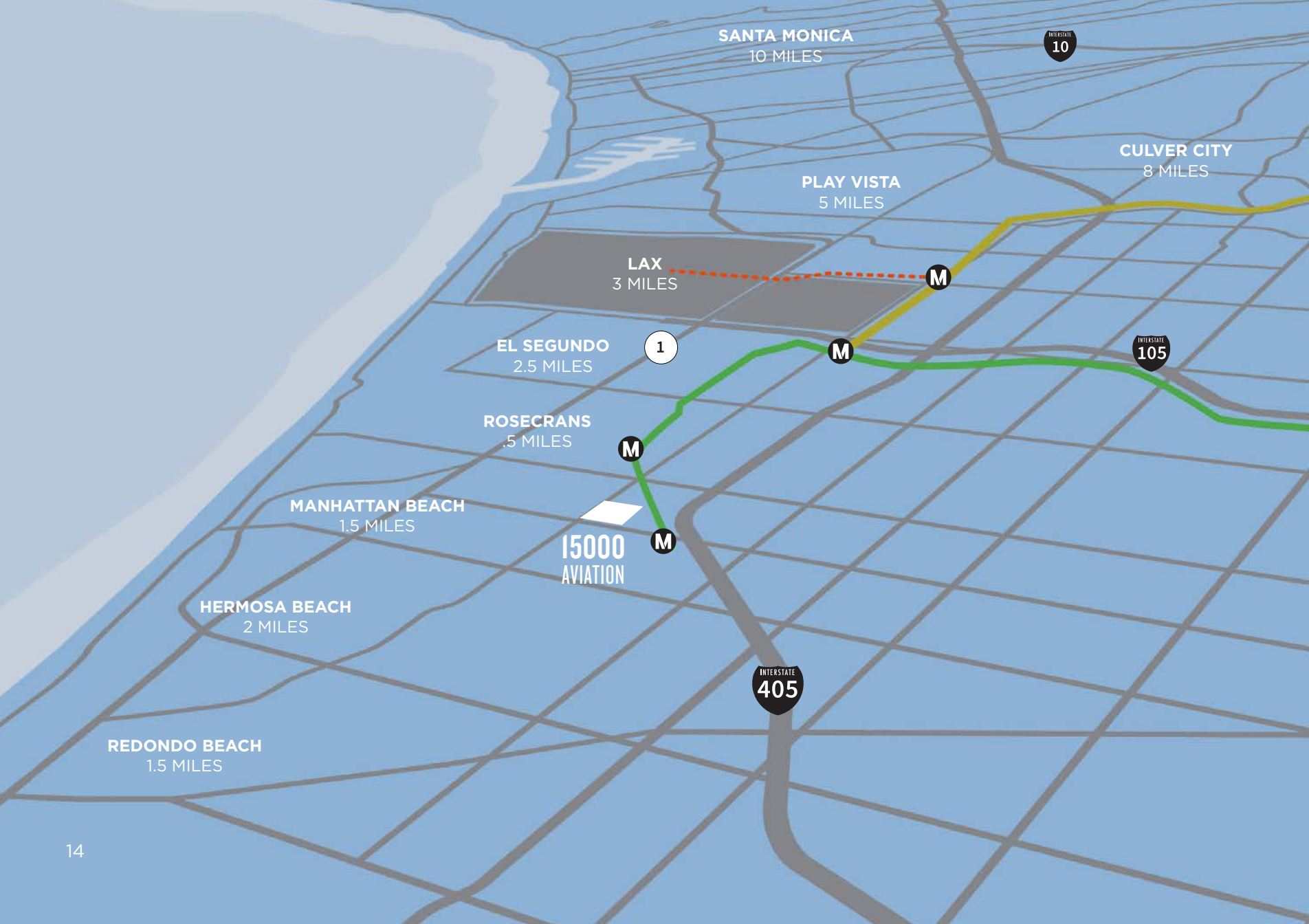


SECOND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN







BEACH CITIES VIBE

YOUR NEIGHBORS



SOUTH BAY AMENITIES



ROSECRANS CORRIDOR

FOOD

1 Cafe Rio
MEXICAN GRILL

2 hummus factory

3 Cals
KITCHEN + TEQUILA

4 PIER 76
FISH GRILL

5 GRIMALDI'S

6 SALT CREEK
GRILLE

7 MENDOCINO FARMS
sandwich market

8 tendergreens

9 Randy's

10 SHAKE SHACK

11 HOUSTON'S

12 Paul Martin's
AMERICAN GRILL

13 JACKSON'S
FOOD + DRINK

14 Cafe Vida
food for life

15 TIN ROOF
BISTRO

16 hopdoddy
BURGER BAR

17 CHIPOTLE
MEXICAN GRILL

18 IN-N-OUT
BURGER

19 Urth Caffee

DOWNTOWN MANHATTAN BEACH

FOOD

20 SUGARFISH
BY SUSHI NOZAWA

21 Ben
QUOTIDIEN

22 The Arthur

23 SUNLIFE

24 LOVE SALT

25 lemonade

26 LITTLE SISTER

27 anchor

28 NICK'S
MANHATTAN BEACH

29 PETROS HELLOS

COFFEE

1 Two Guns

2 Peet's Coffee & Tea

3 Life Coffee Bean
& Tea Leaf

FITNESS

1 THE GREEN YOGI
ONLINE YOGA CLASSES

2 YOGA LOFT

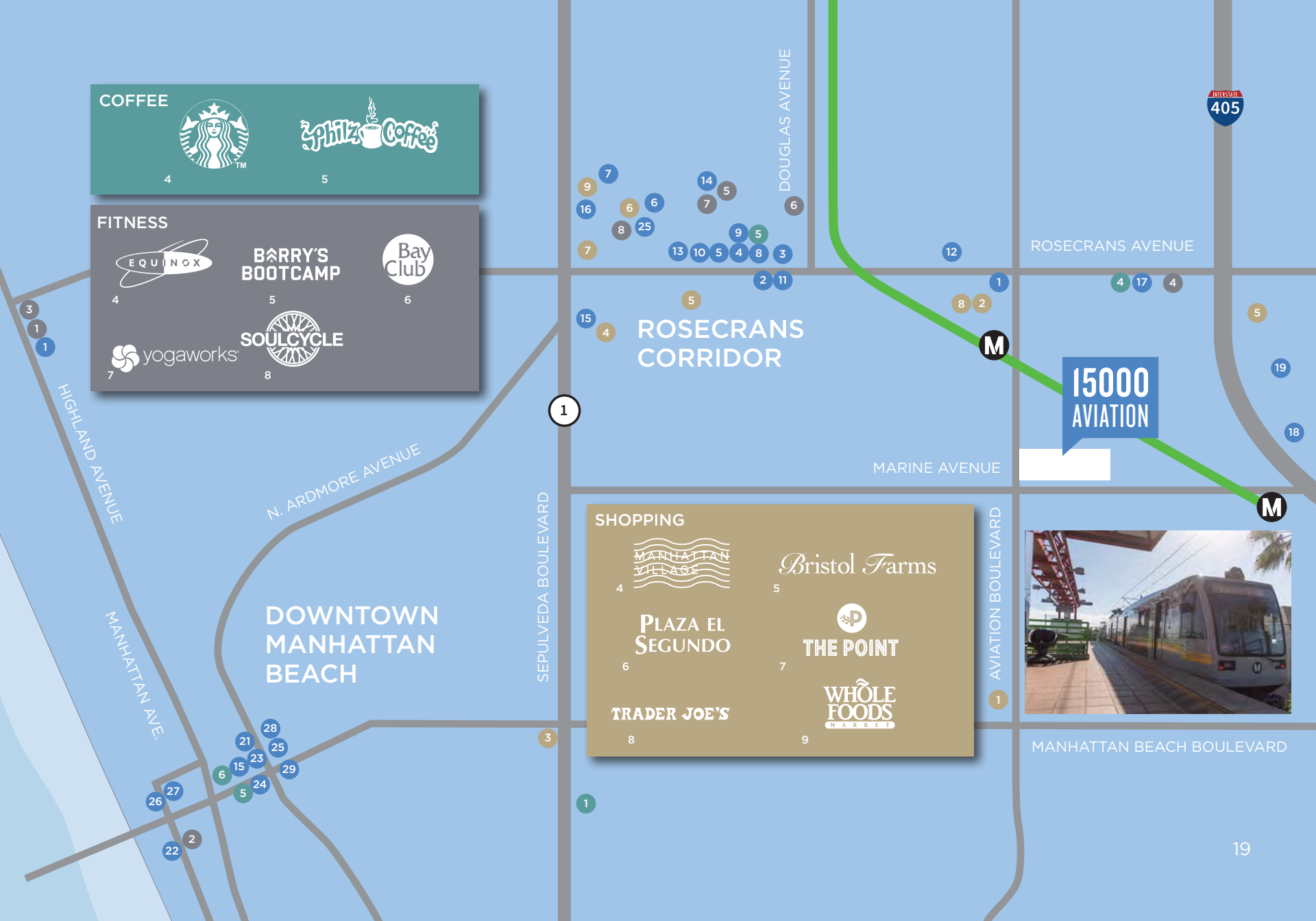
3 HOT YOGA

SHOPPING

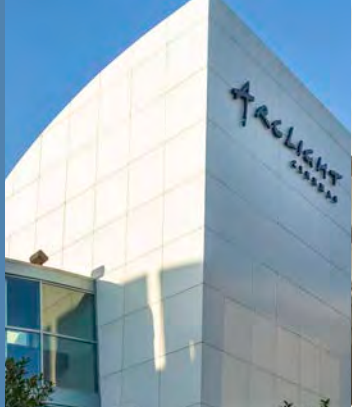
1 TRADER JOE'S

2 MOTHER'S
MARKET & KITCHEN

3 Gelson's



BEACH CITY AMENITIES





TEAM



worthe

Jeff Worthe
310 393 9653

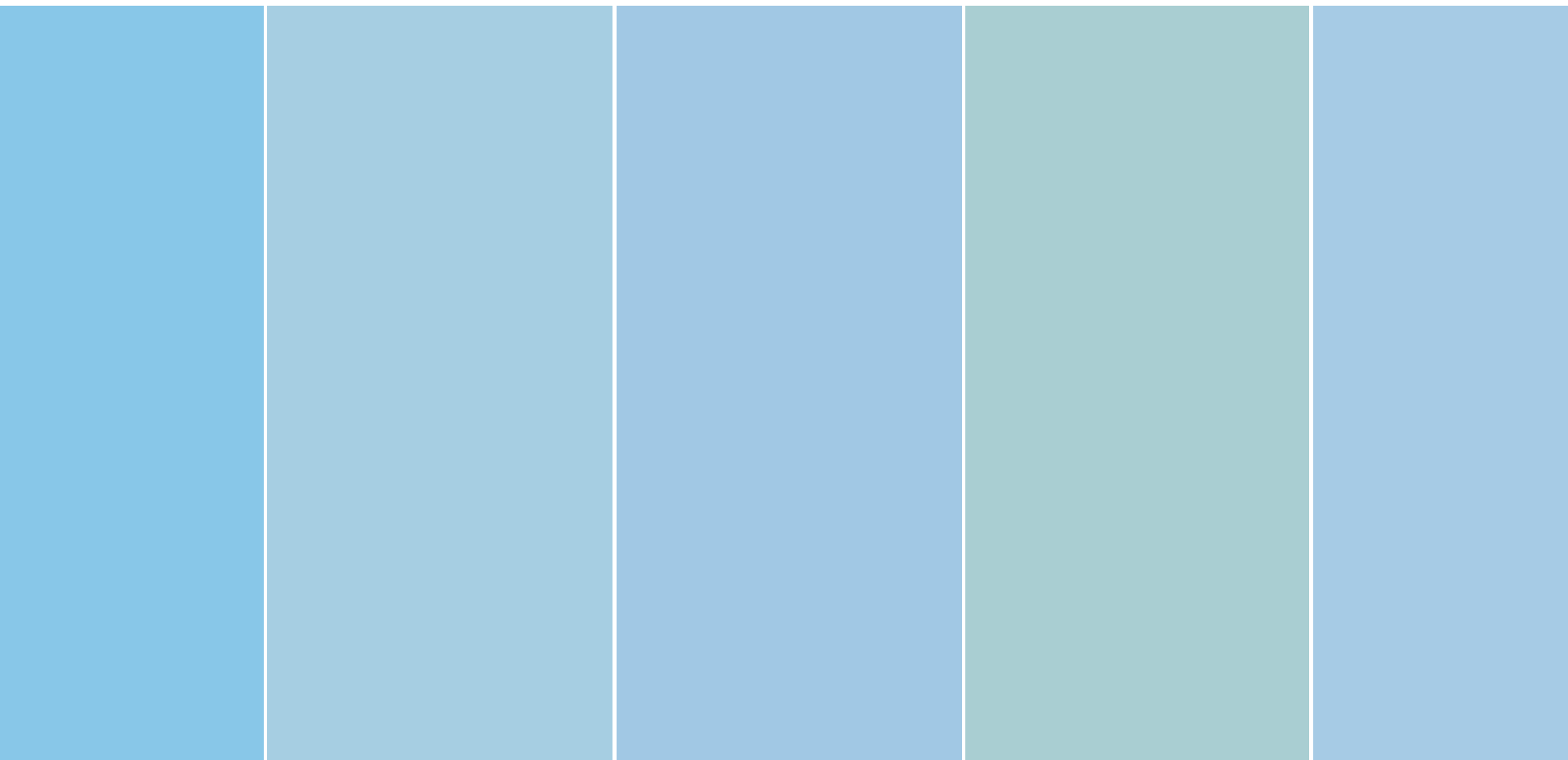


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Looking



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