

**TWO SIGN FOR 98,000 SQ. FT.
AT CULVER CITY CREATIVE OFFICE PROJECT
STILL UNDER CONSTRUCTION**

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Henkel and Dentsu Aegis Network/Carat have each signed 49k sf office leases at C3, a 283k sf, creative office campus in Culver City. Terms of the deals were not disclosed.

C3, a seven-story, vertical office project, is located at 5800 Bristol Pkwy at Culver Pointe, which is currently under development. These latest leases, totalling 98k sf, bring C3 to 35% leased prior to building completion.

Carl Muhlstein and Hayley Blockley of JLL, 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 a highly talented work force that wants 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 33.4k sf to 48.3k sf 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 sky bridges 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 discounted Uber service to and from multiple Culver City and Playa Vista locations, including the Expo line, will also be available to tenants.