

# CASITAS

An architectural rendering of a modern courtyard. The space is enclosed by a dark, modern building with large glass windows. A pergola with a metal grid roof and lush green vines covers the upper part of the courtyard. The ground is paved with light-colored concrete. Several people are sitting at small white tables with modern chairs, engaged in conversation or work. A dog is lying on the ground near one of the tables. The overall atmosphere is bright and airy, with natural light filtering through the vines and glass.



## C

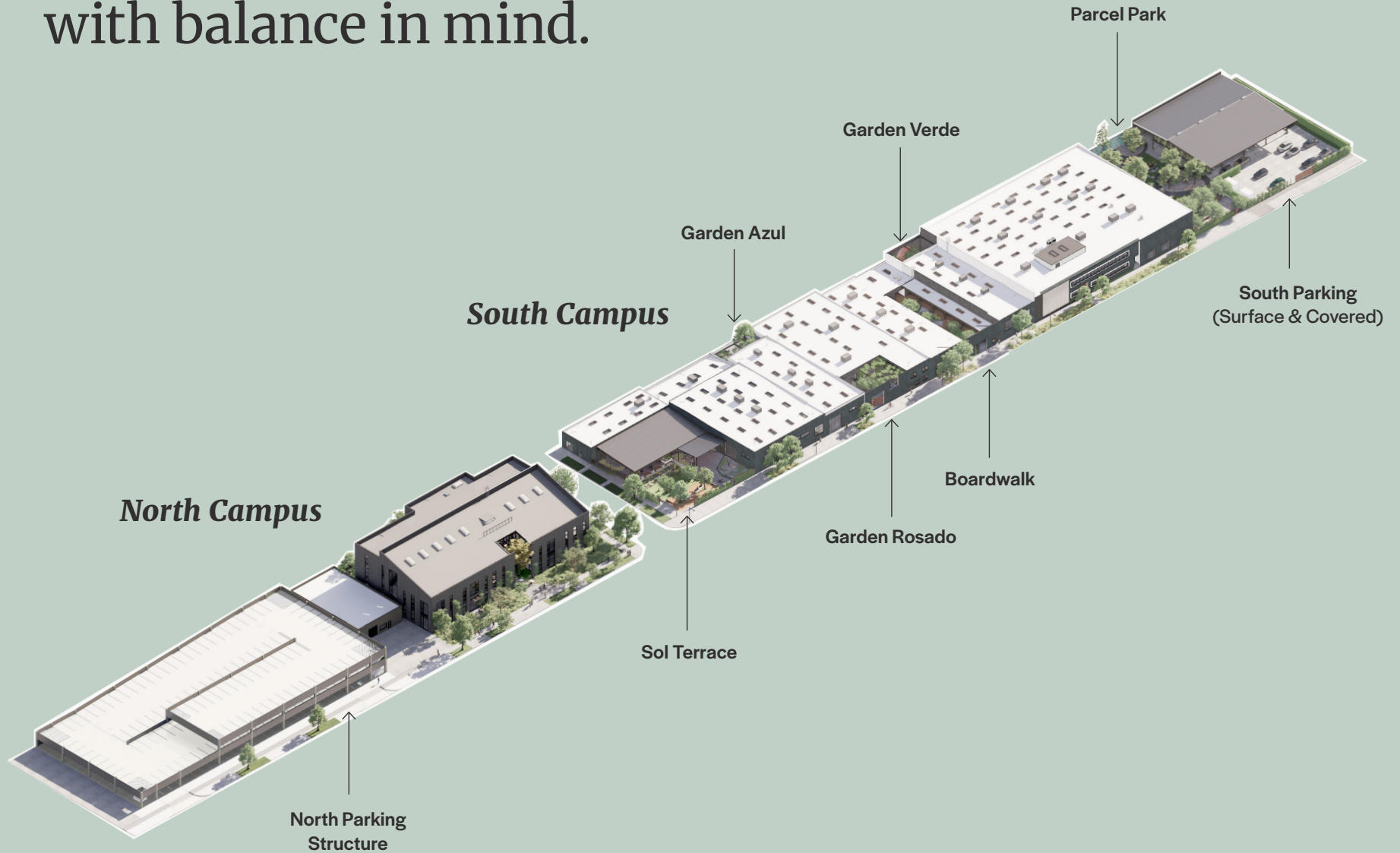
Casitas is a collection of 10 small buildings built over the span of 50 years located in the vibrant neighborhood of Atwater Village. An environment designed to foster creativity and growth.

# A thoughtful retreat from the city...

Casitas redefines our workplace and how it can better support a balanced and refreshed lifestyle. The campus offers a thoughtful reprieve from the bustling city with a series of buildings that offer tenant spaces filled with natural light, lush greenery, and outdoor amenities.



Ten buildings built  
with balance in mind.





# North Campus

**40,634 SF**

Newly constructed 3-story office building designed to bring the outdoors in with natural landscaping and access to light.

- Two private tenant patios with room for a third
- Unique pitched roof and custom concrete exterior paneling system
- Thoughtfully designed exterior landscaping and lighting
- Abundant natural light with expansive windows and skylights
- High volume spaces ranging from 13'-6" to 31'-0"
- Exposed steel structure and wood ceilings



# North Campus

● **Level 1**

Workspace	16,985 SF
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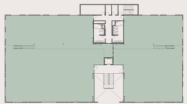
LEVEL 1



L3



L2



L1



NORTH CAMPUS KEY



# North Campus

● **Level 2**

Workspace	16,592 SF
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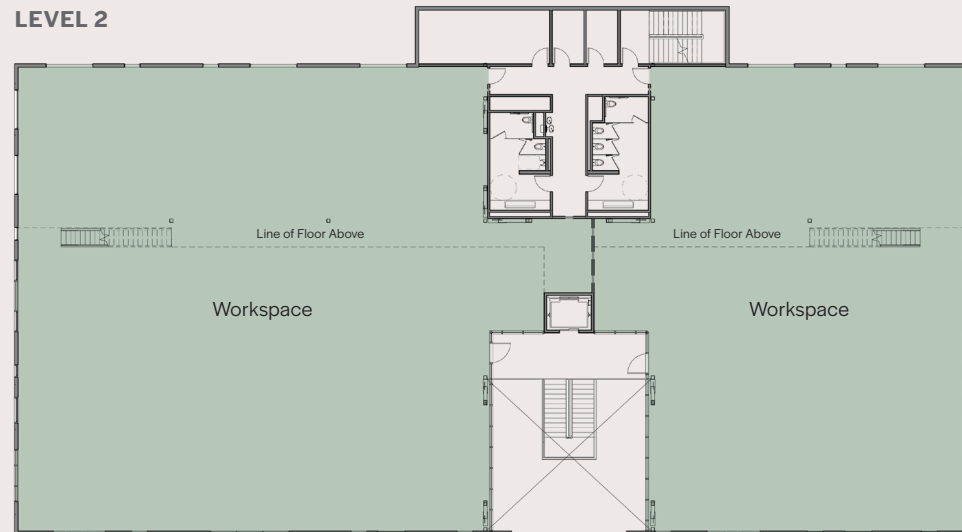
● **Level 3**

Workspace	7,057 SF
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LEVEL 3



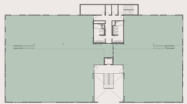
LEVEL 2



L3



L2



L1



NORTH CAMPUS KEY

# South Campus

76,909 SF

The revitalized South Campus office buildings boast an outdoor park and amenity area. The newly designed expansive canopy offers café and retail opportunities.

## Architectural Upgrades:

- Each tenant space opens to outdoor spaces, operable doors and windows
- New roofs, skylights and expanded industrial style glass and metal window systems
- Modern and textured concrete wall treatment with sandblasted wood ceilings
- Refinished concrete floors throughout
- Flexible, efficient and high-volume floor plans
- Original industrial doors, hardware, and artifacts

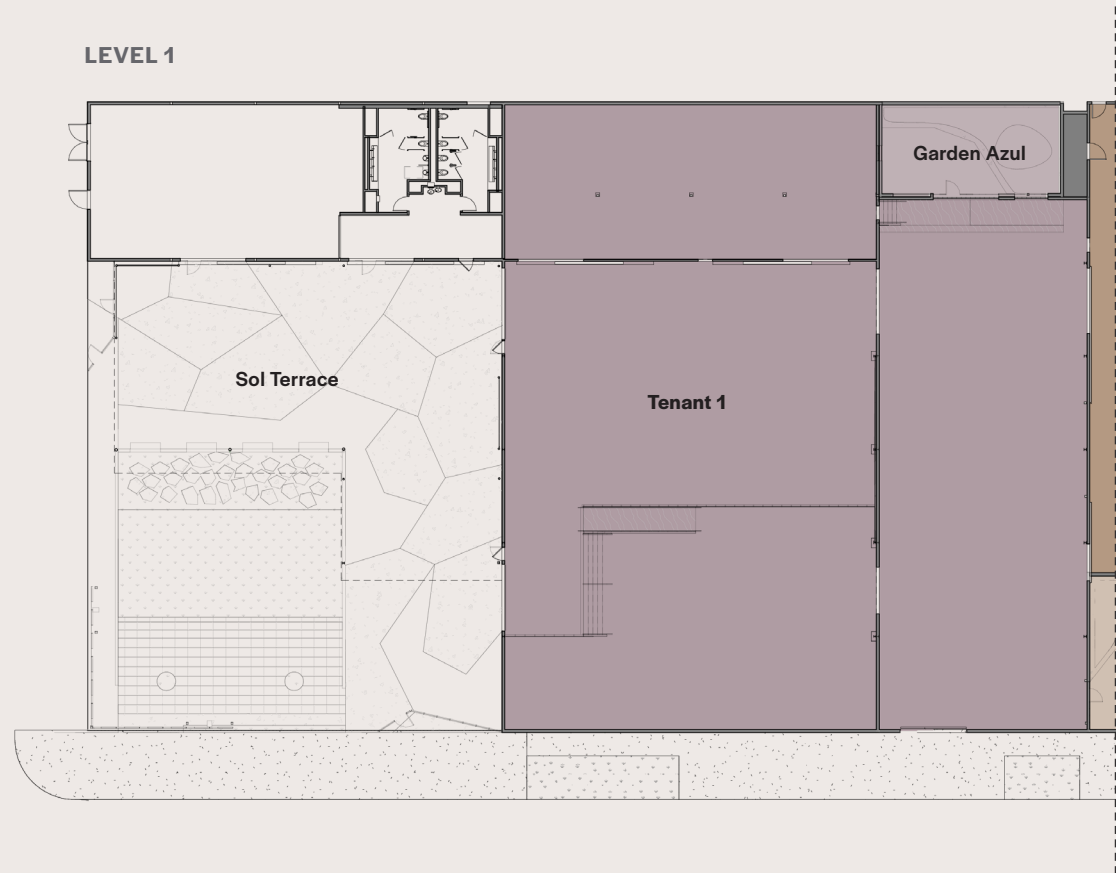




# South Campus

## Tenant 1

Workspace	19,007 SF
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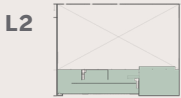


SOUTH CAMPUS KEY

# South Campus

**Tenant 2**

Workspace	17,797 SF
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SOUTH CAMPUS KEY

**LEVEL 1**



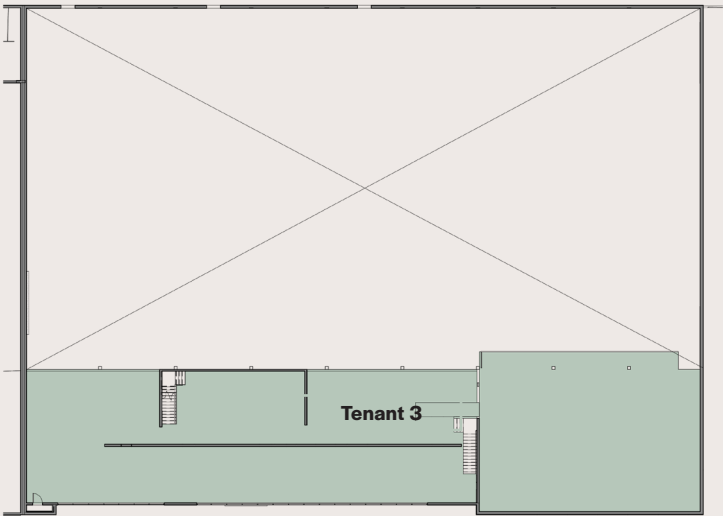


# South Campus

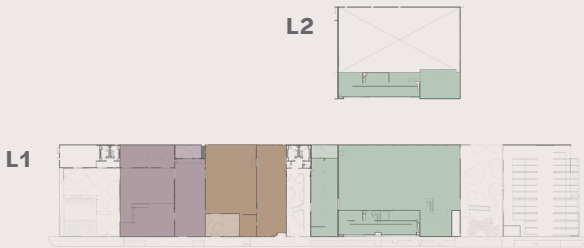
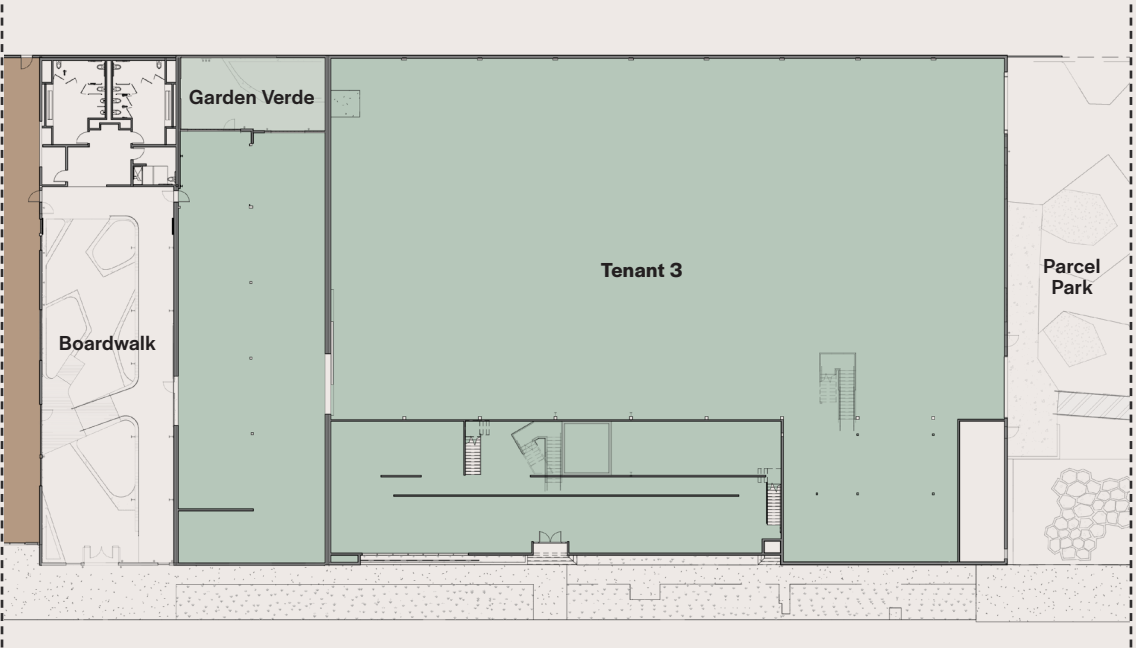
**Tenant 3**

Level 1	32,742 SF
Level 2	7,363 SF

LEVEL 2



LEVEL 1



SOUTH CAMPUS KEY

# An elevated experience.

## An Organic Community

Nestled on a tree-lined street of Atwater Village, Casitas offers a peaceful environment with on-site and walkable food and beverage amenities.

## Private Entrances

Inspired by the existing architecture, private entrances open to high volume work environments flooded with natural light.

## Indoor & Outdoor Workspaces

Each tenant space boasts a private patio with operable doors that open to create an indoor, outdoor environment. Crawling vines, shade trees and lush landscaping invite casual and creative work sessions.

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3333 Casitas Ave., Los Angeles, CA 90039

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Integrated Outdoor Music

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Enterprise Grade High Speed Internet & Wifi

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Touchless Building Entry

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Cafe & Retail Mobile Ordering via Bldg App

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Parking 3.5/1,000

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Electric Charging Stations

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Dog Friendly

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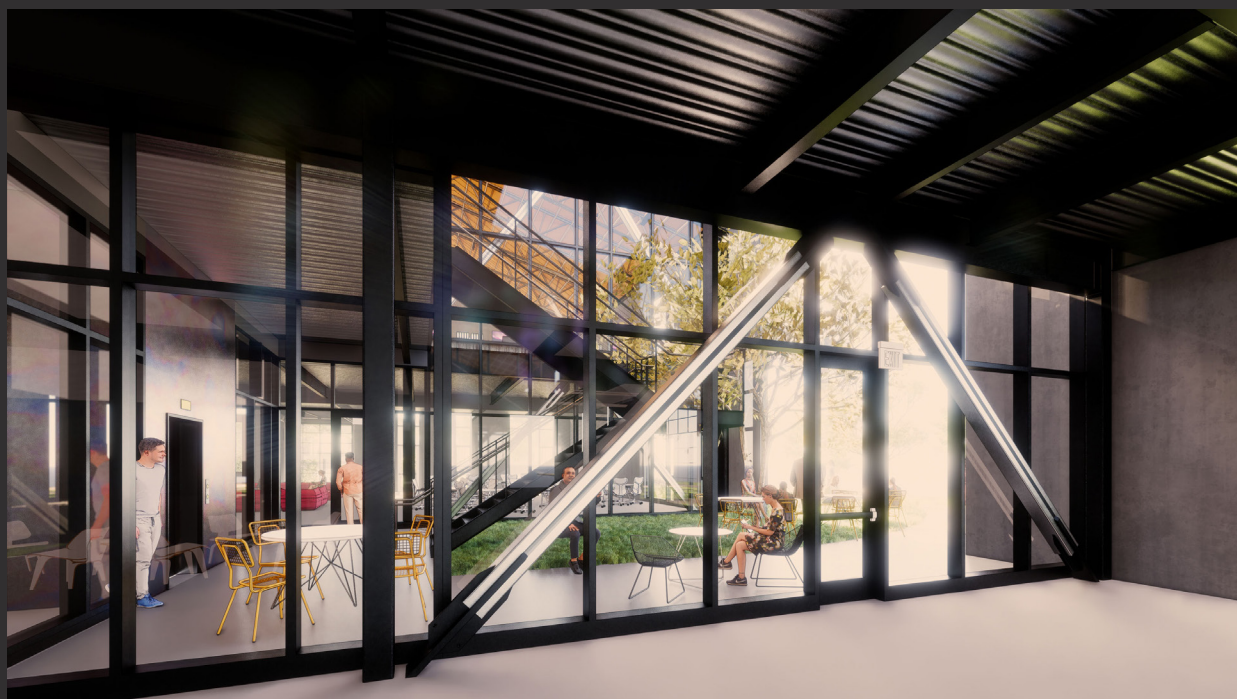
Local Food Trucks

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Sound Mitigation

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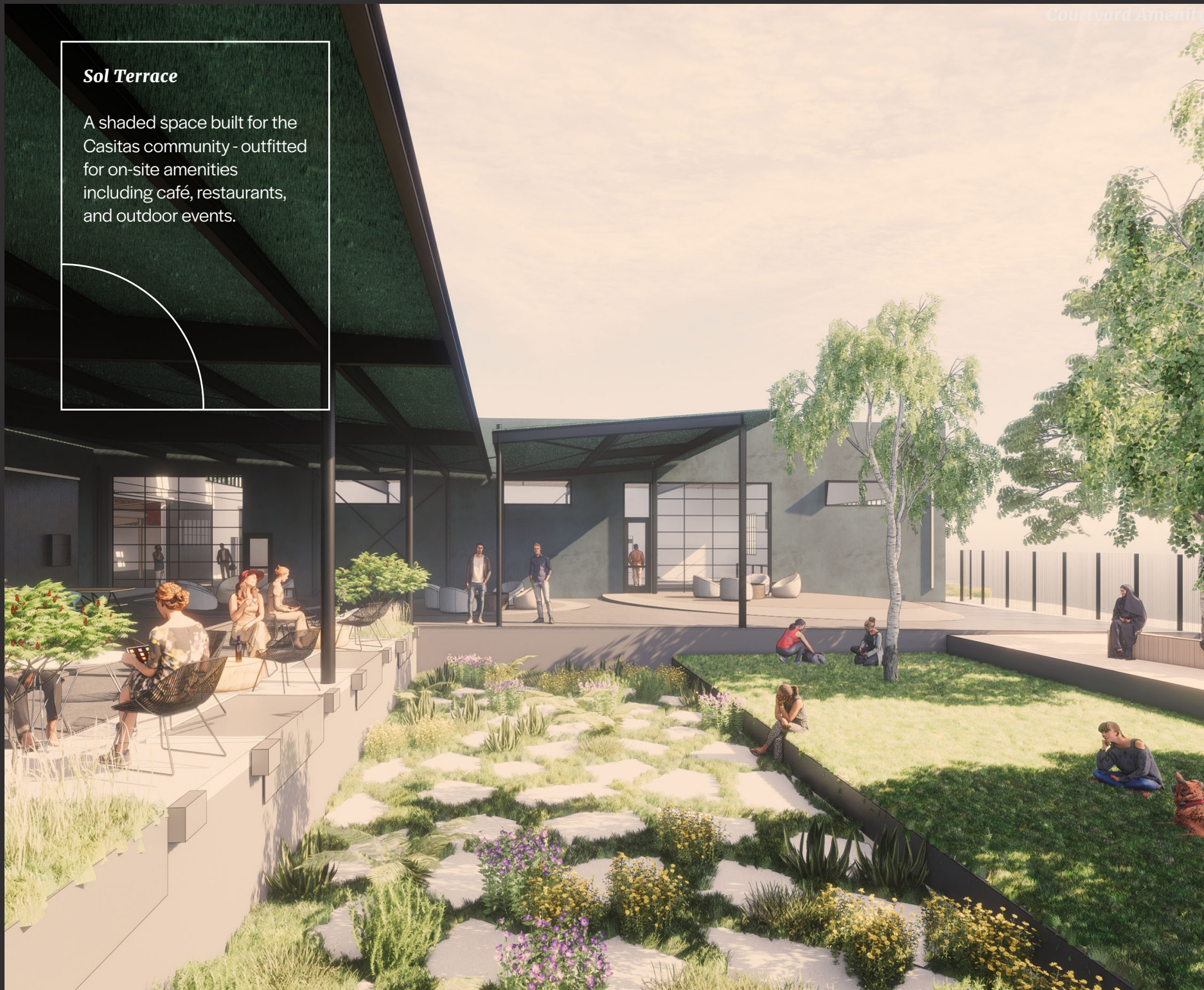




**Sol Terrace**

A shaded space built for the Casitas community - outfitted for on-site amenities including café, restaurants, and outdoor events.

Courtyard Amenity







### ***Private Gardens***

Multiple gardens offer private and functional spaces for casual gatherings and meetings.





### *High Volume Floor Plans*

Each building in the North and South campus offers flexible and efficient floor plans for a variety of tenants needs.

# A Premier Location

Casitas sits in the heart of Atwater Village and the highly desirable NELA area, just minutes from Los Feliz, Hollywood, and Burbank with nearby access to the 5, 2, 110 and 101 freeways.

<b>15</b> Minutes to Hollywood	<b>5</b> Minutes to Los Feliz/Silver Lake
<b>10</b> Minutes to DTLA	<b>10</b> Minutes to Burbank
<b>10</b> Minutes to Highland Park	<b>2</b> Minutes to Frogtown





# Atwater Village: a neighborhood filled with good people, food and amenities.

Atwater Village and Northeast Lost Angeles “NELA” area is extremely walkable and bike-friendly. For transit-goers, Casitas is conveniently located near the I-5 and 110 Freeways as well as several public transportation options.

## Refreshments

From watering holes and dive bars to spacious gastropubs, Atwater Village and NELA offers many options for beer, craft cocktails, and fancy libations. Happy hour’s only steps away.

## Foodie Haven

Atwater Village and NELA are home to many popular restaurants and happening breweries. Your dining and entertainment options are just around the corner.





**Los Feliz Boulevard**

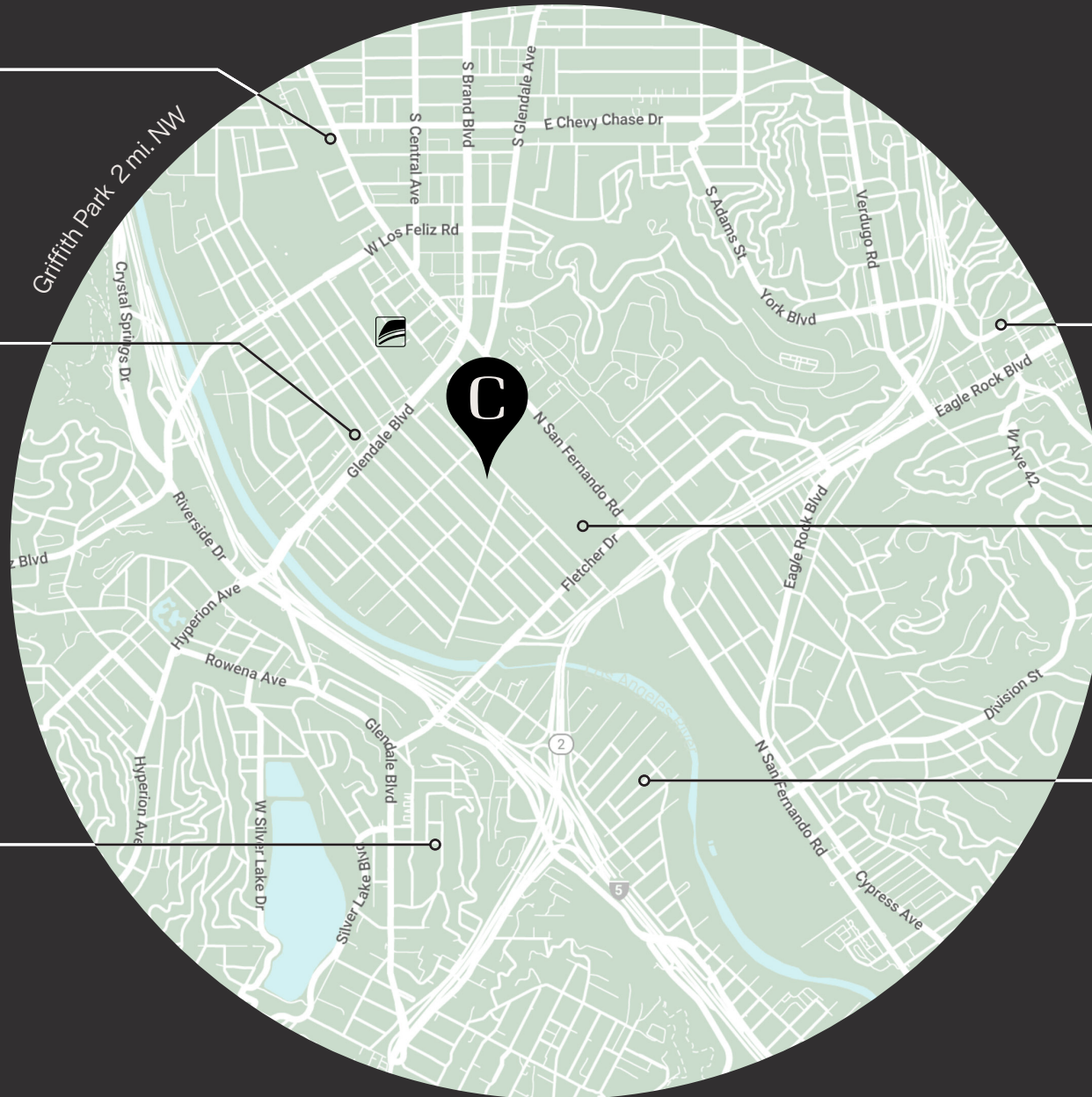
Morrison Atwater Village  
Cluck & Blaze

**Glendale Boulevard****Trader Joe's**

Hugo's Tacos  
Hail Mary Pizza  
All'Acqua  
Black Elephant Coffee  
Tacos Villa Corona  
Barancoa Cuban Food  
Bon Vivant Market & Café  
Dune  
Viet Noodle Bar  
El Buen Gusti Restaurant  
Proof Bakery

**Silverlake / Los Feliz****Whole Foods**

Burgers Never Say Die  
Home  
Pine & Crane  
HomeState  
Forage  
Night + Market Song  
Fix Burger  
Barbrix Restaurant & Wine Bar

**Transportation**

Metrolink  
5 Freeway  
2 Freeway  
Griffith Park

**Highland Park / Eagle Rock**

Locus Restaurant & Lounge

**Casitas Ave**

Momed

**Frogtown**

Salazar  
La Colombe  
Frogtown Café and  
Roastery  
Spoke Bicycle Café  
Wax Paper  
Big Ants BBQ  
Tagalog Takeover  
Lady Byrd Café



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*We create spaces focused on elevated and exceptional user experiences achieved through unparalleled design and detailed execution that conjure creativity, flexibility and invigorate collaboration.*

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