

# Seeking Single Tenant 7680 sq ft



## Nestled in a park like setting

### HIGHLIGHTS

- Large High Security Gated Parking Lot
- Dedicated Fiber Optic Connection 10gig up/down
- 10 Foot Ceiling on Entire 2nd Floor with Skylights
- 12 Foot Ceiling Height on First Floor
- 10 Foot glass Roll up doors
- Bright with natural light
- Prime Marina location
- 3 Kitchens 5 Bathrooms
- Central Air and Heating
- Power System: 400amp Three Phase 120/240

**Visit: [MarinaDelReyForLease.com](http://MarinaDelReyForLease.com)**

**SAM ARNOLD**  
(800) 985-4286  
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Location

Rare Stand-Alone HQ | 13360 Beach Ave, 13360 Beach Avenue, Marina del Rey, CA

Key Lease Points

Rentable SF	7,680	Abatement	0 months
Start Date	March 2026	Lease Type	NNN
Lease Term	60 months	Discount Rate	0.00%

Key Characteristics

Location Rating	AAA	Ceiling Height	12 FT
Floors	2	Dock Doors	(2) Ten Foot Doors
Year Built	1977	Electrical Specs	400 amp,120/240
Lot Size	9252	Fencing	Yes

Initial Costs	Tenant	Owner	Tenant	Owner
Security Deposit	\$75,000			

Key Financials		per rsf		per rsf
Total Rent	\$1,963,237	\$255.63	Average Monthly Rent	\$32,721 \$4.26
Present Value	\$1,963,237	\$255.63	Annual Net Effective Rent	\$392,647 \$51.13
Average Annual Rent	\$392,647	\$51.13	Monthly Net Effective Rent	\$32,721 \$4.26

Balance Sheet Impact	Initial Balance	Initial Balance
Right of Use Asset	\$1,782,348	Lease Liability \$1,782,348

Lease Notes

YOUR BUSINESS DESERVES A HEADQUARTERS THAT INSPIRES

This is a rare opportunity for a Single Tenant to secure a standalone 7680 sq ft creative compound in Marina del Rey, one of Southern California's most coveted business hubs.

At 13360 Beach Avenue, opportunity meets simplicity. If you've been searching for a headquarters that reflects your brand's ambition and empowers your team, you've found it. This 7,680 SF property isn't just a building; it's a launchpad for companies that want more than four walls—they want visibility, connectivity, and a community of innovators at their doorstep.

NO MORE COMPROMISES. A PROBLEM SOLVED

Finding the right commercial property often means trade-offs: insufficient tech infrastructure, parking headaches, or a location that doesn't inspire your team. At 13360 Beach Avenue, those compromises disappear. Here, state-of-the-art fiber optics, private gated parking, and prime proximity to the Beach Cities and Silicon Beach ecosystem come together in one seamless, turnkey solution.

DESIGNED FOR THE MODERN BUSINESS

This property has been built with data-driven enterprises in mind. Your business can move in and start operating with confidence—no lengthy build-outs or uncertainty.

Key Features Include:

Dedicated Fiber Optic Cable: 1 GB upload/download speeds, scalable to 100 Gbps, with 24/7 monitoring for rock-solid reliability.

Secure Gated Compound: Peace of mind with controlled access and private surroundings.

Onsite Parking: A large, fully gated parking lot is included in the lease rate.

Functional Layout: Open floor plans are ideal for creative, collaborative, or tech-focused teams.

A LOCATION THAT WORKS AS HARD AS YOU DO

Marina del Rey offers more than ocean breezes; it delivers unmatched accessibility:

15 minutes to LAX: For easy client access and global reach.

North to Santa Monica: Connect with entertainment and tech giants.

South to Playa Vista: Tap into the "Silicon Beach" innovation hub.

Surrounded by Leading Companies: Technology, media, and design neighbors create a natural ecosystem for growth and collaboration.

# TENANT LEASE SUMMARY

Rare Stand-Alone HQ | 13360 Beach Ave  
13360 Beach Avenue | Marina del Rey, CA 90292

When the workday ends, restaurants, cafes, and the marina lifestyle are just steps away, giving your employees the work-life balance today's workforce demands.

## A SIMPLE LEASING PATH

We make it easy to secure your next headquarters:

Tour the Space: See how the layout and features align with your vision.

Review Terms: Transparent lease rates and a simple structure.

Move In and Grow: Plant your business in Marina del Rey's thriving community.

## DON'T MISS OUT

Opportunities like this rarely last in Marina del Rey. Standalone creative spaces with secure parking and fiber infrastructure are in high demand. Waiting means risking a less inspiring, less functional location—and your business deserves better.

## SUCCESS STARTS HERE

Imagine your team thriving in a headquarters that:

Projects strength and credibility to every client.

Eliminates tech limitations with enterprise-grade connectivity.

Reduces stress with gated parking and secure access.

Energizes your workforce with a unique work-life balance.

This isn't just a lease. It's a step toward clarity, growth, and long-term success for your company.

Lease Rate: \$3.50 per SF, monthly NNN.

Available Space: 7,680 SF, SINGLE TENANT.

PROPERTY TYPE: Light Industrial / R&D Research and Development / Creative and Production Studios/Advanced Manufacturing/  
Flexible Office Space /Warehousing and Distribution / Data Center / Storage Facilities/ See ATTACHMENTS Section for POSSIBLE  
USES FOR THIS BUILDING titled Glencoe/Maxella Specific Plan

The foundation for your next chapter is waiting. Take control of your future. Call Sam directly at 1-800-985-4286 to schedule a private, discreet showing before this opportunity is gone.

# CASH FLOW ANALYSIS

Rare Stand-Alone HQ | 13360 Beach Ave  
13360 Beach Avenue | Marina del Rey, CA 90292

## Location

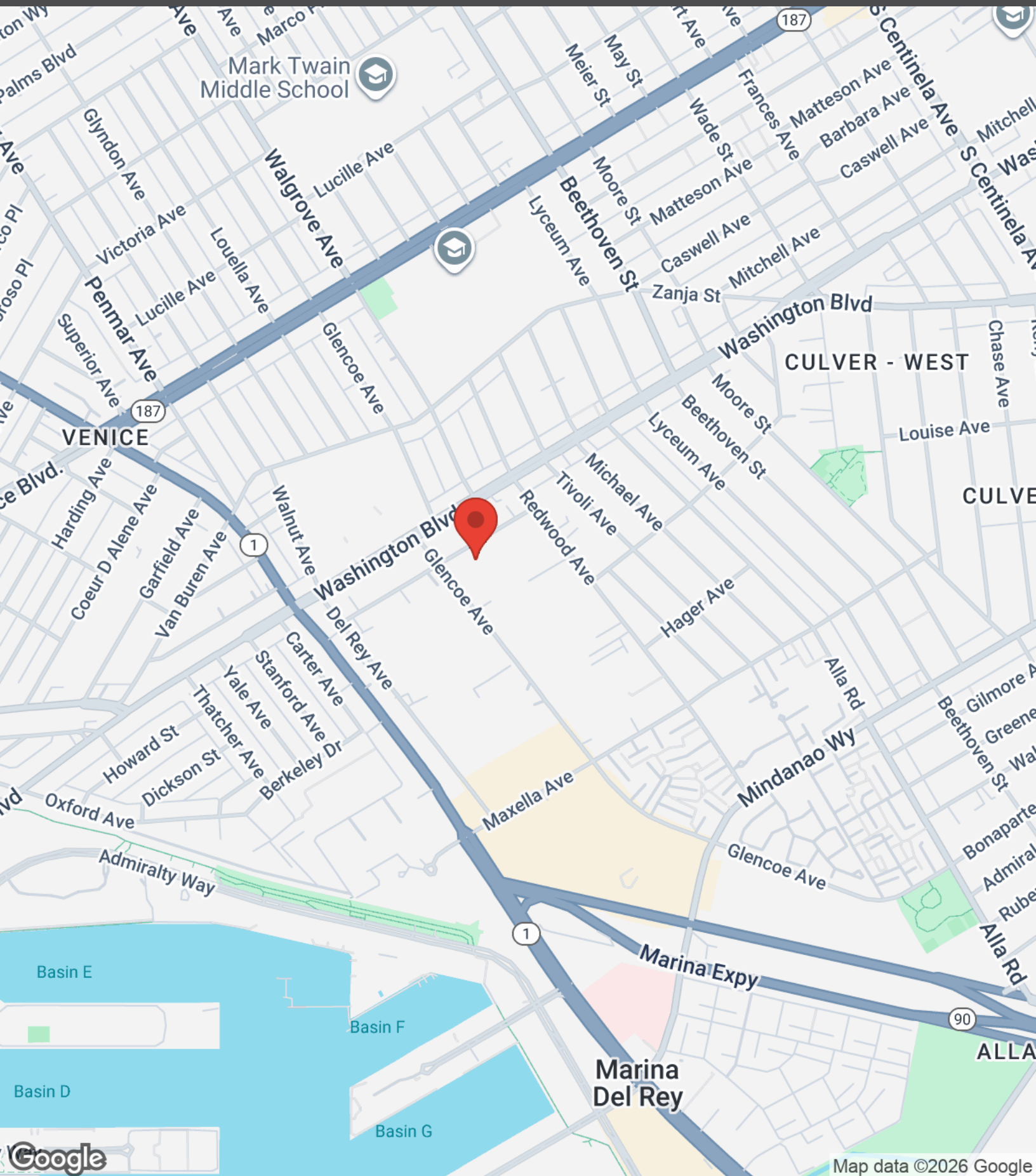
Rare Stand-Alone HQ | 13360 Beach Ave, 13360 Beach Avenue, Marina del Rey, CA

<b>Base Rent</b>	3/1/2026	3/26 - 2/27	3/27 - 2/28	3/28 - 2/29	3/29 - 2/30	3/30 - 2/31
Base Rent		\$322,560	\$338,688	\$355,622	\$373,404	\$392,074
<b>Recoveries</b>	3/1/2026	3/26 - 2/27	3/27 - 2/28	3/28 - 2/29	3/29 - 2/30	3/30 - 2/31
Taxes		\$14,434	\$14,434	\$14,434	\$14,434	\$14,434
Property Management		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Gardening and Landscaping		\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Pest Control		\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
<b>Deposits</b>	3/1/2026	3/26 - 2/27	3/27 - 2/28	3/28 - 2/29	3/29 - 2/30	3/30 - 2/31
Security Deposit	\$75,000					(\$75,000)
<b>Totals</b>	3/1/2026	3/26 - 2/27	3/27 - 2/28	3/28 - 2/29	3/29 - 2/30	3/30 - 2/31
Annual Total	\$75,000	\$358,738	\$374,866	\$391,800	\$409,581	\$353,252
Per SF	\$9.77	\$46.71	\$48.81	\$51.02	\$53.33	\$46.00
Monthly Average		\$29,895	\$31,239	\$32,650	\$34,132	\$29,438
Cumulative Total	\$75,000	\$433,738	\$808,604	\$1,200,404	\$1,609,985	\$1,963,237
<b>Accounting Occupancy Expense</b>	3/1/2026	3/26 - 2/27	3/27 - 2/28	3/28 - 2/29	3/29 - 2/30	3/30 - 2/31
Annual Total		\$392,647	\$392,647	\$392,647	\$392,647	\$392,647
Per SF		\$51.13	\$51.13	\$51.13	\$51.13	\$51.13
Monthly Average		\$32,721	\$32,721	\$32,721	\$32,721	\$32,721



# MAP

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Map data ©2026 Google

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# PLAN

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