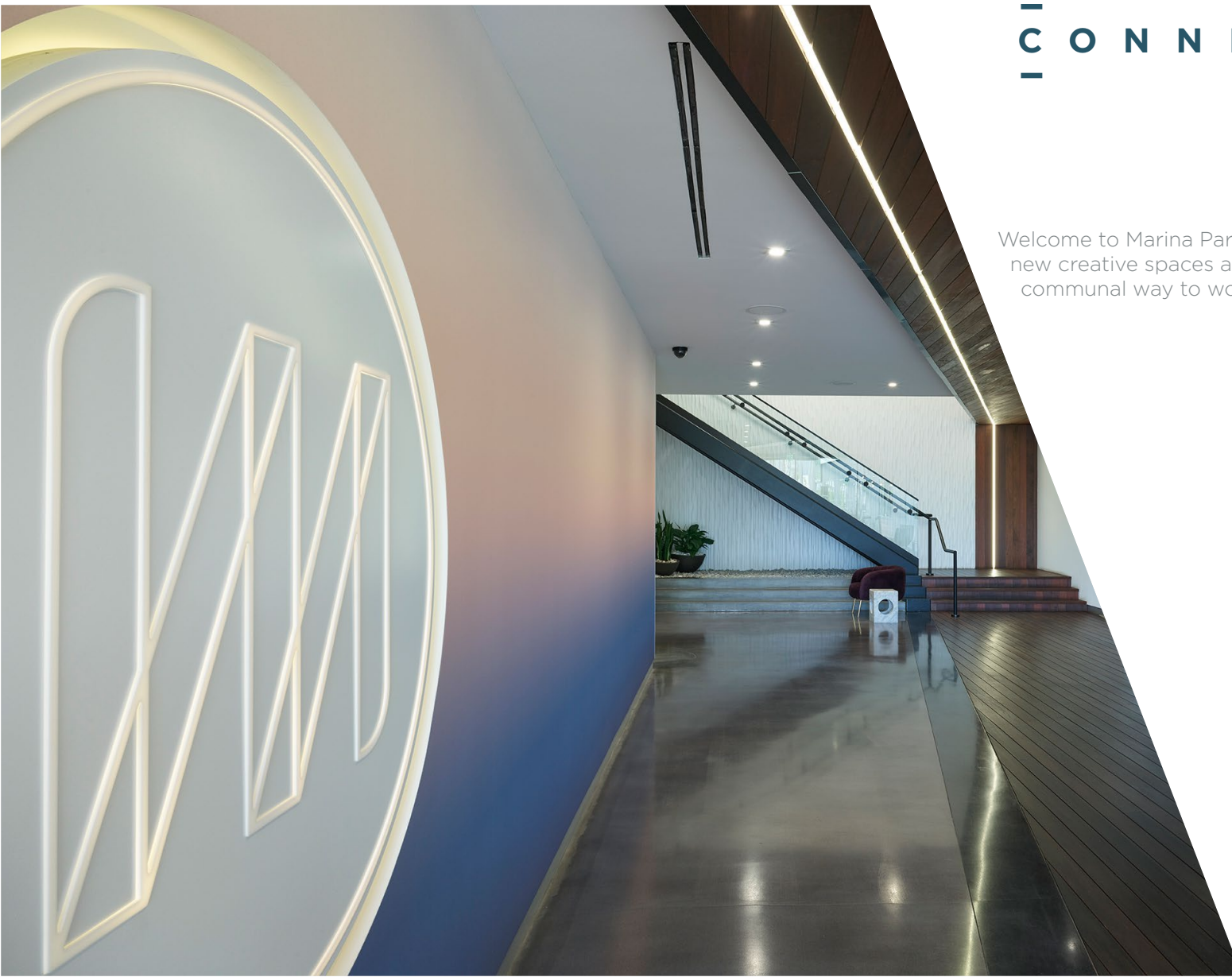




NEWMARK

MARINA PARK





— C O N N E C T I O N —

Welcome to Marina Park a vibrant re-energized campus with new creative spaces and amenities designed to promote a more communal way to work, relax and even play.

ENGAGED SPACES

The new Pocket Park was designed to encourage movement from inside to outside, creating additional workspace for meeting and collaboration, as well as for relaxation. Pop into our new state-of-the-art gym for a quick workout before meeting friends for a coffee in the Park. The outdoor covered conference room and tenant event area provide plenty of space for productive team building meetings and gatherings.

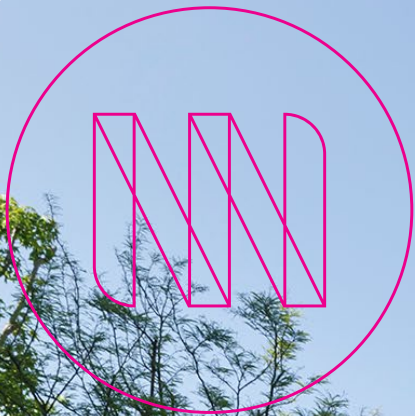
4551

MM

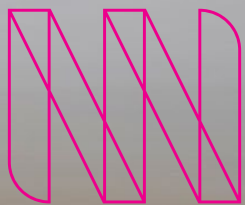
SECURITY & SAFETY

On site 24/7 security guard patrol service dedicated to maintaining a safe and secure environment for all occupants. Newly upgraded and expanded camera system provides building management a valuable tool in its efforts to maintain a safe environment at Marina Park. Card reader access system securing building after-hours and parking access.



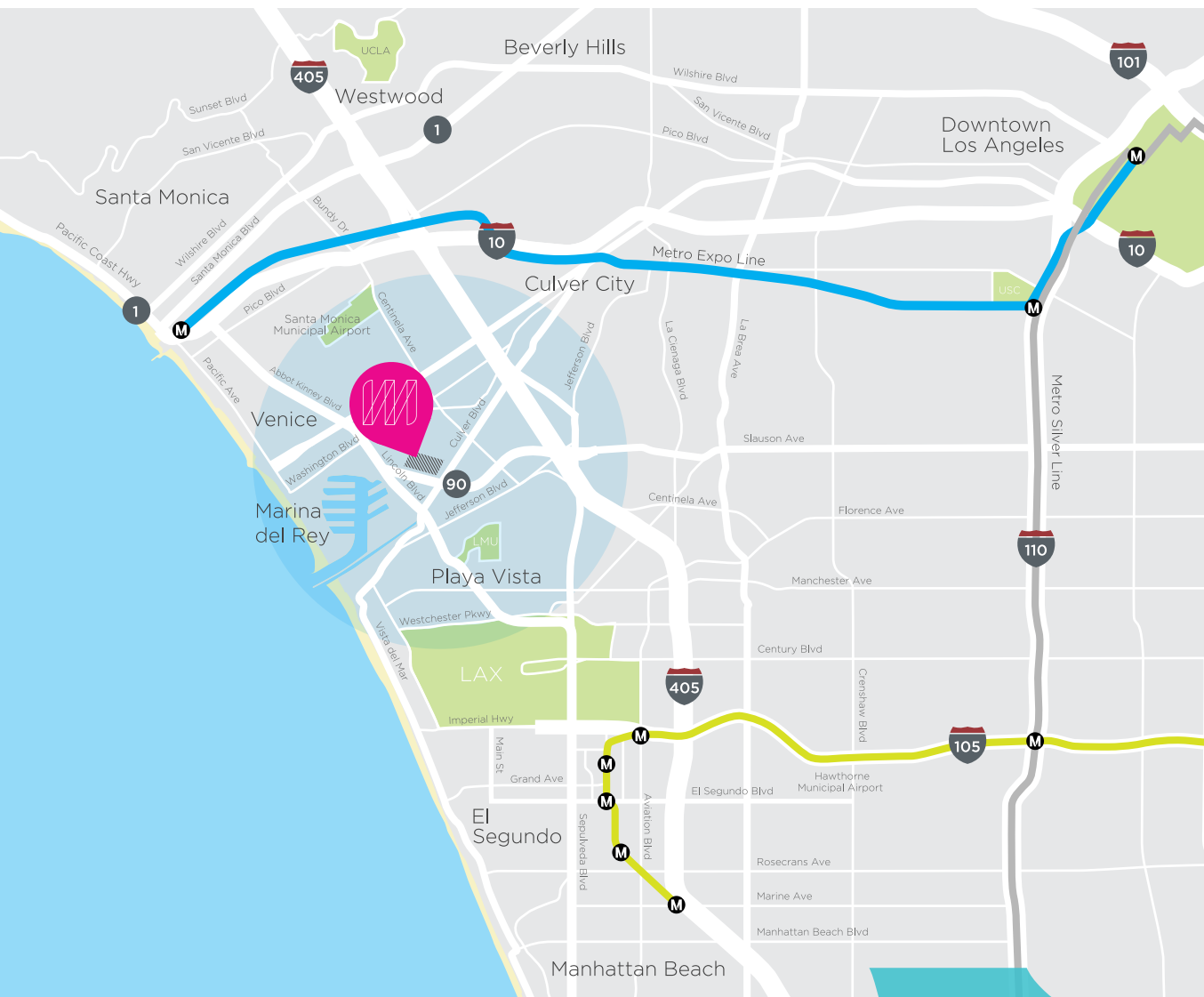












LOCATION MAP

- + Abundant and walkable lunch spots
- + Easy access to freeways and urban centers
- + Minutes away from the marina,
beach and nature reserves
- + Thriving retail and restaurant scene
- + Food trucks everywhere



WHAT'S AROUND? EVERYTHING.

Supermarkets

1. Gelson's Market
2. Ralphs
3. Whole Foods Market
4. Pavillions

Banks

5. Chase Bank
6. Union Bank
7. U.S. Bank
8. Wells Fargo Bank
9. Bank of America
10. First Bank
11. Citibank

Coffee/Tea/Juice Shops

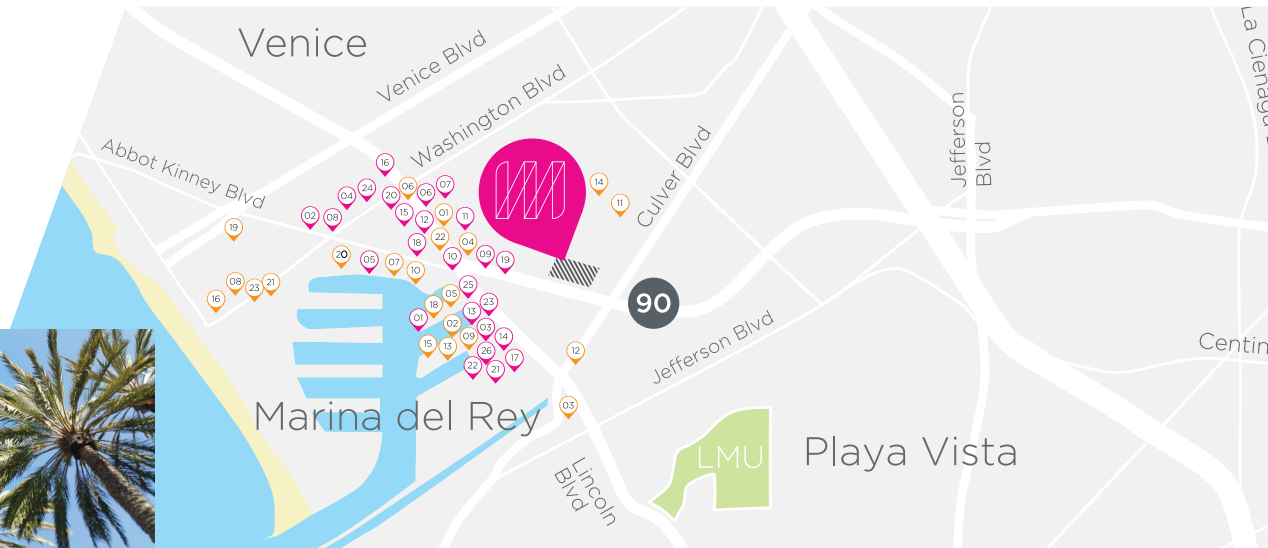
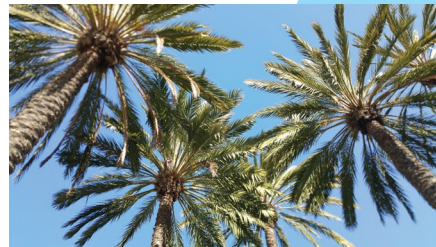
12. Peet's Coffee
13. Starbucks
14. The Coffee Bean & Tea Leaf
15. Kreation Organic Juicery

Gyms

16. The Studio MDR
17. Equinox

Hotels

18. The Marina del Rey Hotel
19. Hilton Garden Inn - Marina del Rey
20. The Ritz-Carlton, Marina del Rey
21. Jamaica Bay Inn
22. Hotel MDR-Doubletree Hotel
23. Marina del Rey Marriott



Restaurants, Bars & Fast Food

- | | |
|-------------------------------|--|
| 1. SALT Restaurant and Bar | 14. Shake Shack |
| 2. Scopa Italian Roots | 15. Settebello Pizzeria Napoletana |
| 3. Mendocino Farms | 16. In-N-Out Burger |
| 4. C & O Cucina | 17. Fresh Brothers |
| 5. Cafe Del Rey | 18. Le Pain Quotidien - Villa Marina |
| 6. Tender Greens | 19. Stark's Restaurant |
| 7. Burger Lounge | 20. Wahoo's Fish Tacos |
| 8. Sunny Spot | 21. California Pizza Kitchen |
| 9. J Nichols Kitchen | 22. Chipotle Mexican Grill |
| 10. Iori Japanese Restaurant | 23. Panera Bread |
| 11. Yard House | 24. Firestone & Walker- The Propagator |
| 12. Ruth's Chris Steak House | 25. Kreation Organic Juicery |
| 13. SUGARFISH by sushi nozawa | 26. Sweetgreen |

NEW CONNECTIVITY

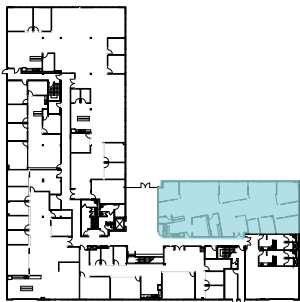
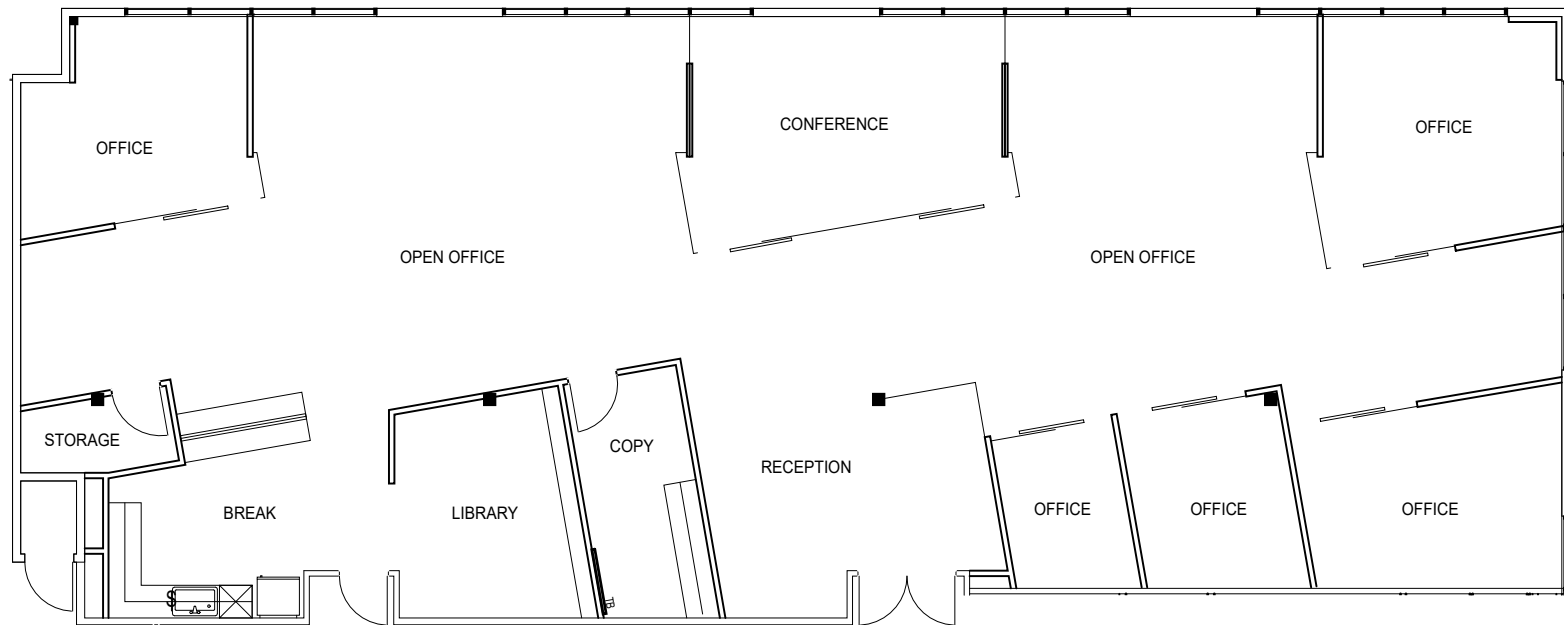
New entries and lobbies at Marina Park have been designed to increase transparency and create a connection to the new landscaping outdoors.



4551 Glencoe
Suite 100 | Available July 2025
3,807 RSF



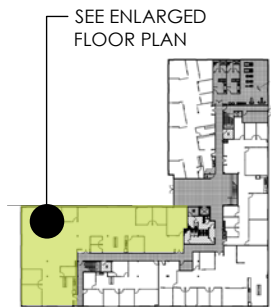
MARINA PARK



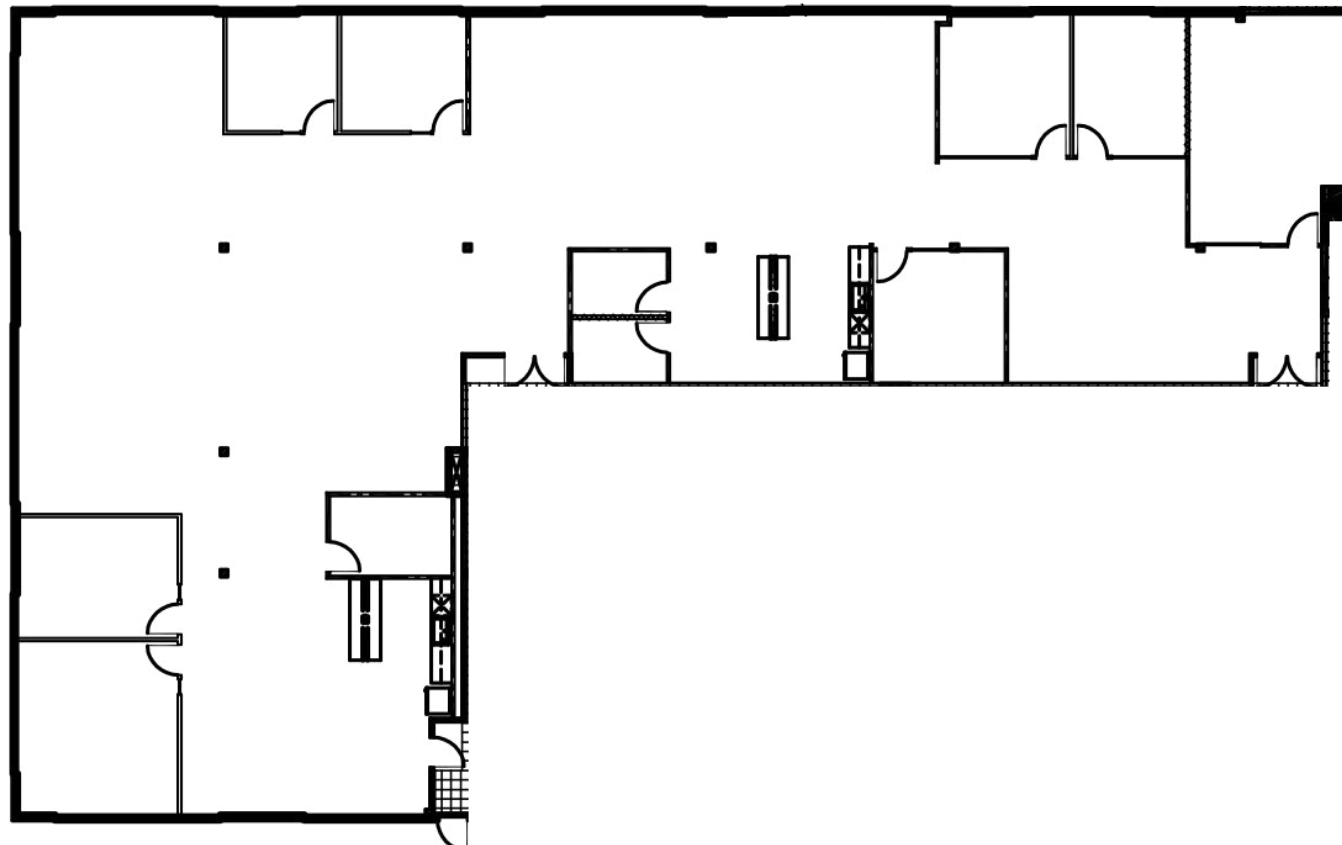
4551 Glencoe
Suite 155 | Available Now
7,452 RSF



MARINA PARK



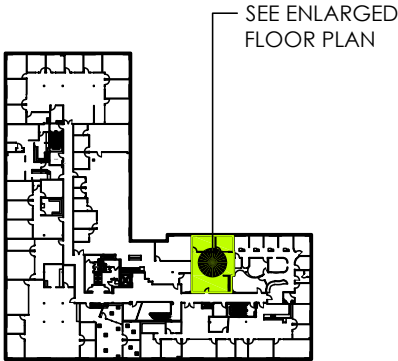
KEY PLAN
SCALE: N.T.S.



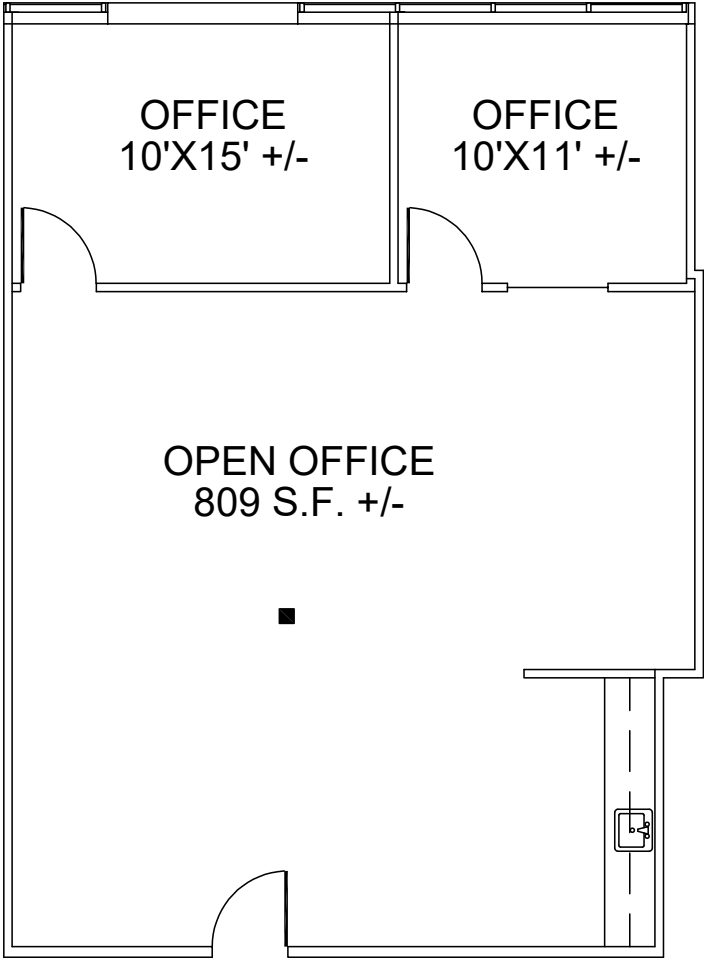
4551 Glencoe
Suite 210 | Available Now
1,205 RSF



MARINA PARK



KEY PLAN
SCALE: N.T.S.



4551 Glencoe
Suite 240 | Available Now
1,044 RSF



MARINA PARK



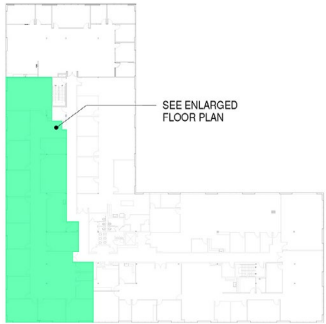
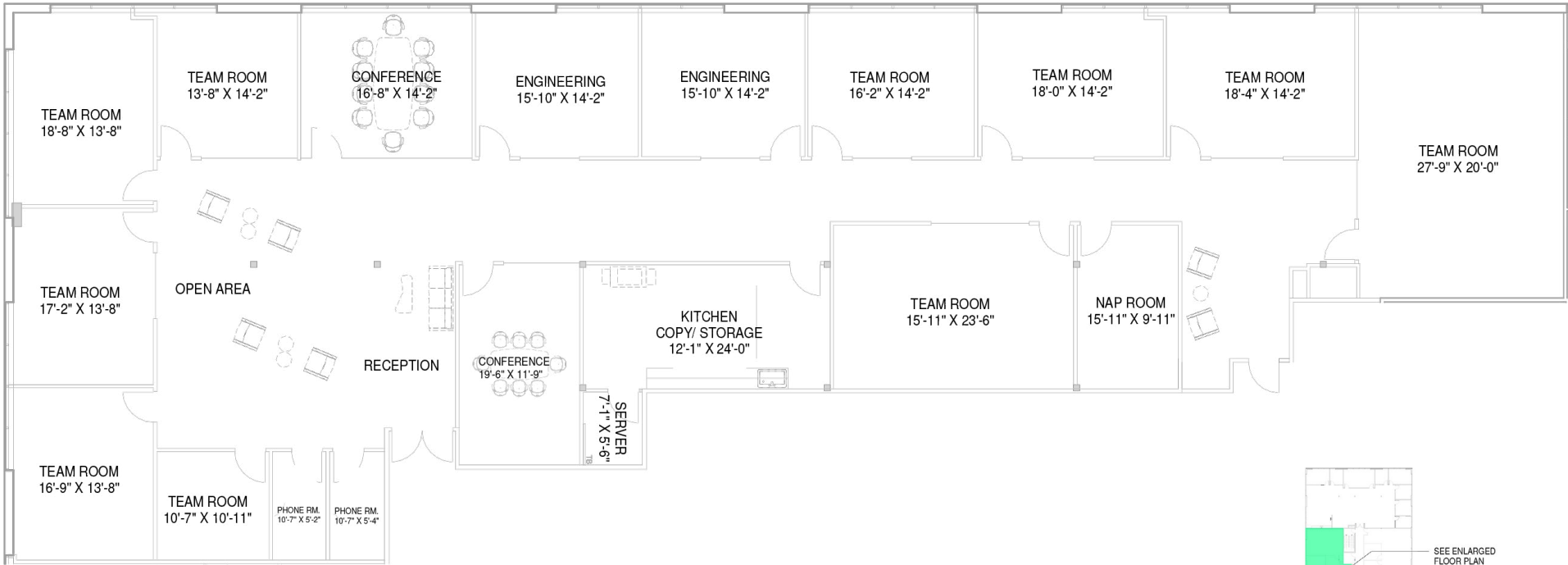
KEY PLAN
SCALE: N.T.S.



4551 Glencoe
Suite 300 | Available Now
7,345 RSF (Contiguous to 9,708 RSF)



MARINA PARK

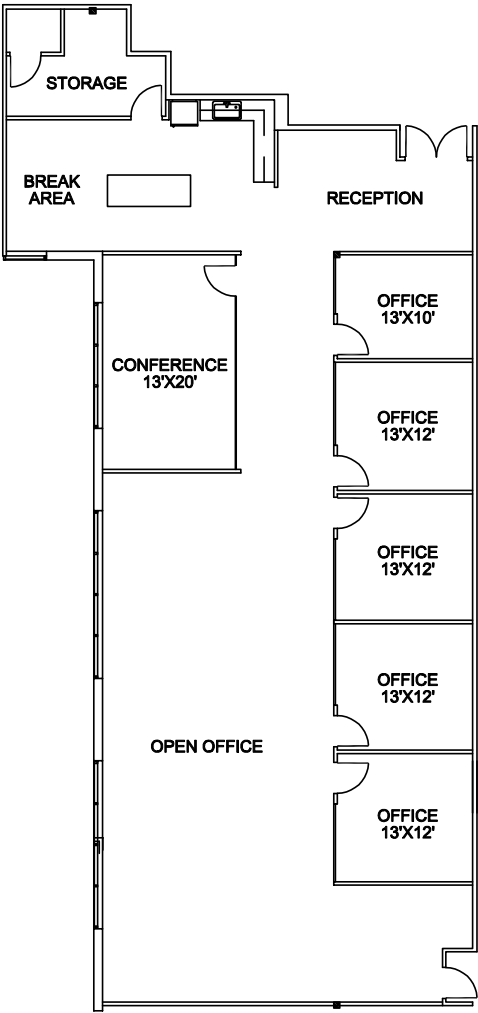
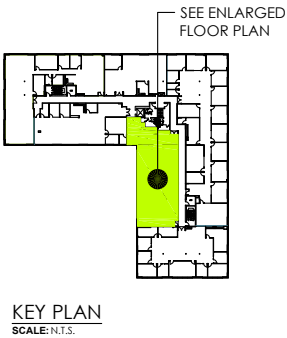


KEY PLAN
N.T.S.

4551 Glencoe
Suite 330 | Available Now
3,985 RSF



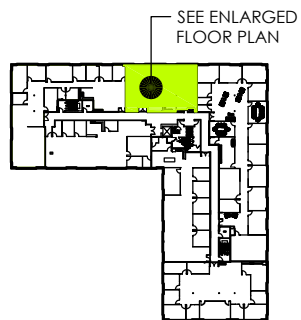
MARINA PARK



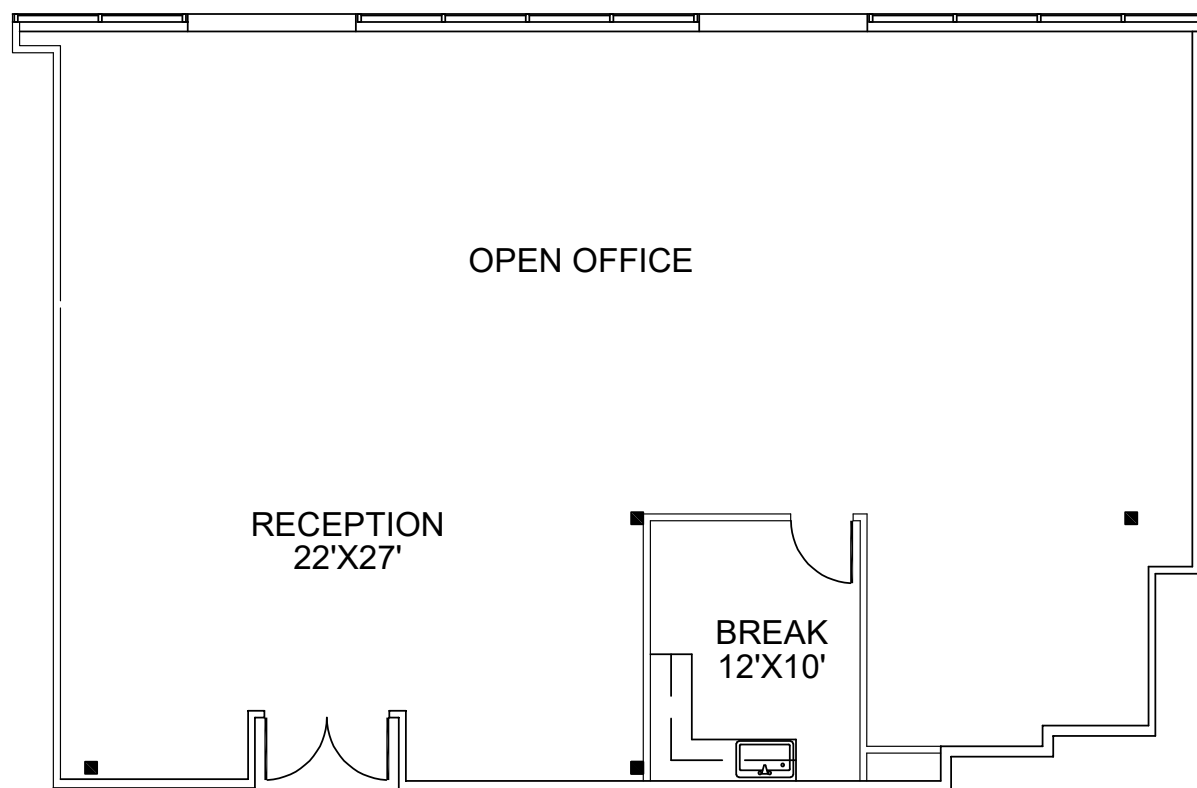
4551 Glencoe
Suite 355 | Available Now
2,363 RSF (Contiguous to 9,708 RSF)



MARINA PARK



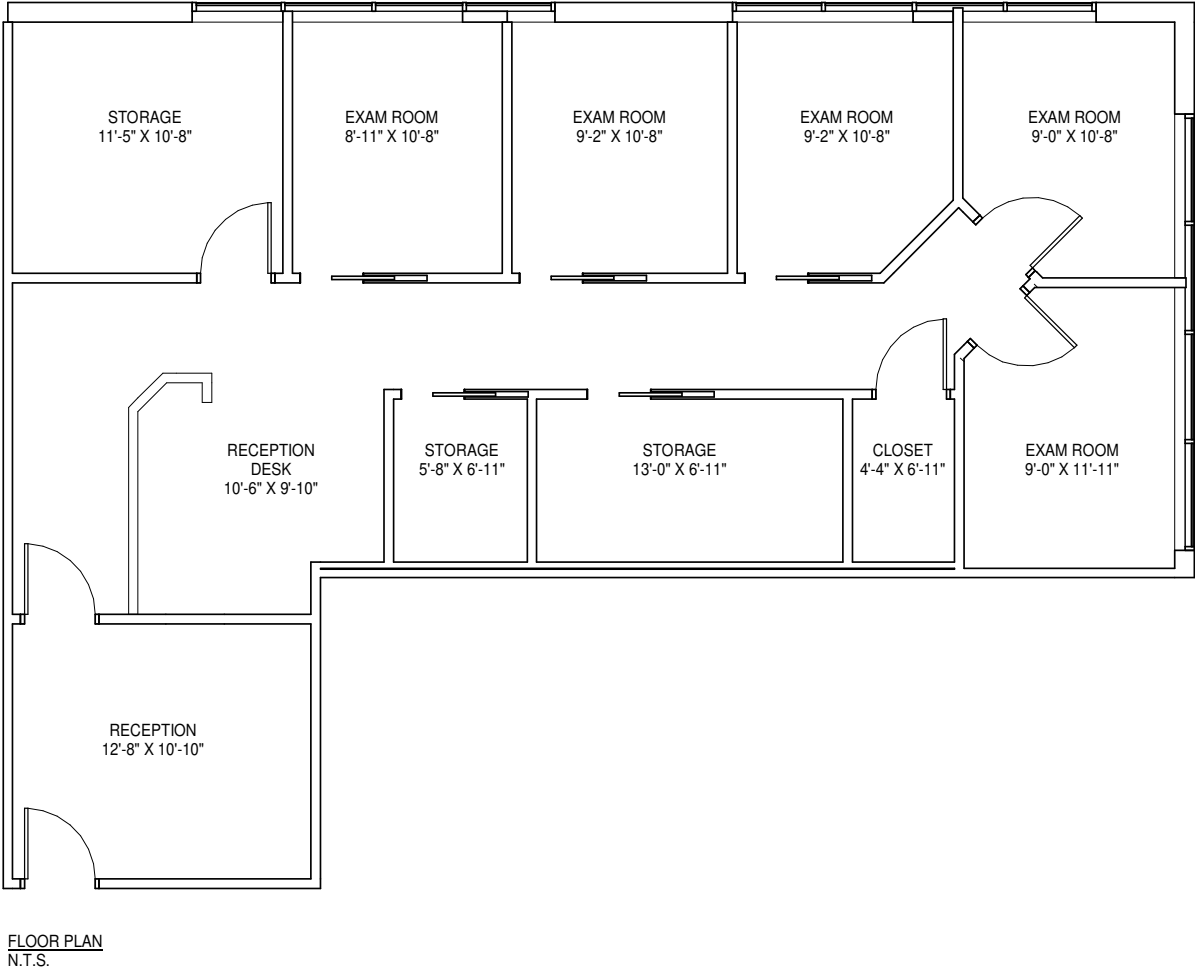
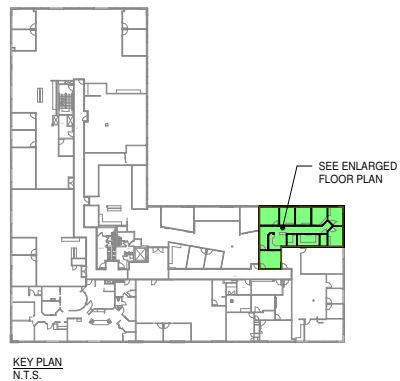
KEY PLAN
SCALE: N.T.S.



4553 Glencoe
Suite 310
Dental Office | Available Now
1,596 RSF



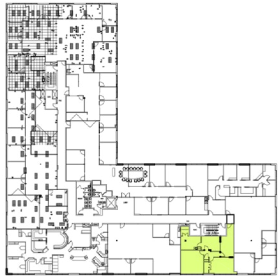
MARINA PARK



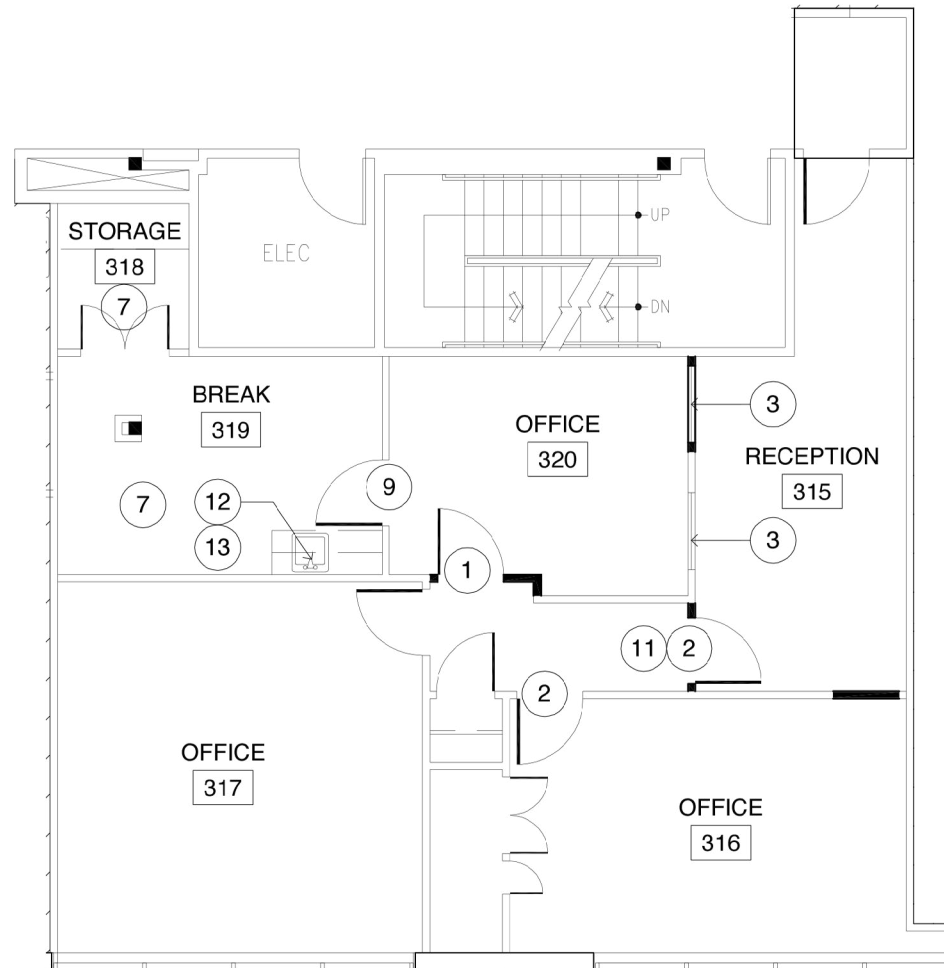
4553 Glencoe
Suite 315
As Built | Available Now
1,416 RSF (Contiguous to 3,600 RSF)



MARINA PARK



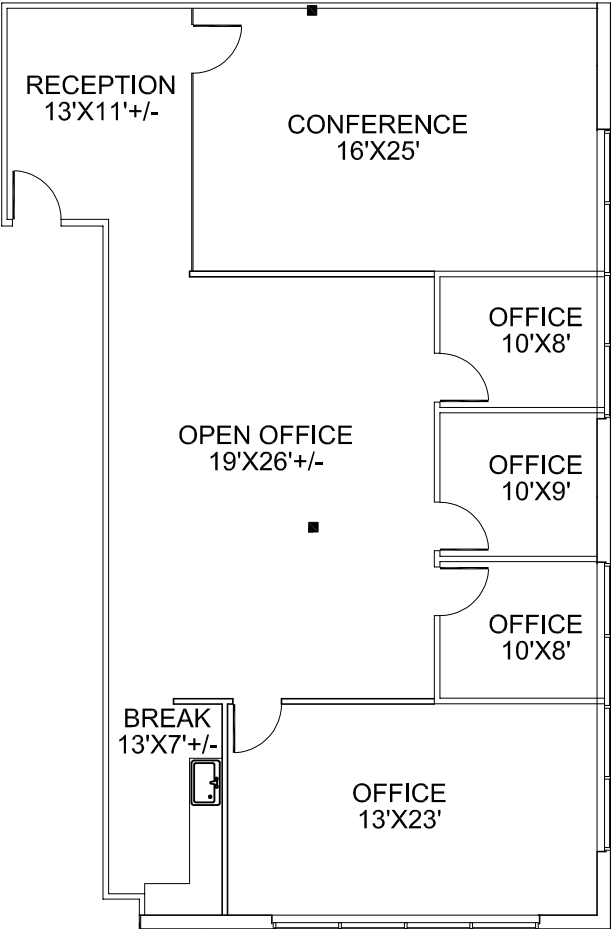
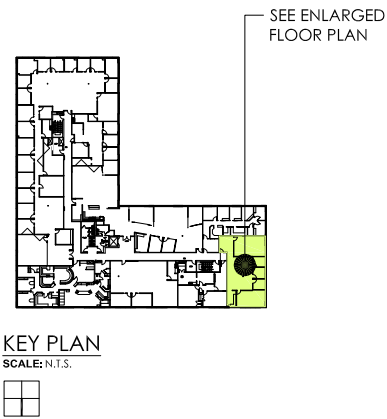
KEY PLAN
N.T.S.



4553 Glencoe
Suite 320 | Available Now
Plug & Play | Furnished
2,185 RSF (Contiguous to 3,600 RSF)



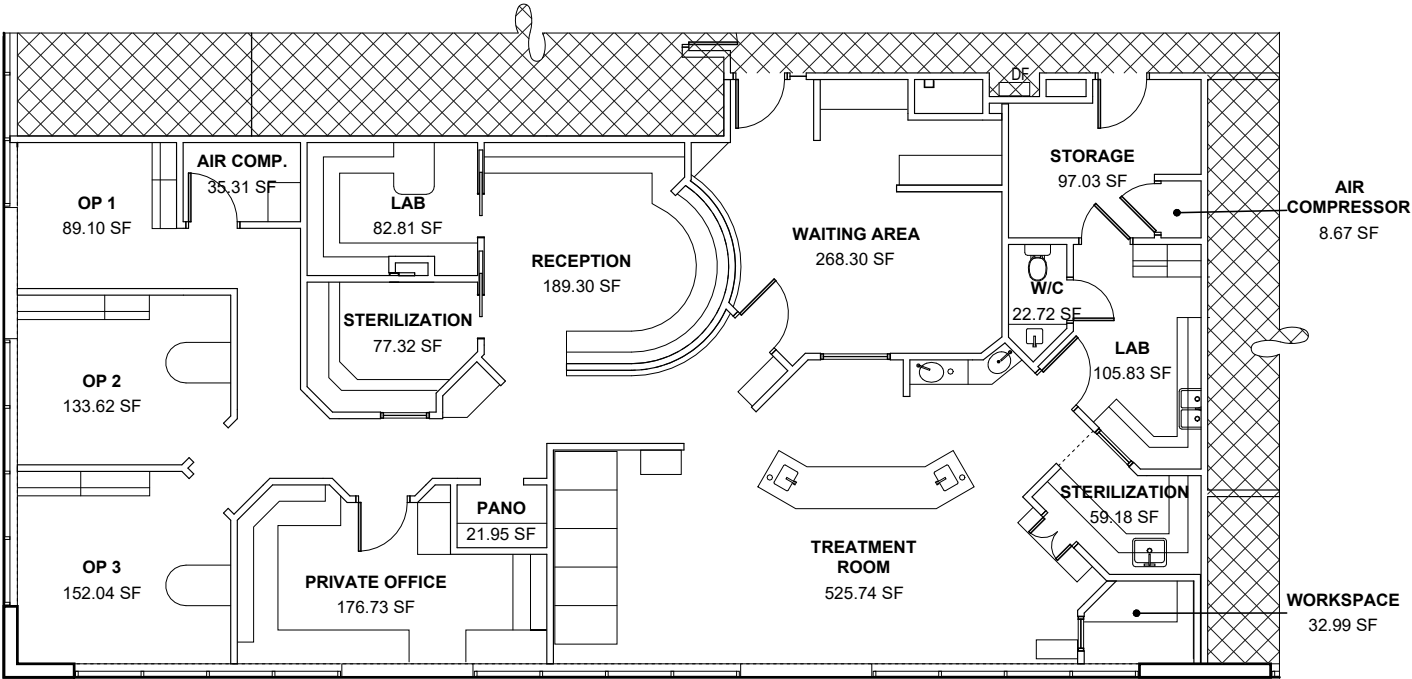
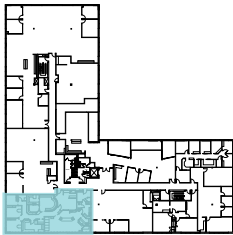
MARINA PARK



4553 Glencoe
Suite 330
Dental Office | Available Now
2,988 RSF



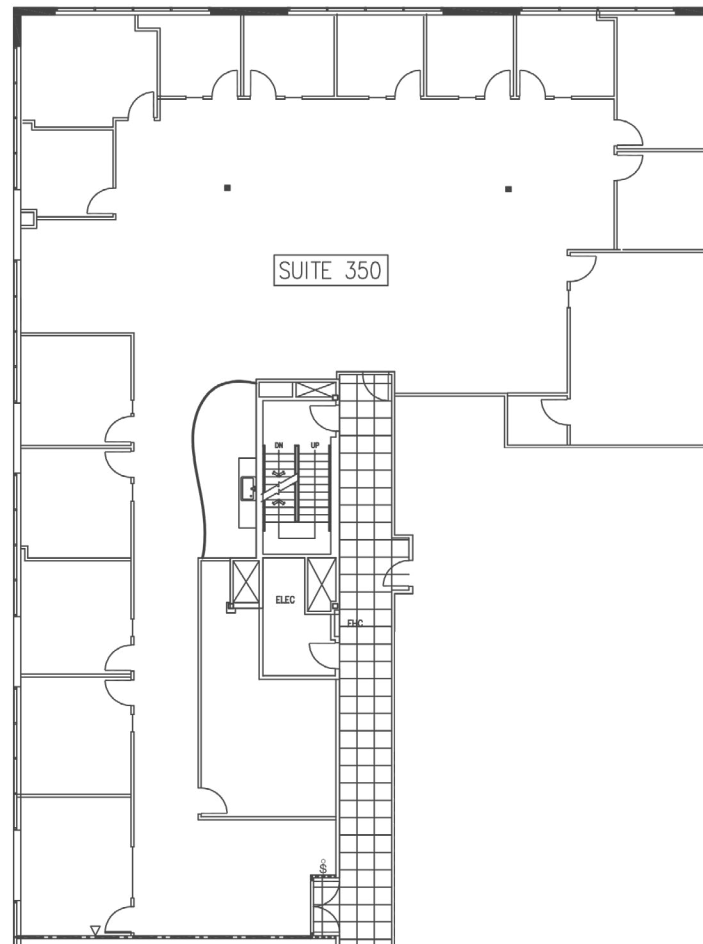
MARINA PARK



4553 Glencoe
Suite 350 | As-Built | Available Now
6,737 RSF (Contiguous to 8,301 RSF)



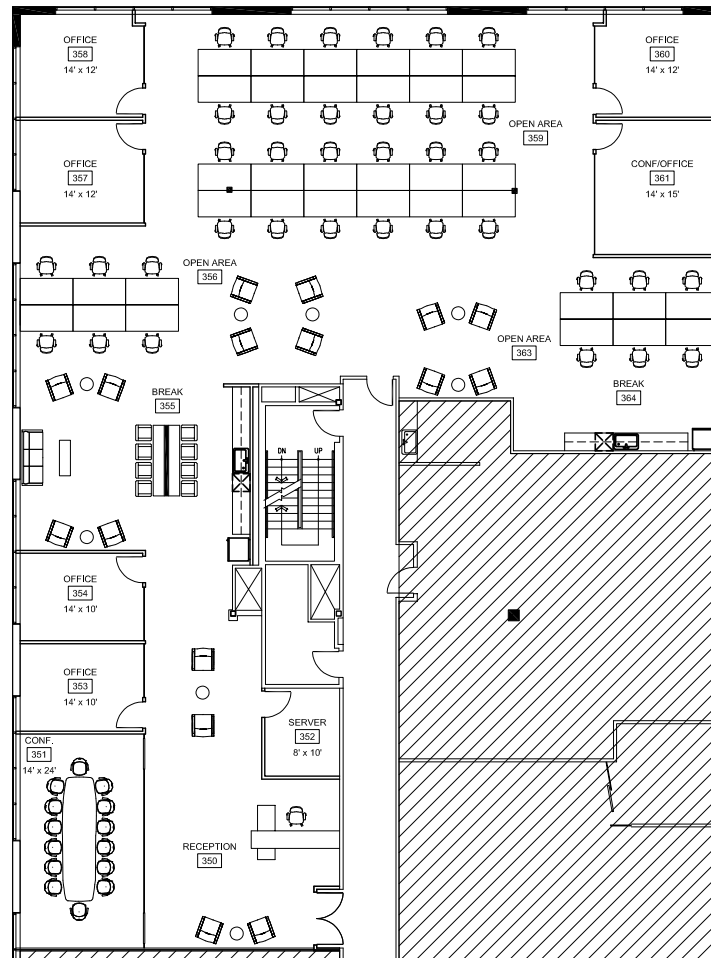
MARINA PARK



4553 Glencoe
Suite 350 | Planned Spec Suite
6,737 RSF (Contiguous to 8,301 RSF)



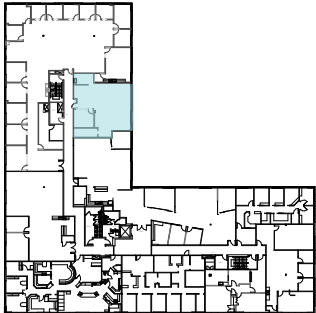
MARINA PARK



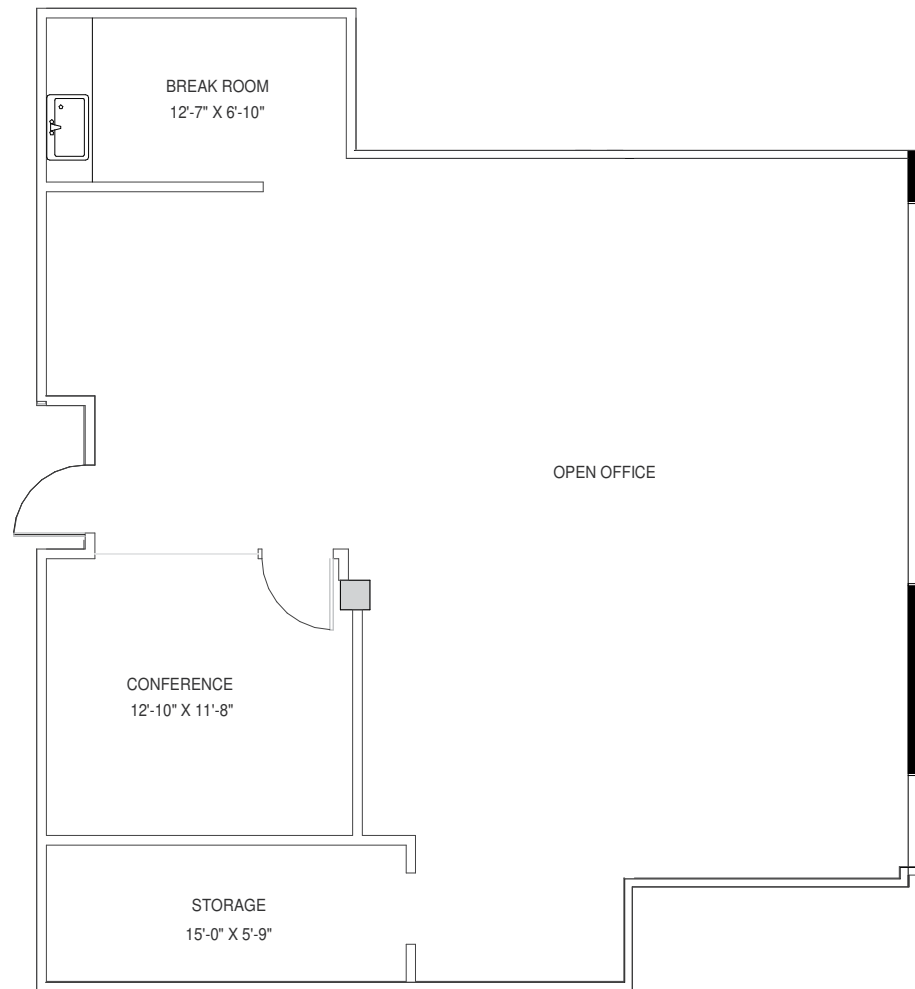
4553 Glencoe
Suite 390 | Available Now
1,564 RSF (Contiguous to 8,301 RSF)



MARINA PARK



KEY PLAN
N.T.S.



FLOOR PLAN
N.T.S.

T E A M

Newmark

Eric Adams
Senior Managing Director
eric.adams@nmrk.com
t 310-491-2012
CA RE License #01349859

Jennifer Frisk
Managing Director
jennifer.frisk@nmrk.com
t 213-596-2261
CA RE License #01880015

SteelWave

Kevin Joyce
Vice President, Acquisitions and Development
kjoyce@steelwavellc.com
t 310-751-1324
CA RE License #01890182

Charles McClure
Regional Vice President, Leasing & Management
cmcclure@steelwavellc.com
t 949-860388
CA RE License #01281620

C O N T A C T

Marina Park
4551 & 4553 Glencoe Avenue
Marina del Rey, CA 90292

