



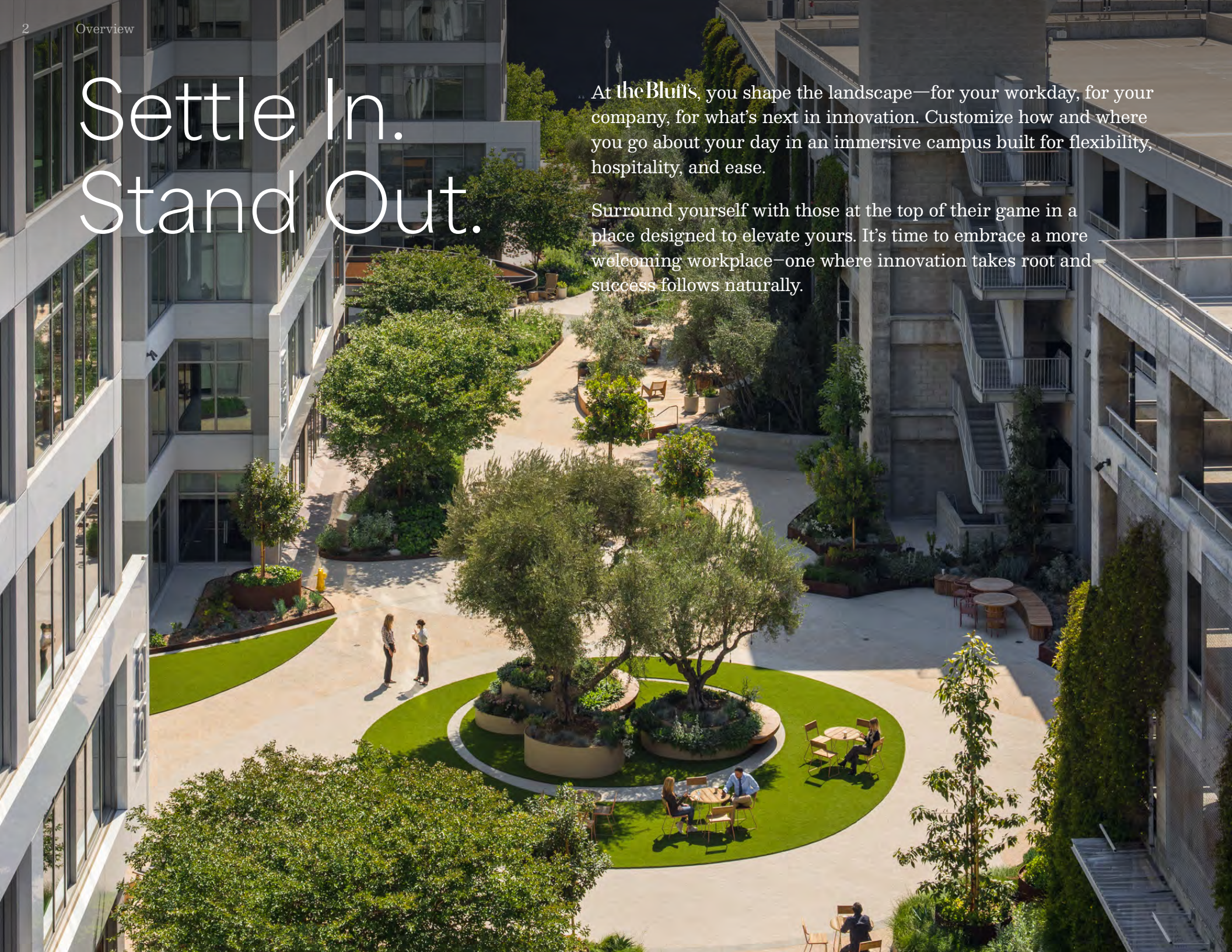
the
Bluffs
Playa Vista

12121 & 12181 Bluff Creek Drive
Playa Vista, CA 90094

Settle In. Stand Out.

At the Bluffs, you shape the landscape—for your workday, for your company, for what's next in innovation. Customize how and where you go about your day in an immersive campus built for flexibility, hospitality, and ease.

Surround yourself with those at the top of their game in a place designed to elevate yours. It's time to embrace a more welcoming workplace—one where innovation takes root and success follows naturally.



Grounded in Nature. Inspired by You.



More Than an Office. A Place to Thrive.



A Campus Built on Connection

An immersive courtyard forms the core of our campus—with lush landscaping that guides you to an on-site café, convenient parking, and additional amenities rooted in comfort and collaboration.



Floors That Adapt to Your Vision

Mold your workspace to your company's needs with flexible, easily divisible 50,000 SF dual-core floor plates.



Blur the Lines Between Office & Outdoors

13-foot floor-to-ceiling windows and private tenant terraces flood your workspace with sunshine and fresh air—all with expansive views of the neighborhood and The Bluffs.



Play in Playa Vista

Sunny days, ocean breezes, and that unmistakable California vibe come complimentary in Playa Vista. Surround yourself with nature on scenic trails and parks, eat, drink, and shop at Runway, or unwind at Playa del Rey beach.



A Bold Vision. A Better Bluffs.

theBluffs has been reimagined through a powerful collaboration between Lincoln and SVP. Initially developed by Lincoln, theBluffs now returns to its roots—elevated by a partnership that blends Lincoln’s deep expertise in Playa Vista with SVP’s global strength and institutional vision.



Breathe Easy.
Work Better.

2 building

office campus

50,000 RSF

floor plates

501,371

total RSF

13'

ceiling heights

New institutional ownership

272,159 RSF full building opportunity

Secure campus environment

Major campus renovations delivering Q4 2026

Building top & monument signage

4/1,000 parking (\$170.50 UR / \$269.50 R)

Largest contiguous Class A opportunity in West LA

Move-in ready & fully furnished spaces



Campus Center Drive

Parking Structure

- 6 levels
- 4/1,000 ratio
- \$175.50 UR & \$269.50 R
- EV charging stations
- Car wash station

West Building

(12181 Bluff Creek Drive)

- 5 Floors
- 50,000 RSF floor plates

East Building

(12121 Bluff Creek Drive)

- 5 floors
- 50,000 RSF floor plates

Bluff Creek Drive

Campus Center Drive

Wayne's Way



The Bluffs Returns. Refreshed.

Newly completed campus renovations



Lobbies

Thoughtfully redesigned lobbies in both east and west buildings feature warm textures and natural tones that perfectly capture the campus's organic, West Coast sophistication.



Work Lounges

Dynamic work lounges in both east and west buildings enhance collaboration, productivity, and comfort with hospitality-inspired finishes and versatile seating.



The Living Room

A flexible multimedia hub with adjacent indoor/outdoor pre- and post-function spaces is the perfect backdrop for events, conferences, and informal gatherings.



The Commons

An immersive courtyard seamlessly integrates the campus's indoor and outdoor spaces with lush landscaping, sculptural art installations, and curated furniture.



Open Spaces. Endless Potential.

Re-envisioned with intention, **the Bluffs** seamlessly brings the outdoors in and the indoors out, letting you work wherever inspiration strikes. Grab a coffee at the café or squeeze in a workout at lunch. Whether you're connecting with colleagues, recharging in nature, or simply finding your flow, options are abundant at **the Bluffs**.



Private tenant
terraces



Bike storage

Tenant work
lounges

On-site property
management

Multimedia
conference &
event center

24-hour security

Food & beverage
courtyard kiosk

Car wash service

3 on-campus
restaurants

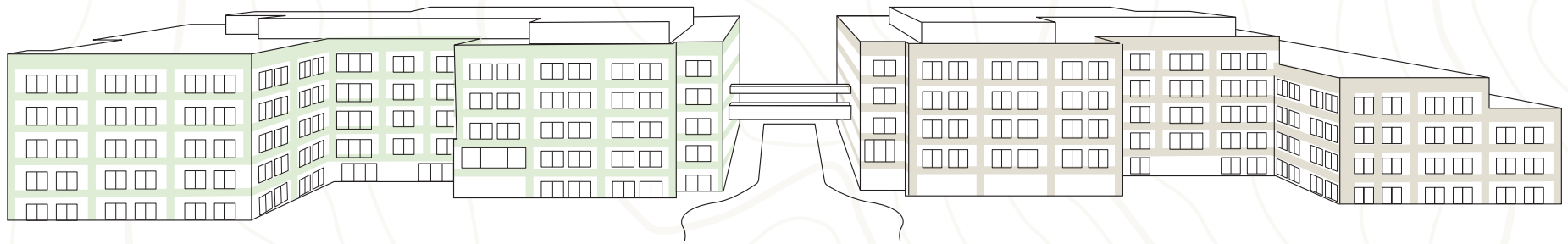
On-campus WiFi

Fitness center &
shower facilities





Think Bigger. Go Further.



12121 Bluff Creek Drive (East Building)

194,042 RSF Contiguous

Suite E120	10,741 RSF	
Suite E200	19,605 RSF	} 2nd Floor – 31,137 RSF Contiguous
Suite E220	11,532 RSF	
3rd Floor	51,932 RSF	
4th Floor	50,745 RSF	
5th Floor	49,487 RSF	

12181 Bluff Creek Drive (West Building)

59,041 RSF Contiguous

Suite W100	9,167 RSF	} 1st Floor – 41,176 RSF Contiguous
Suite W135	17,052 RSF	
Suite W150	14,957 RSF	
Suite W200	17,865 RSF	

12121 Bluff Creek Drive

East Building

Suite E120 10,741 RSF

- Class A, 2nd generation condition
- Exposed 13' ceilings



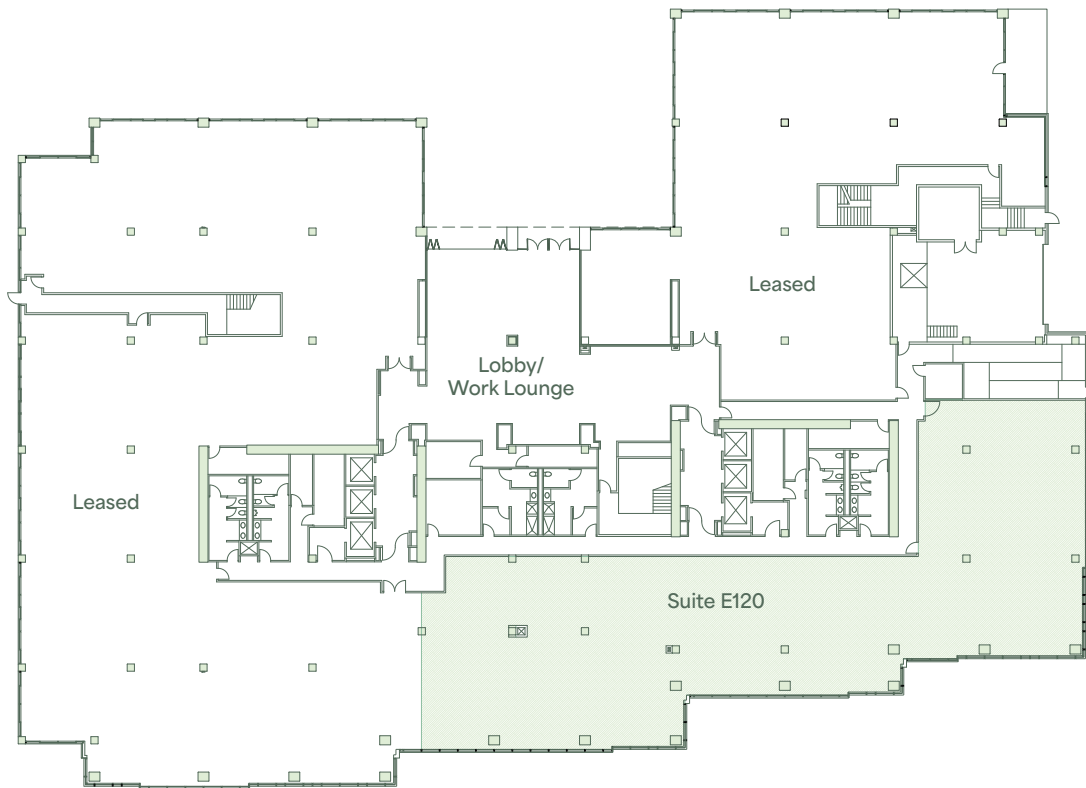
Suite E120



Suite E120



Suite E120



12121 Bluff Creek Drive

East Building

Suite E200 19,605 RSF

- Class A, 2nd generation condition
- 13' ceilings
- Fully furnished
- Private balcony

Suite E220 11,532 RSF

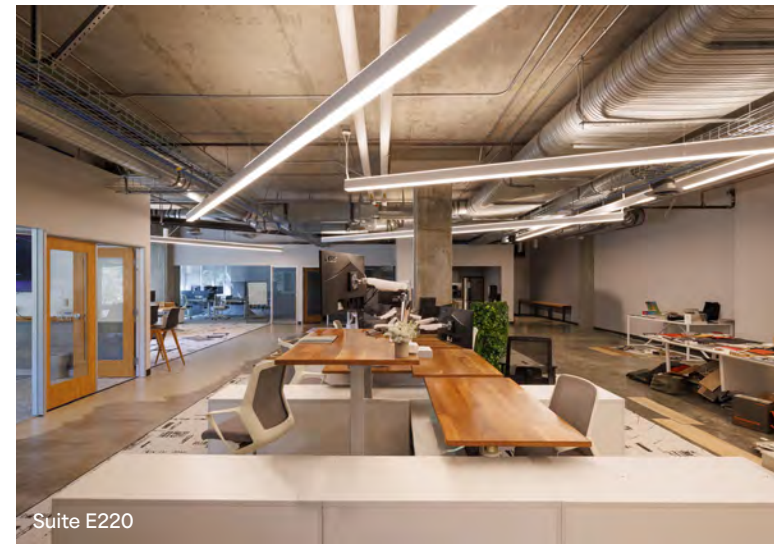
- Class A, 2nd generation condition
- 13' ceilings
- Fully furnished



Suite E200



Suite E200



Suite E220



12121 Bluff Creek Drive

East Building

3rd Floor 51,932 RSF

- Suite E300 - Class A, 2nd generation condition & fully furnished
- Suite E350 - Raw condition



Suite E300



Suite E300



Suite E350

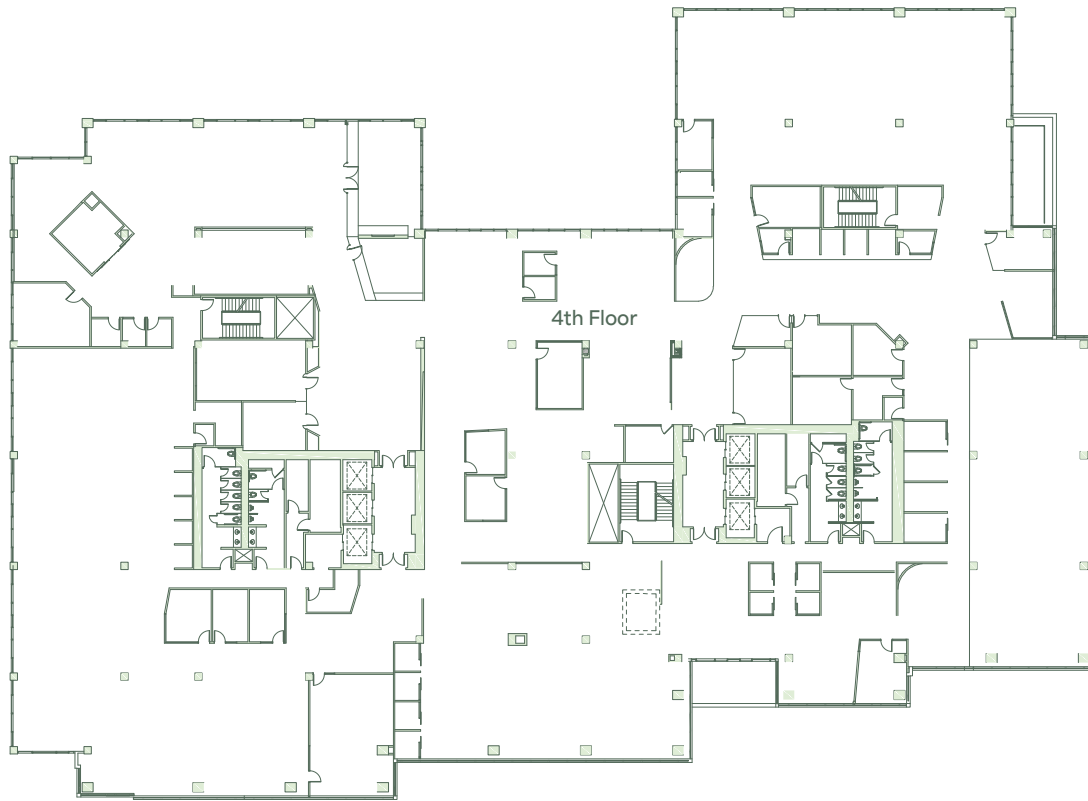


12121 Bluff Creek Drive

East Building

4th Floor 50,745 RSF

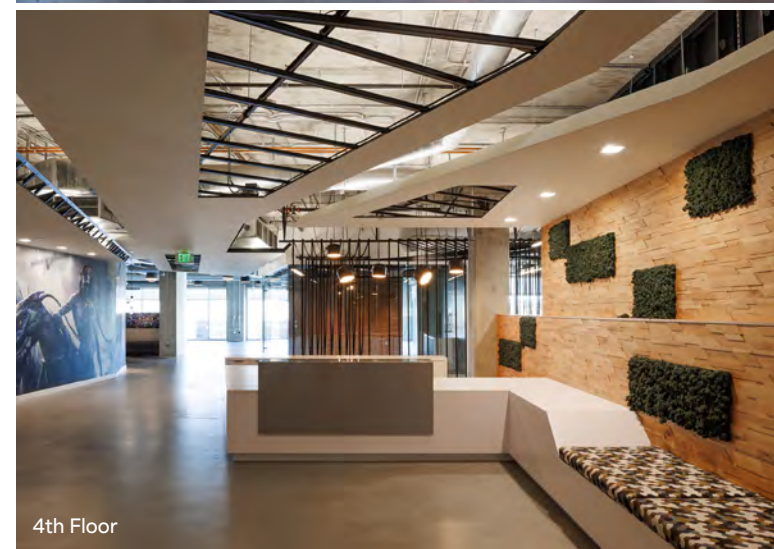
- Class A, 2nd generation condition
- 13' ceilings



4th Floor



4th Floor



4th Floor

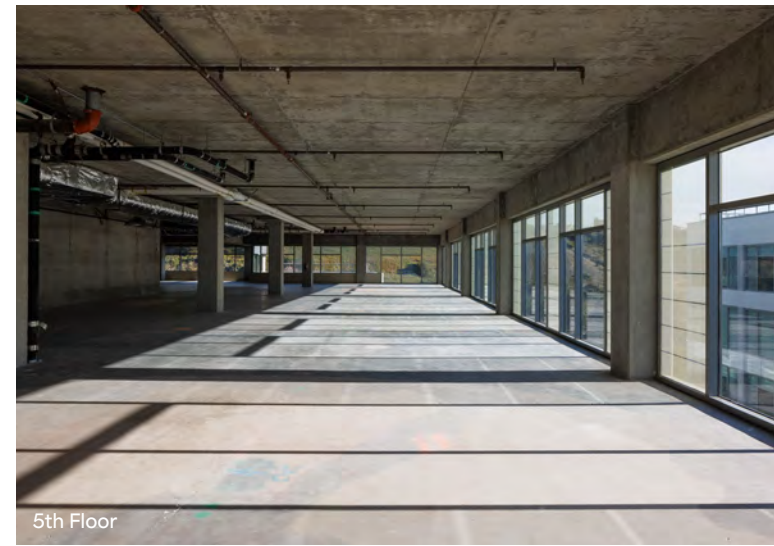


12121 Bluff Creek Drive

East Building

5th Floor 49,487 RSF

- Raw condition
- Private balconies
- 13' ceilings



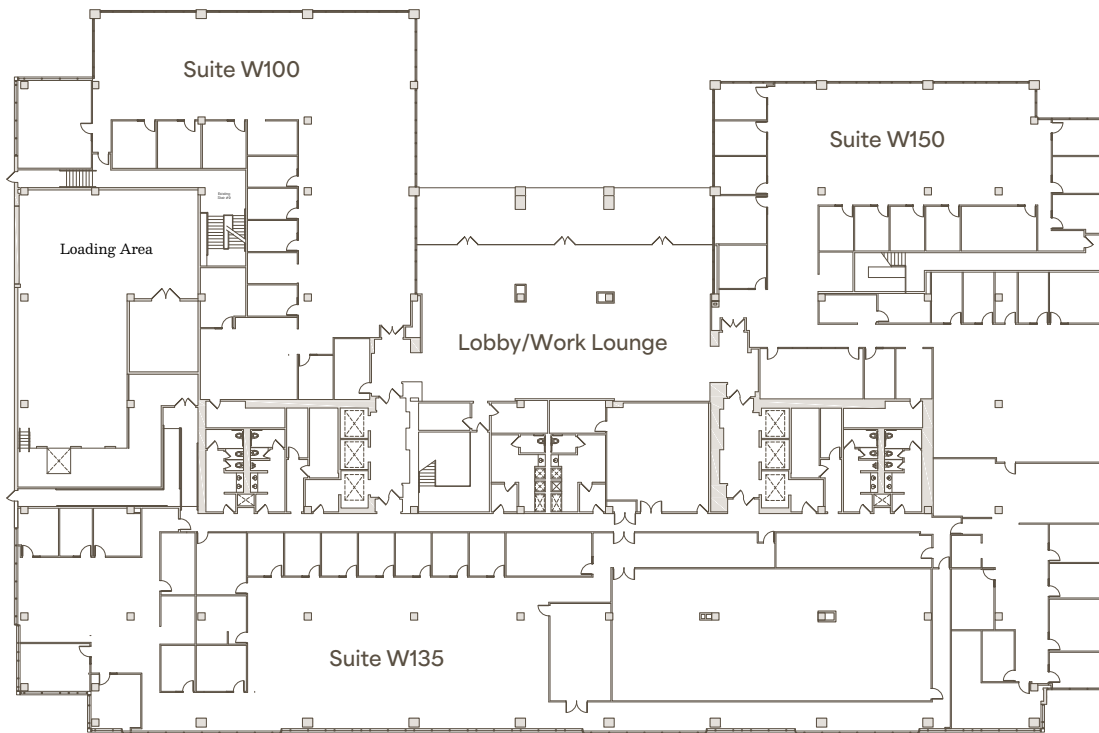


12181 Bluff Creek Drive

West Building

Suite W100	9,167 RSF	Suite W135	17,052 RSF	Suite W150	14,957 RSF*
○ Class A, 2nd generation condition		○ Class A, 2nd generation condition		○ Class A, 2nd generation condition	
○ 13' ceilings		○ 13' ceilings		○ 13' ceilings	
○ Adjacent patio		○ Fully furnished		○ Fully furnished	

*Full Floor Contiguous - 41,176 RSF



Suite W100



Suite W135



Suite W150

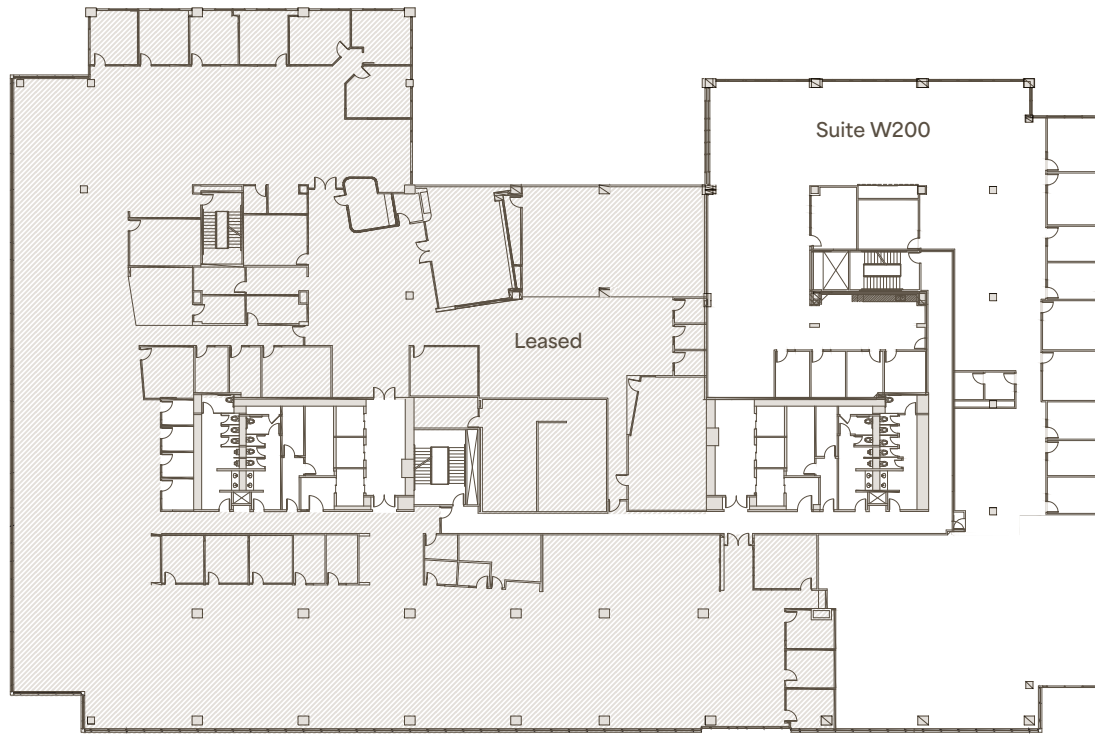


12181 Bluff Creek Drive

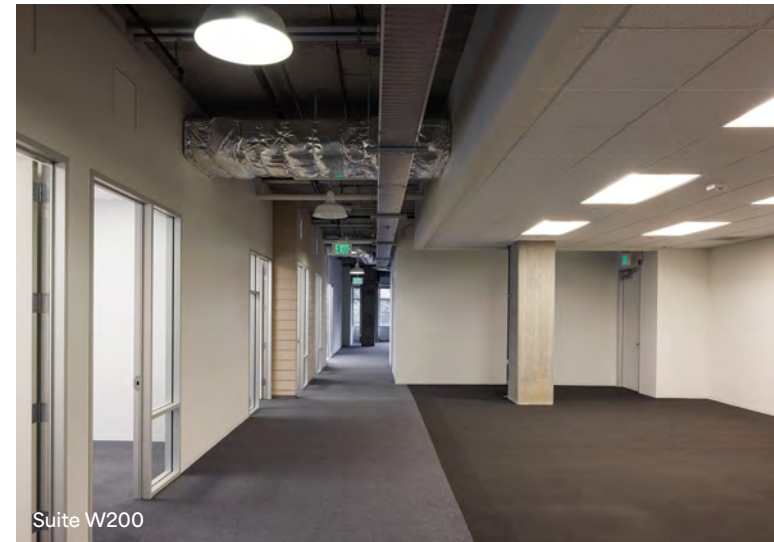
West Building

Suite W200 17,865 RSF

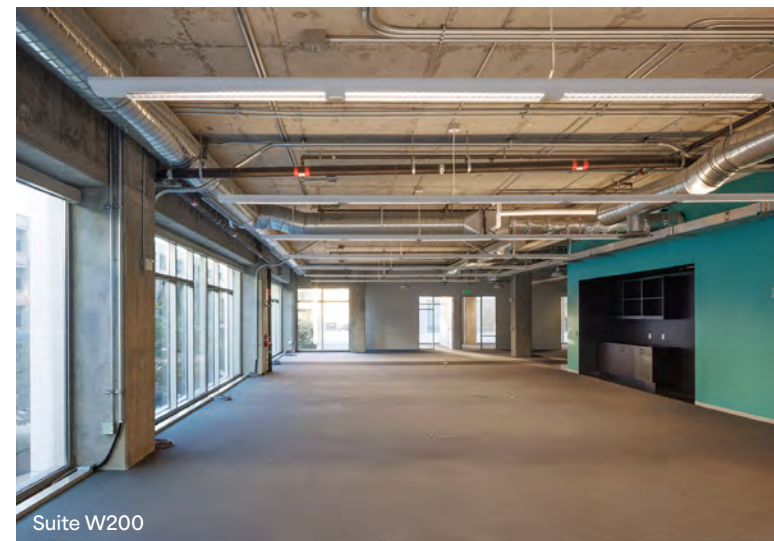
- Class A, 2nd generation condition
- 13' ceilings



Suite W200



Suite W200



Suite W200





Global Leaders. Local Lifestyle.

The second you step into **the Bluffs**, you're in the thick of it, rubbing shoulders with industry titans in a neighborhood packed with amenities. Whether you're launching your career or leading your company, Playa Vista has a range of housing options that truly let you work where you live. With plenty of outdoor activities and even more places to eat, drink, and unwind, downtime is every bit as rewarding as work time.



6,000+ nearby
housing units



5 min to
the beach



Acres of parks



Walkable retail
& amenities

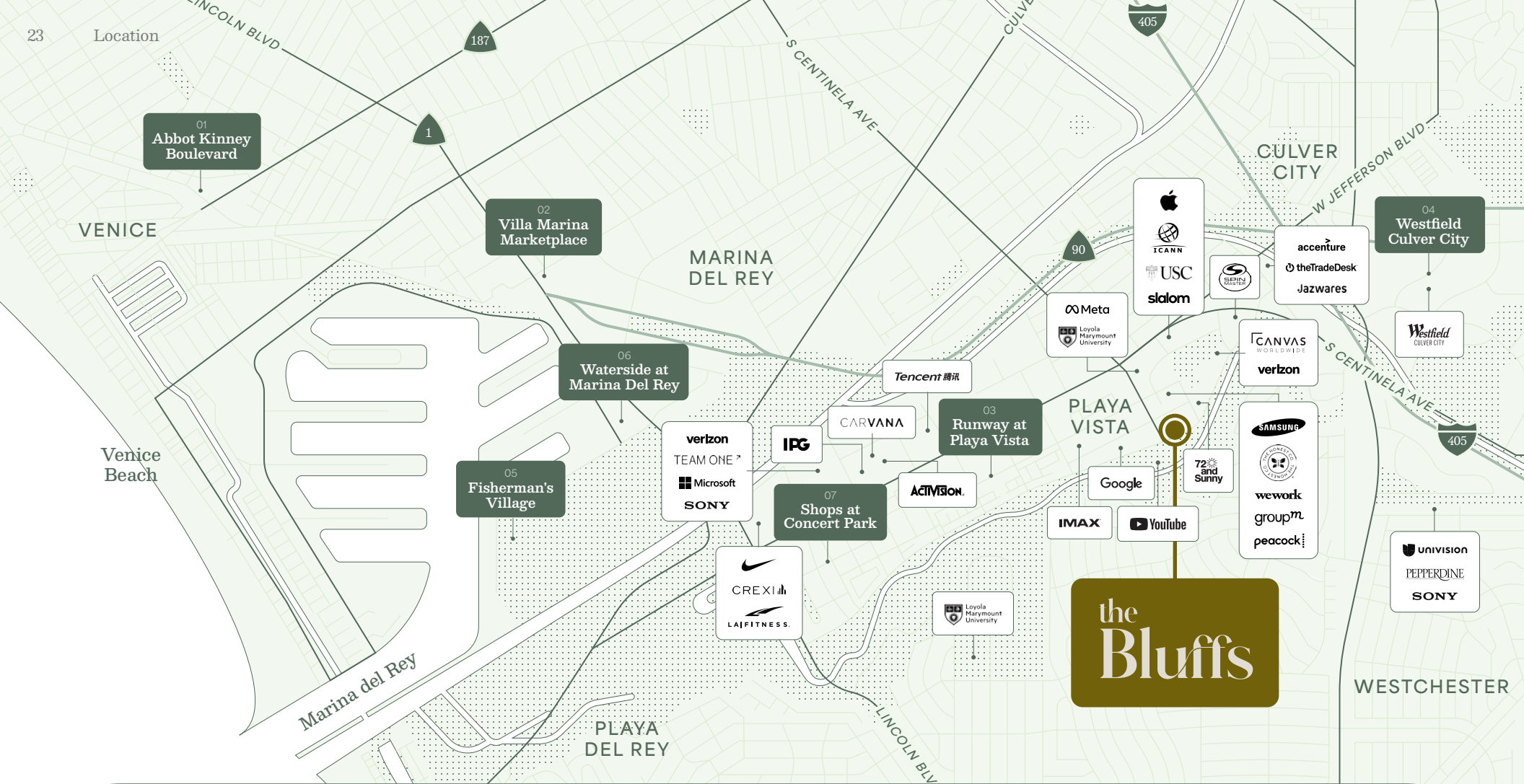


Numerous
bike trails



Hiking &
walking paths





01. Abbot Kinney Boulevard

- Aesop
- CAUDALIE
- Adidas
- Warby Parker
- Sweetfin
- Vuori
- Vince
- Le Labo
- Allbirds
- Birkenstock
- Erewohn

02. Villa Marina Marketplace

- Gelson's
- Pavilions
- Barnes & Noble
- CVS
- DSW
- Yogurtland
- Nichols
- Stark's
- Chase
- Equinox

03. Runway at Playa Vista

- Whole Foods
- CVS
- Hopdoddy
- Urban Pilates
- Starbucks
- Chase
- Cinetopia
- Orangetheory

04. Westfield Culver City

- Target
- Trader Joe's
- Macy's
- Old Navy
- Vans
- Best Buy
- Sephora
- Forever 21
- Five Guys

05. Fisherman's Village

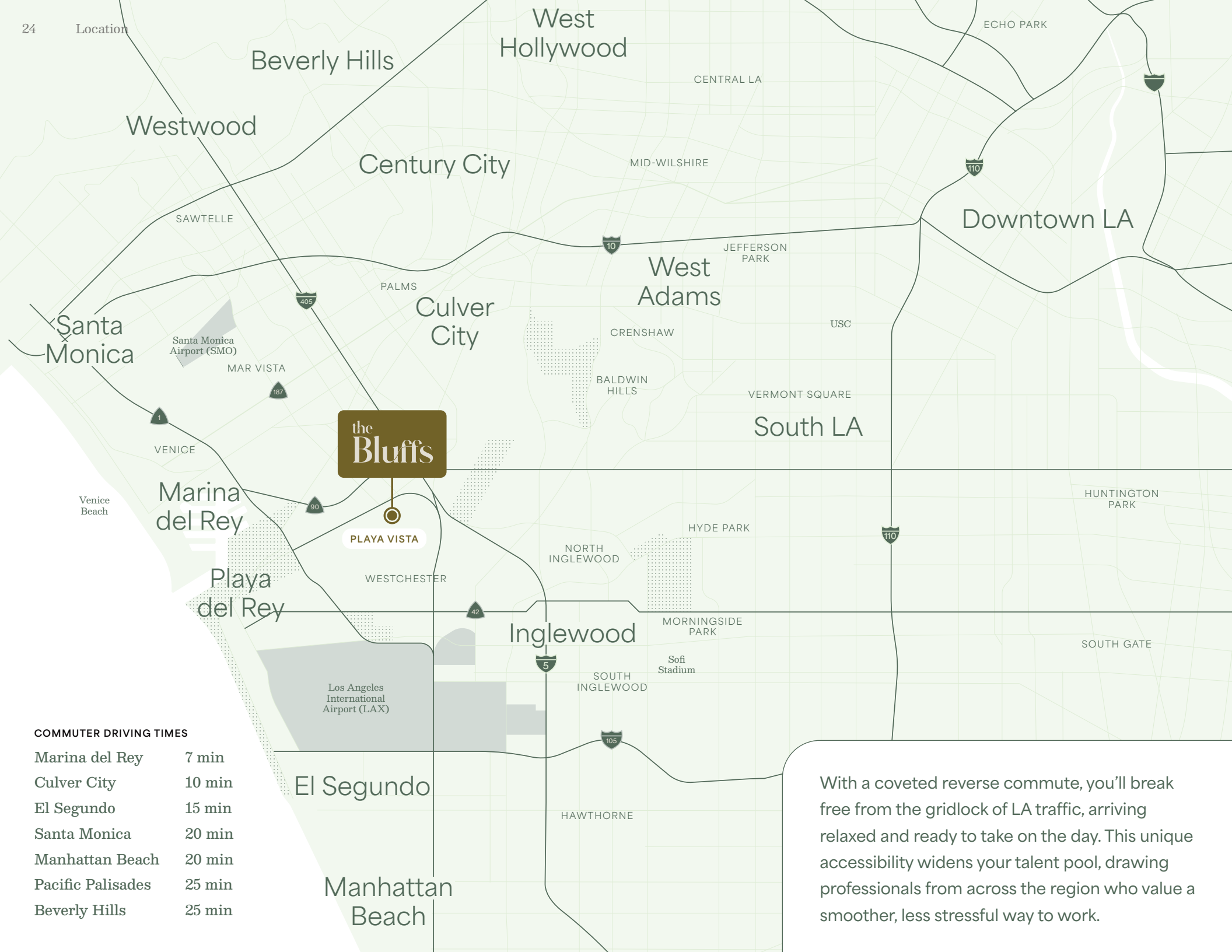
- Sapori Italian Restaurant
- Serenity Spa
- El Torito
- KC's Crepes Cafe

06. Waterside at Marina del Rey

- Ralphs
- Brighton
- LOFT
- Shake Shack
- Sephora
- Chipotle
- SUGARFISH
- sweetgreen

07. Shops at Concert Park

- Yummy
- Pinkberry
- Gulp
- HHLA
- Kabuki Japanese Restaurant
- Cinemark



the Bluffs

PLAYA VISTA

COMMUTER DRIVING TIMES

Marina del Rey	7 min
Culver City	10 min
El Segundo	15 min
Santa Monica	20 min
Manhattan Beach	20 min
Pacific Palisades	25 min
Beverly Hills	25 min

With a coveted reverse commute, you'll break free from the gridlock of LA traffic, arriving relaxed and ready to take on the day. This unique accessibility widens your talent pool, drawing professionals from across the region who value a smoother, less stressful way to work.



Elevator A

←
Elevator A

Get in Touch. Get to Work.

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SVP

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