



HABITAT



A Groundbreaking *Live-Work-Thrive* Campus in LA

FOLLOW YOUR OWN PATH

260 units

12-STORY RESIDENTIAL
APARTMENT BUILDING

253k+ rsf

6-STORY CREATIVE
OFFICE BUILDING



253k+ *rsf*

6-STORY CREATIVE
OFFICE BUILDING

260 *units*

12-STORY RESIDENTIAL
APARTMENT BUILDING

2.9k *rsf*

GROUND FLOOR
RETAIL / RESTAURANT

1 *acre*

INTEGRATED
PARK SPACE

Follow Your Own Path at Habitat, the Only *Live-Work-Thrive* Campus of its Kind in LA

Located at LA's geographic center, Habitat is an interconnected live-work-thrive campus with a sustainably designed footprint built to galvanize the content creation capital of the world.



LEED PLATINUM
WORKPLACE



MISSION ZERO
LENDLEASE INITIATIVE



HEALTHY BUILDING
CERTIFICATION

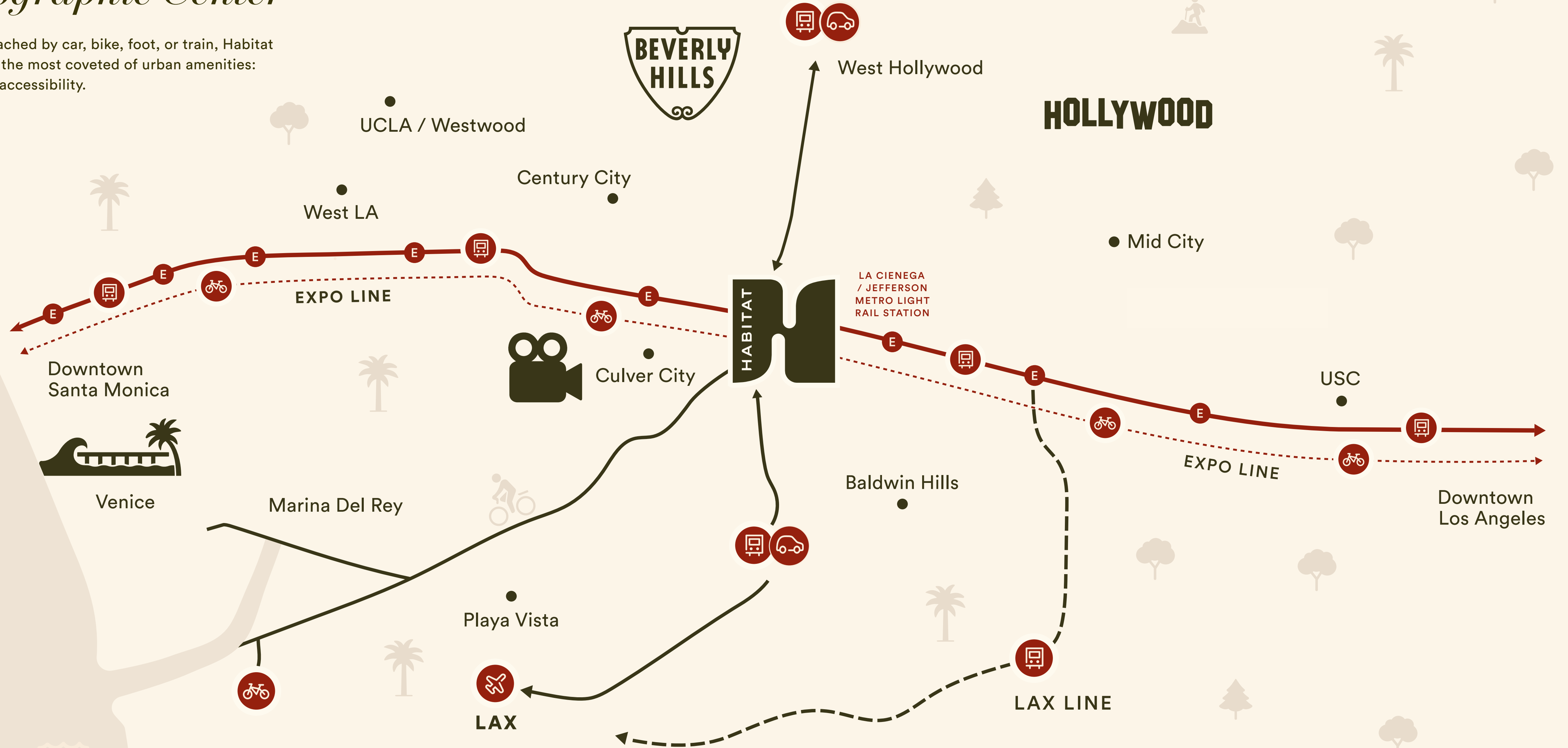
Q2 2025 TENANT SPACE TURNOVER

Q4 2025 CONSTRUCTION COMPLETION



The Region's *Geographic Center*

Easily reached by car, bike, foot, or train, Habitat provides the most coveted of urban amenities: ultimate accessibility.





VISION p.5

The Only Live-Work-Thrive Campus of its Kind in Los Angeles



WORKSPACE p.14

A Better Space for Bigger Ideas

LEASING p.23

Connecting Your Workplace Ecosystem



NEIGHBORHOOD p.28

Where Culver City Meets the Heart of LA



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A LIVE-WORK-THRIVE CAMPUS

Vision

Backed by the placemaking expertise of Lendlease, Habitat is *redefining tomorrow's workplace* with a sustainable, nature-connected, transit-oriented ecosystem.

HABITAT

VISION

WORKSPACE

LEASING

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Vision for a New Habitat

As part of its sustainability credentials, Habitat was designed with biophilic features. The result not only does a lot of good but feels good to be in, too—*a terraced blend of indoor and outdoor spaces* that embrace LA's year-round warm climate while they mimic the adjacent landscape.



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VISION






WORKSPACE

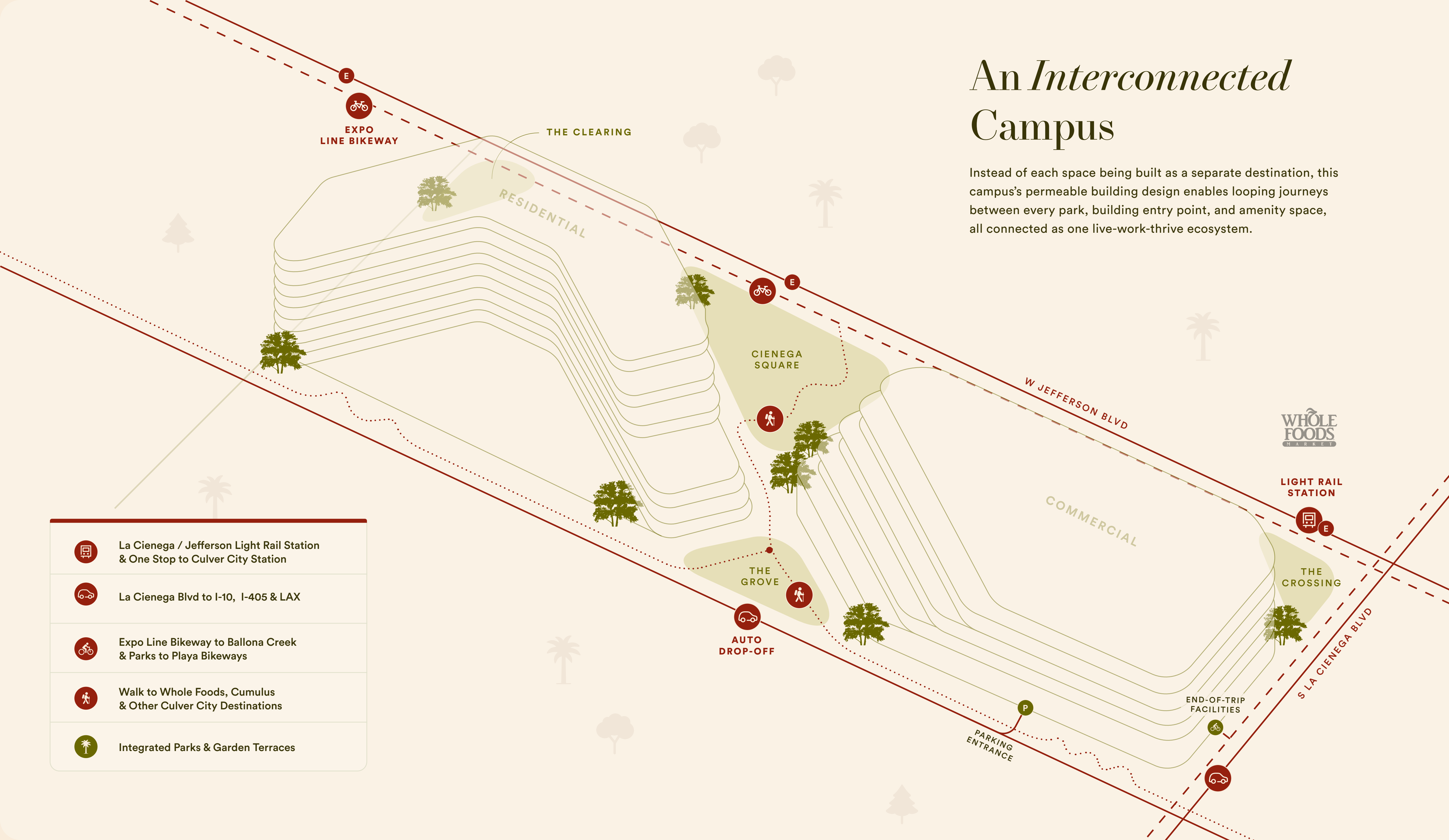
LEASING

NEIGHBORHOOD

An *Interconnected* Campus

Instead of each space being built as a separate destination, this campus's permeable building design enables looping journeys between every park, building entry point, and amenity space, all connected as one live-work-thrive ecosystem.

-  La Cienega / Jefferson Light Rail Station & One Stop to Culver City Station
-  La Cienega Blvd to I-10, I-405 & LAX
-  Expo Line Bikeway to Ballona Creek & Parks to Playa Bikeways
-  Walk to Whole Foods, Cumulus & Other Culver City Destinations
-  Integrated Parks & Garden Terraces



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The Principles of *Empowering Placemaking*

As a workplace built to nurture ideas by bringing people together, Habitat started where every Lendlease project begins—with time-tested principles proven to empower connection.



MULTI-MODAL ACCESS

Habitat is strategically situated at a metro area multi-modal transportation node, providing quicker trips, easier commutes, and transit options.



A NETWORK OF SPACES

Habitat supports its workforce with a diverse ecosystem of spaces and amenities—in and out of the office—for collaboration, focus, transition, and restoration.



CONNECTED BY NATURE

Because humans require nature to truly flourish, Habitat supports personal wellbeing with integrated parks, walking trails, garden terraces, and a building harmonized with the local landscape.



COMMUTE-WORTHY DESTINATION

Habitat's creative offices earn their commute with a location energized by vibrant street life, mixed-use with residential, a media and tech industry cluster, and services that support daily life.

The 'Techtainment' Capital of the World

Habitat sits at the center of one of the world's fastest-growing global tech and media clusters—an expanding ecosystem magnetizing new content creators, large-scale investment, and rapid development.

SONY

CULVER BLVD



ONE CULVER



THE CULVER STEPS

amazonstudios

amazonstudios



PLATFORM

HBO



IVY STATION



SCOPELY



HAYDEN TRACT

JAM CITY



(W)RAPPER



S LA CIENEGA



BLACKWELDER



CUMULUS



W JEFFERSON BLVD

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Woven together with walking trails, this mixed-use campus's lush, integrated parks offer a mix of secluded seating and inviting plazas.



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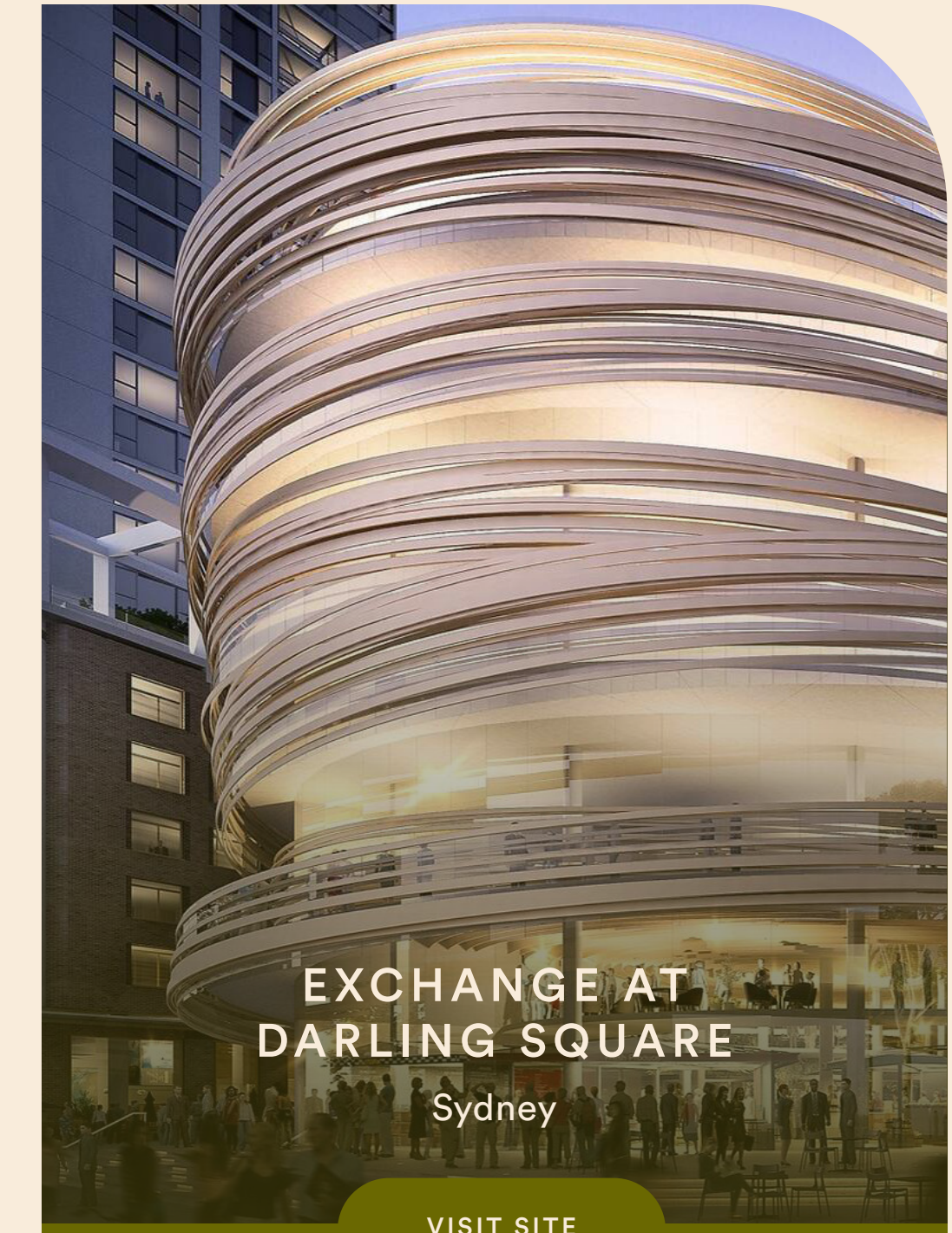
NEIGHBORHOOD



Lendlease's Legacy of *Global Placemaking*

With more than 60 years of global experience in urbanization and social infrastructure, Lendlease—the developer of Habitat—leverages placemaking expertise and an integrated business model to deliver transformational projects that generate social, environmental, and economic value.

lendlease.com ↗





Our Climate Mission is Clear

Habitat's ambitious sustainability efforts are part of something bigger. As a 1.5°C aligned company, Lendlease's science-backed, industry-leading targets are set to decarbonize our entire portfolio, financing, and partnerships—not just reduction or offsetting. This is our Mission Zero.



We are a 1.5-degree aligned company. Our business decisions are aligned to a world warmed by no more than 1.5°C and to create measured social value along the journey.

[LEARN MORE](#)



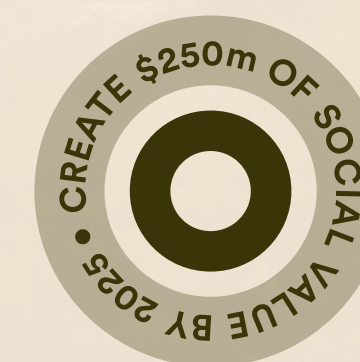
We'll reduce greenhouse gas emissions as far as possible, reaching **Net Zero Carbon by 2025** for all projects, with the remainder offset in an approved carbon offset scheme.

[LEARN MORE](#)



Going **Absolute Zero by 2040**, there will be no greenhouse gas emissions from our business activities. No offsets. Our Absolute Zero target applies to Scope 1, 2, and 3 emissions.

[LEARN MORE](#)



We have also set a target to create **\$250 million of social value by 2025** through the work of our corporate shared value partnerships, above and beyond any project or asset obligations.

[LEARN MORE](#)



A Shared Vision from *Master Placemakers*

From a partnership of master placemakers led by Lendlease, Habitat is crafted as the next great urban campus—one that connects its occupants to the local landscape, the surrounding community, and to each other.

sh p

“Inspired by the nature trails of the local parks, a series of *continuous trails* connect various spaces and experiences within the campus as a whole.”

SHoP ARCHITECTS

As a 100% employee-owned studio, SHoP Architects has projects on five continents spanning from residential and commercial to large-scale master plans and cultural institutions, including the Barclays Center in Brooklyn, New York. Named by Fast Company as “The Most Innovative Architecture Firm in the World,” SHoP Architects creates work fit for the future.

shoparc.com ↗

A+I

“The commercial material palette reflects the soft hues of the once lush landscape, *bringing life to La Cienega* once again.”

A+I

A+I is a New York-based integrated design agency cultivating revolutionary spaces for the world’s leading companies for over 25 years. Specializing in the creation of uniquely brand-infused workplaces, A+I is a powerful thought leader in the realm of informed commercial evolution.

architectureplusinformation.com ↗

RELM

“Our plan seeks to incorporate the LA landscape at its most verdant and create a *thriving green heart* at the center of the city.”

RELM

RELM is a landscape architecture and urban design firm based in Los Angeles, specializing in the creation of quality public realms that enhance daily life, elevate neighborhoods, and regenerate ecologies.

relmstudio.com ↗

BETTER SPACE FOR BIGGER IDEAS

Work space

Habitat's office ecosystem embodies the creative energy of the area. From integrated greenspace and an amenity-activated ground floor to interconnected indoor-outdoor workspaces and refined signature design, *every moment is thoughtfully crafted* to inspire and connect your workforce.

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Highlights of Habitat's *Workplace Ecosystem*



MIXED-USE URBAN CAMPUS

- Unique terraced design
- Activated with office, residential & retail uses
- Integrated parks & garden terraces
- On-site retail / restaurant space & Whole Foods across the street
- Iconic position along La Cienega Blvd
- Fosters gathering, respite & local community

INTERCONNECTED EXPERIENCE

- Large & flexible floor plates with 30' x 30' column grid
- Options to connect all levels via internal stairs from L1-3 & exterior stairs from L3-6
- Floor-to-ceiling windows
- Diverse amenities including fully equipped fitness center
- Moments to focus, reset, collaborate & gather

ULTIMATE ACCESS

- The geographic center of Los Angeles
- At La Cienega / Jefferson Metro Station (Expo / E Line)
- Link to LAX Light Rail (Coming in 2024)
- Adjacent to Expo Line Bikeway
- Premium end-of-trip facility including secured bike room & locker rooms with showers
- In-building parking (3.0 spaces per 1,000 RSF)
- Walk to Hayden Tract & Culver City Arts District

NATURALLY INDOOR-OUTDOOR

- Private outdoor terraces on levels 3 through 6
- Optimized views from floor-to-ceiling windows
- Landscaped with regional fauna
- Natural material palette
- Operable NanaWalls at L3-6 terraces enable indoor-outdoor flow
- Flexible outdoor space for special events

NEXT-LEVEL SUSTAINABILITY

- Certified Net Zero Carbon (Scopes 1 & 2 plus tenant and construction operational emissions), Fitwel & LEED Platinum for office
- 100% all-electric with solar panels
- 64 dedicated EV parking spots
- 222 secured bike parking spaces
- Low-carbon concrete structure
- On-site stormwater treatment & infiltration

“

Our concept brings the vibrancy of LA's *connection to nature* directly into the site, weaving these experiences, qualities, and landscapes to create a dynamic and unique sense of place.”

sh p SHoP ARCHITECTS



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Habitat's workplace ecosystem is energized by an active ground floor of inspiring communal spaces



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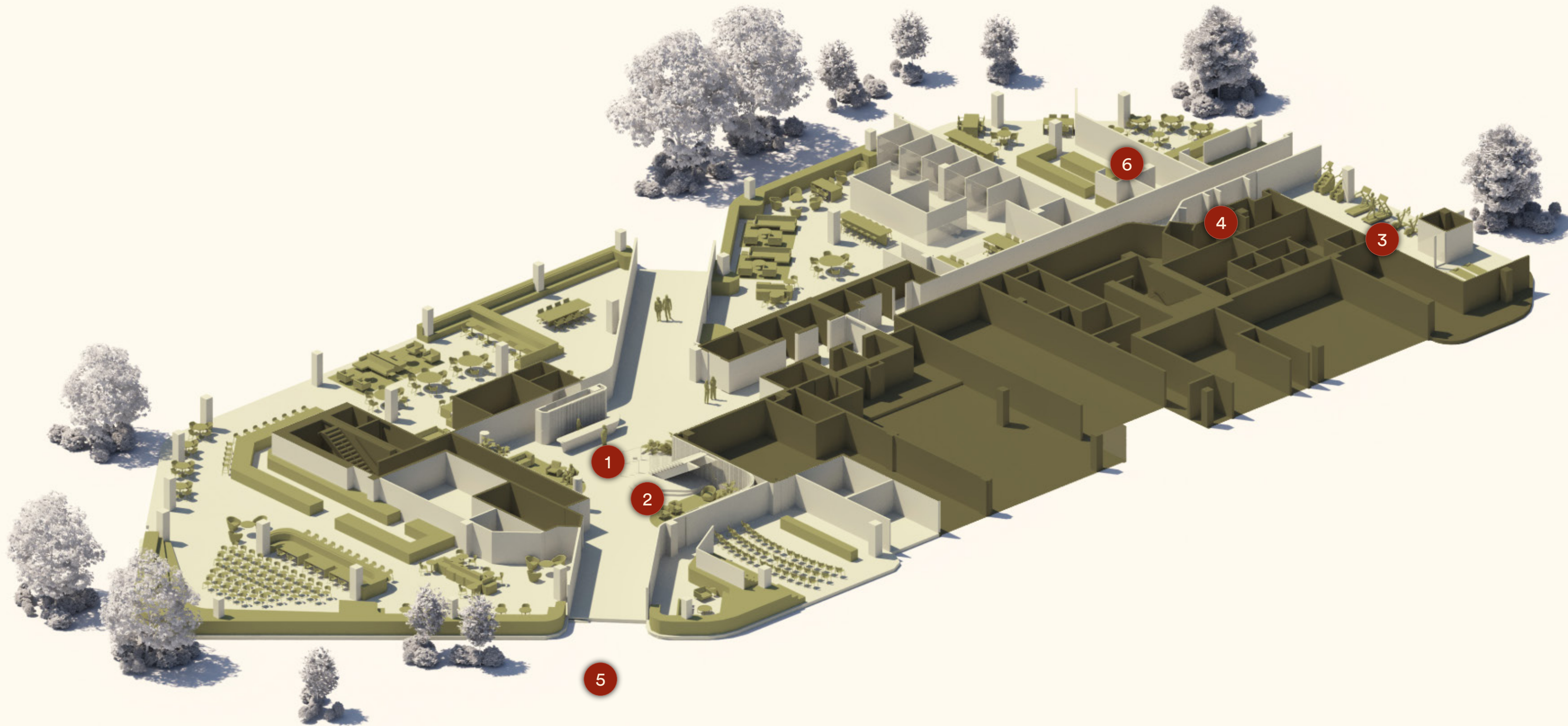
WORKSPACE

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NEIGHBORHOOD

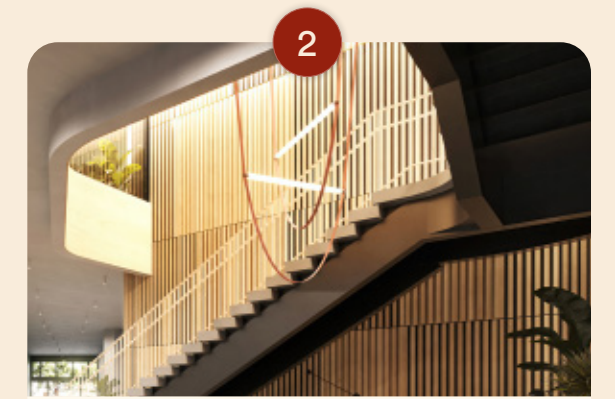
Active From the *Ground Up*

Flowing from The Crossings' transit gateway to The Groves' shaded plaza entrance, Habitat's ground floor mixes La Cienega Boulevard's urban energy with the campus's natural setting—an office community welcoming employees with plentiful amenity spaces and inviting access points.



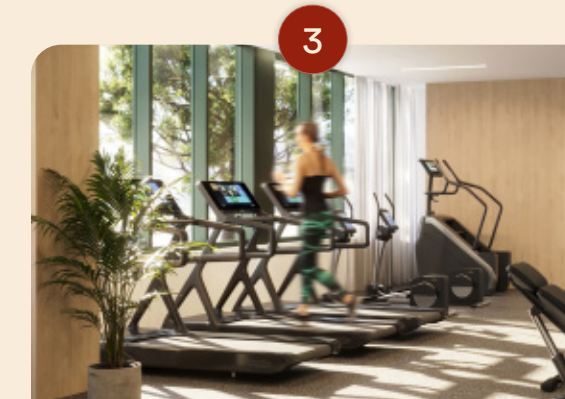
MAIN LOBBY

Inspiring a communal environment, the main office lobby flows fluidly from the building's primary reception area, small activity niches, and a mix of amenity spaces.



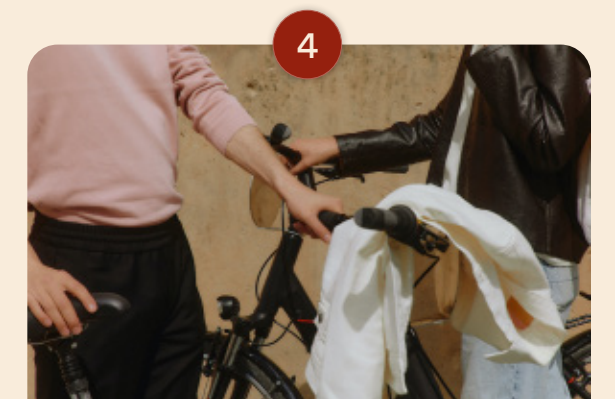
CENTRAL STAIRCASE

A large open staircase seamlessly connects the lobby with L2 and tenant improvement opportunities offer the ability to connect internal stairs to L3 and exterior stairs from L3 to L6.



WELLNESS STUDIO

Habitat supports holistic wellbeing with a fully equipped fitness center for training sessions and a yoga studio for group classes.



END-OF-TRIP FACILITY

Habitat provides bike commuters with a premium end-of-trip facility with direct outside access, secured bike storage, locker rooms, and showers.



AUTO DROP-OFF, VALET & GARAGE

Driving to Habitat is easy with a quiet lane just off La Cienega offering a peaceful auto drop-off, valet service, and an in-building parking garage providing 3.0 spaces per 1,000 RSF.



RETAIL / RESTAURANT SPACE

Adding to the area's retail offering, including Whole Foods, this mixed-use campus will be energized by 2,900 RSF of retail space.

Integrated with Parks, *Elevated by Nature*

Surrounded on all sides by a diverse collection of integrated parks and private garden terraces, Habitat's indoor-outdoor design incorporates LA's natural landscape as a lush oasis peppered with community plazas, outdoor workspaces, tranquil gardens, and breathtaking views.



THE CROSSING

Retail / restaurant space and a landscaped park setting create a natural break from the Expo Line station on this slow-paced office promenade.



CIENEGA SQUARE

Habitat's largest urban park is designed as the campus's active outdoor epicenter, perfect for all-hands meetings and group workshops.



THE GROVE

The campus's welcoming formal entrance — an open, paved plaza along a low-traffic lane shaded by a loose canopy of trees with a rideshare drop-off zone.



PRIVATE TERRACES

Private outdoor terraces on levels 3 to 6 offer room for meetings, focus time, and lunch hangouts, with the tenant option of linking levels via exterior stairs.

The Healthiest Building in Los Angeles

Along with embracing Lendlease's global targets of Net Zero Carbon by 2025, Habitat's commercial building is all-electric with 200 solar panels, FITWEL for operations, and LEED Platinum certified.




**MISSION ZERO
LENLEASE INITIATIVE**

With Net Zero Carbon for Scopes 1 and 2 plus tenant and construction operational emissions, Habitat embraces Lendlease's global goal of Net Zero Carbon by 2025 and Absolute Zero by 2040.




**LEED PLATINUM
WORKPLACE**


Beyond a healthier planet, studies show the benefits of this LEED workplace may include fewer employee sick days, lower utility bills, and increased productivity and morale.



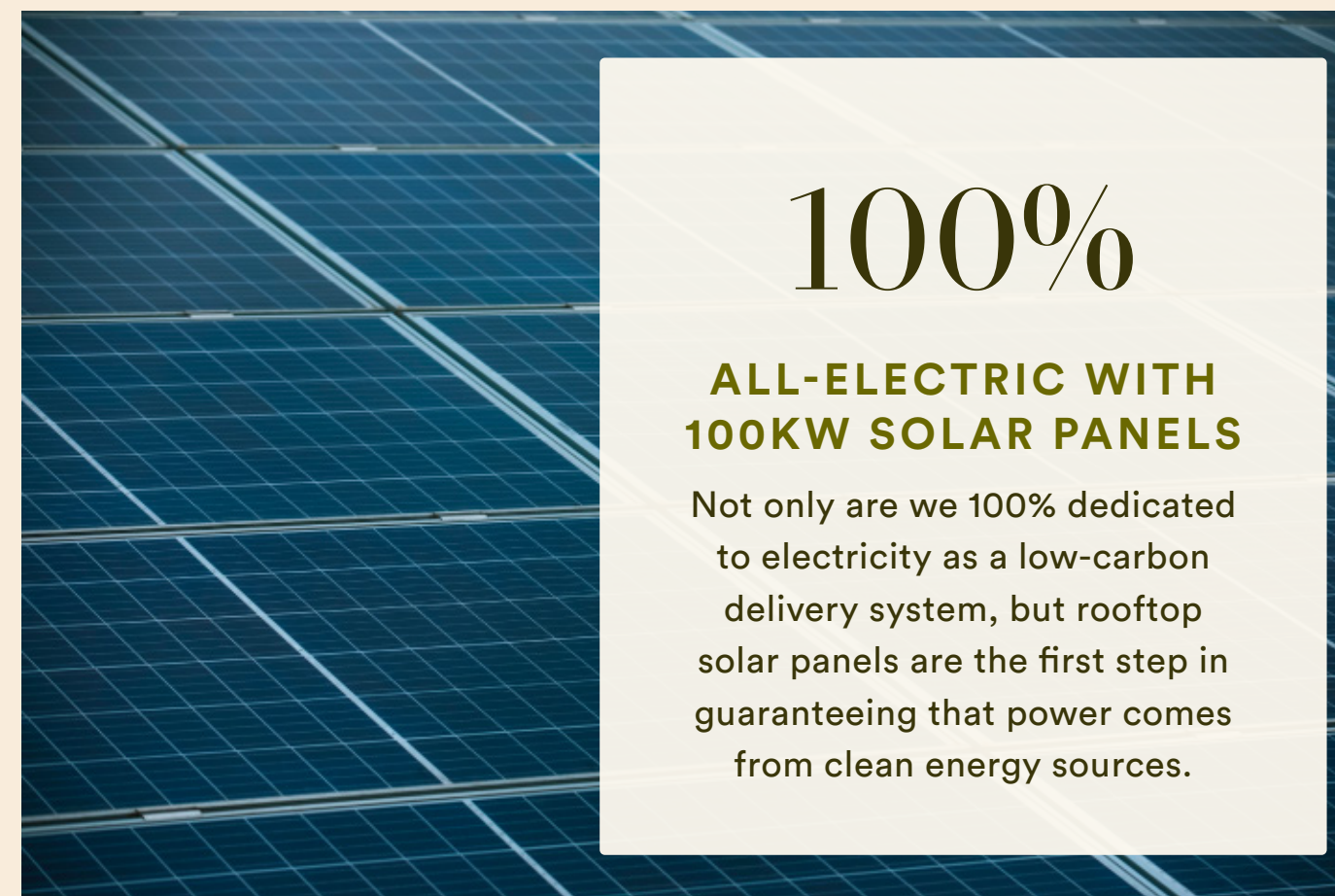

**HEALTHY BUILDING
CERTIFICATION**

Taking a holistic approach to crafting this healthy building, we're continually advancing improved air quality, water cleanliness, lighting, and acoustics.




**SUSTAINABLE
DESIGN FEATURES**

From floor-to-ceiling windows and a bike end-of-trip facility to tenant improvement options like lush planters and exterior stairs, our sustainability credentials feel good to be in, too.



100%

**ALL-ELECTRIC WITH
100KW SOLAR PANELS**

Not only are we 100% dedicated to electricity as a low-carbon delivery system, but rooftop solar panels are the first step in guaranteeing that power comes from clean energy sources.



64

**EV PARKING
STATIONS**

On top of walking, biking, and public transit, low-carbon commute options include a private parking garage with dedicated electric vehicle charging stations.

A SUSTAINABLE WORKPLACE THAT'S ALL IN THE DETAILS



INTEGRATED SOLAR PANELS

PRIVATE TERRACES



FLOOR-TO-CEILING
GLASS



EXTERIOR STAIRS*

OPTIMIZED VIEWS

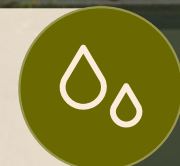


OPERABLE NANAWALLS



LUSH PLANTERS*

STORMWATER TREATMENT
& INFILTRATION



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Enveloped in *Iconic Vistas*



CONNECTING YOUR WORKSPACE ECOSYSTEM

Leasing

In partnership with the visionary global placemakers at Lendlease, Habitat offers a rare commercial leasing opportunity to cultivate a *forward-thinking workplace ecosystem* in the heart of Los Angeles.

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Construction Timeline

Q4 2020
SITE
ACQUIRED

Q2 2023
CONSTRUCTION
COMMENCES



Q2 2025
TENANT SPACE
TURNOVER

Q4 2025
CONSTRUCTION
COMPLETE

2020

2021

2022

2023

2024

2025

2026

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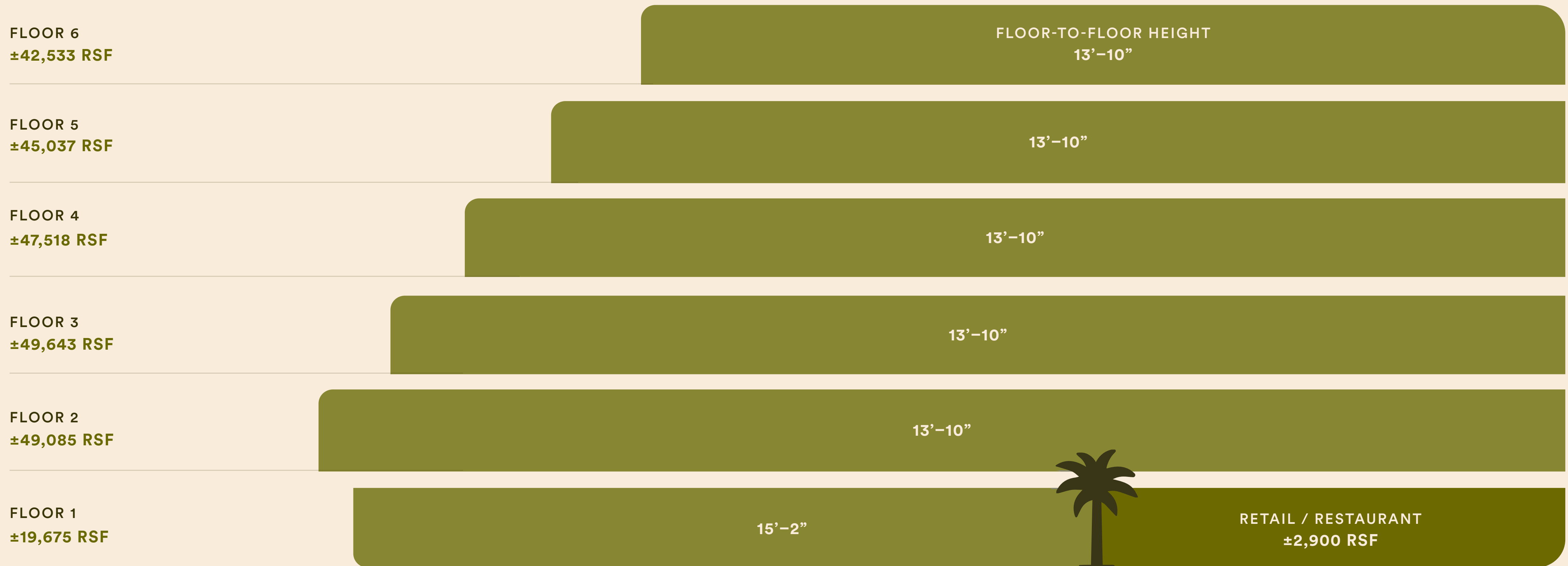
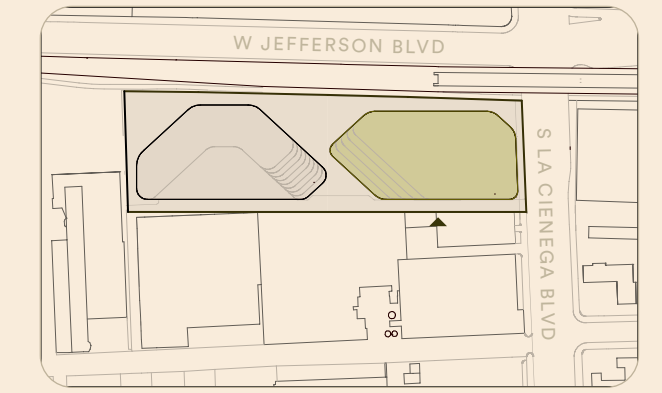
WORKSPACE

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Elevations

TYPICAL EXTERIOR TERRACE
±2,000-2,600 RSF FROM L3-L6



RSF IN ACCORDANCE WITH ANSI / BOMA Z65.1-2017



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Floor One

- 1 SCREENING ROOM / WORKSHOP
- 1 GREEN ROOM
- 1 AV / IT ROOM

- 2 SMALL CONFERENCE ROOMS
- 2 MEDIUM CONFERENCE ROOMS
- 1 PRIVATE DINING ROOM

- 12 OPEN MEETING / LOUNGES
- 5 PHONE / ZOOM ROOMS
- 1 DINING AREA 120 SEATS

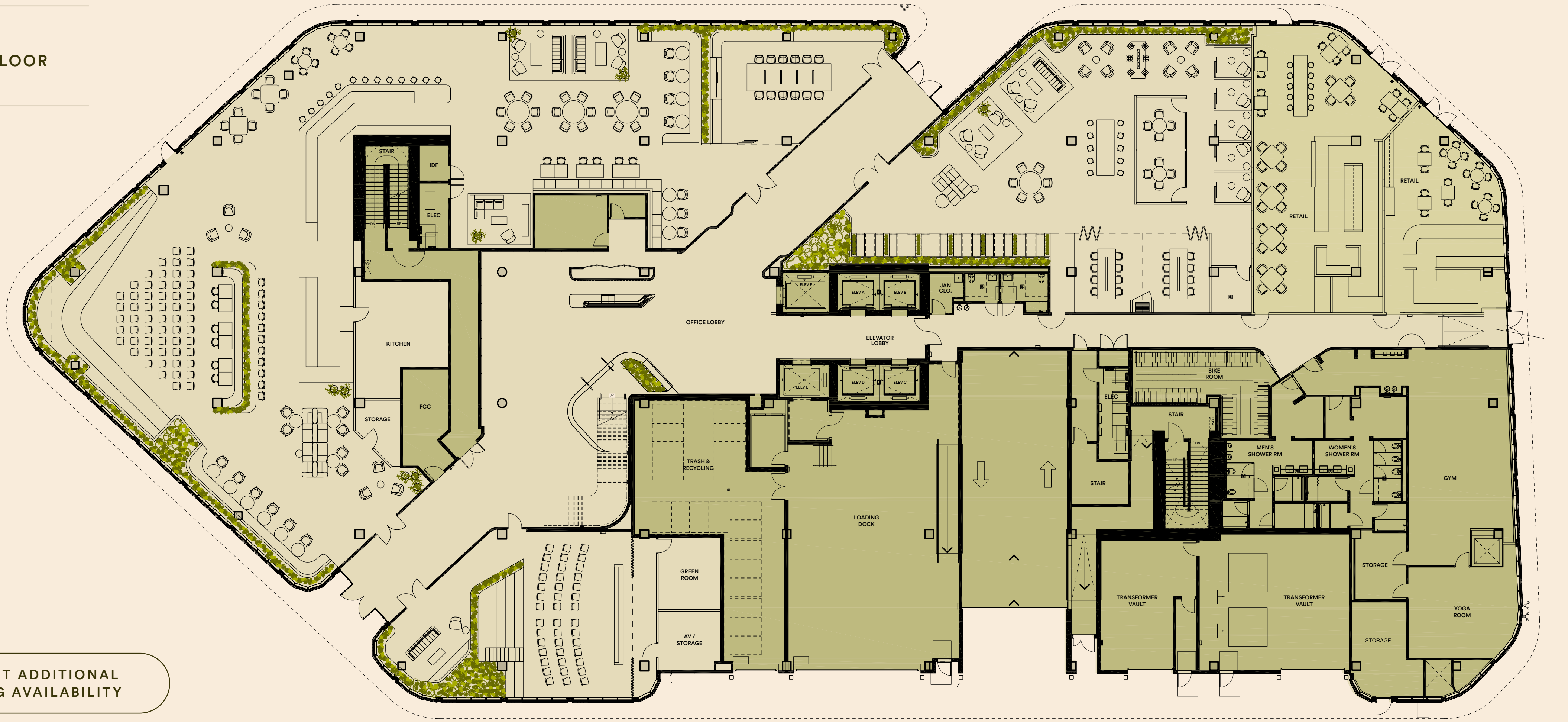
- 1 CO-WORKING AREA 40 WORKPOINTS
- 1 FULL SERVICE KITCHEN
- 1 SERVERY

- 1 CAFE / BAR
- 2 STORAGE ROOMS

±19,675 RSF
OFFICE AREA

15'-2"
FLOOR-TO-FLOOR
HEIGHT

30' X 30'
COLUMN
GRID



REQUEST ADDITIONAL
LEASING AVAILABILITY

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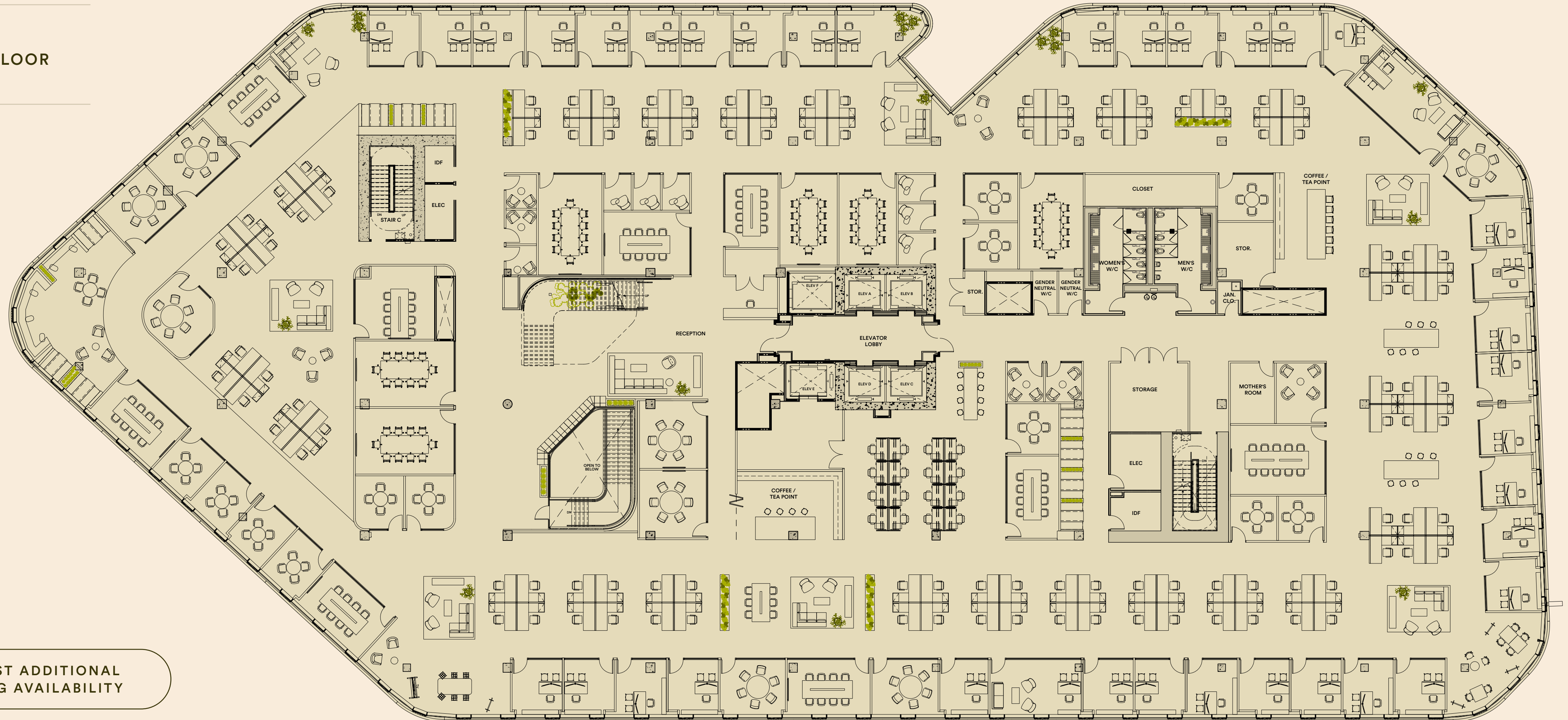
Floor Two

110	WORKSTATIONS	10	SMALL CONFERENCE ROOMS	14	OPEN MEETING / LOUNGES	2	COFFEE / TEA POINT	4	STORAGE ROOMS
46	PRIVATE OFFICES	10	MEDIUM CONFERENCE ROOMS	18	OPEN COLLABORATION	1	MOTHER'S ROOM	2	GENDER NEUTRAL RESTROOMS
12	PHONE / ZOOM ROOMS	8	LARGE CONFERENCE ROOMS	1	RECEPTION	1	SHIPPING & RECEIVING		

±49,085 RSF
OFFICE AREA

13'-10"
FLOOR-TO-FLOOR
HEIGHT

30' X 30'
COLUMN
GRID



REQUEST ADDITIONAL
LEASING AVAILABILITY

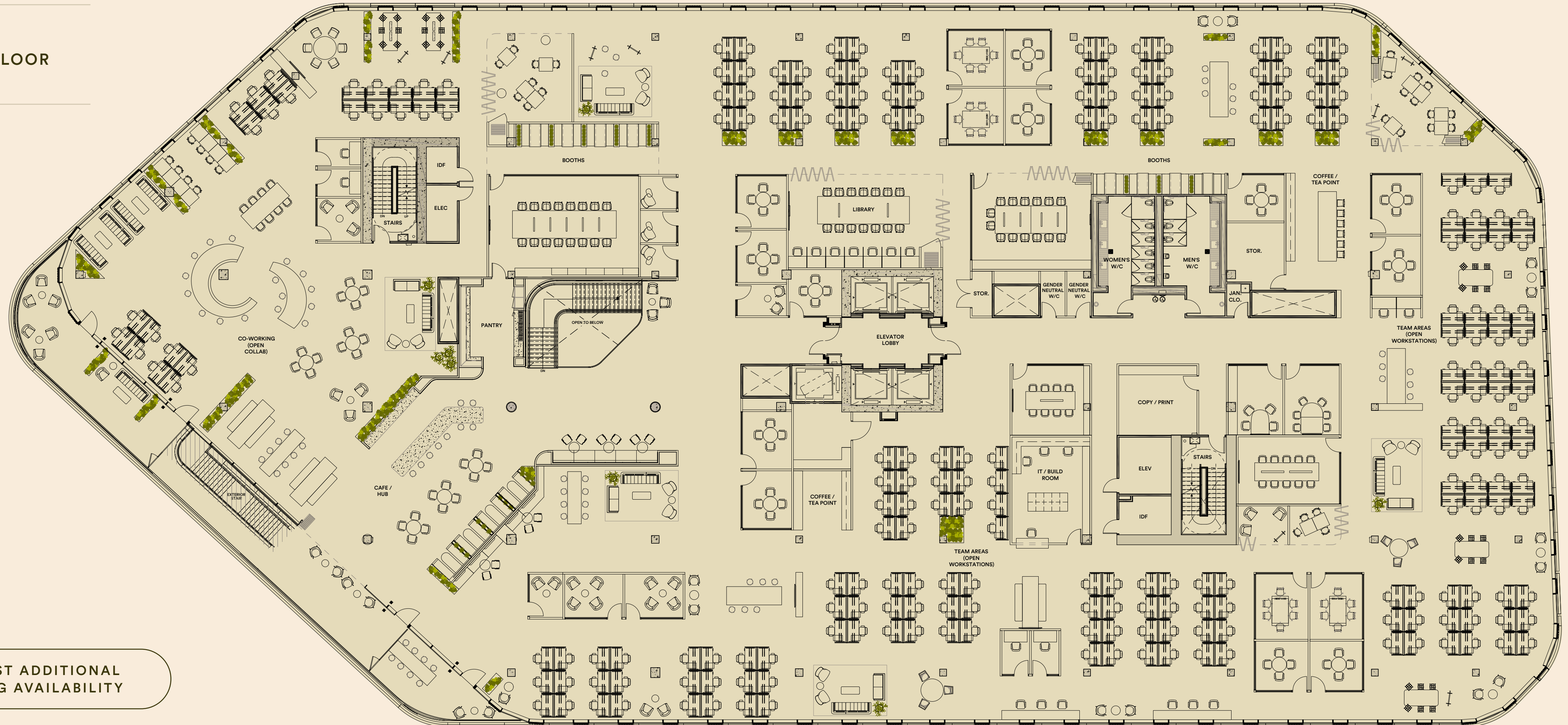
Floor Three

±49,643 RSF
OFFICE AREA

13'-10"
FLOOR-TO-FLOOR
HEIGHT

30' X 30'
COLUMN
GRID

226	WORKSTATIONS	7	MEDIUM CONFERENCE ROOMS	12	OPEN MEETING / LOUNGE	1	CAFE & PANTRY	2	STORAGE
0	PRIVATE OFFICES	1	LARGE CONFERENCE ROOMS	22	OPEN COLLABORATION	1	IT-BUILD ROOM	2	GENDER NEUTRAL RESTROOMS
12	PHONE / ZOOM ROOMS	2	XL CONFERENCE ROOMS	1	LIBRARY	1	MOTHER'S ROOM		
15	SMALL CONFERENCE ROOMS	3	PROJECT ROOMS	2	COFFEE / TEA POINTS	1	SHIPPING & RECEIVING		



REQUEST ADDITIONAL
LEASING AVAILABILITY

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CULVER CITY MEETS THE HEART OF LA

Neighborhood

Where Los Angeles' geographic center meets Culver City, Habitat anchors a *remarkably walkable*, transit-rich, and bike-friendly convergence. Here, a wave of content and tech creative offices is joined by a burgeoning independent restaurant scene, incubator businesses, and Culver City's art studio and gallery cluster.

HABITAT

VISION

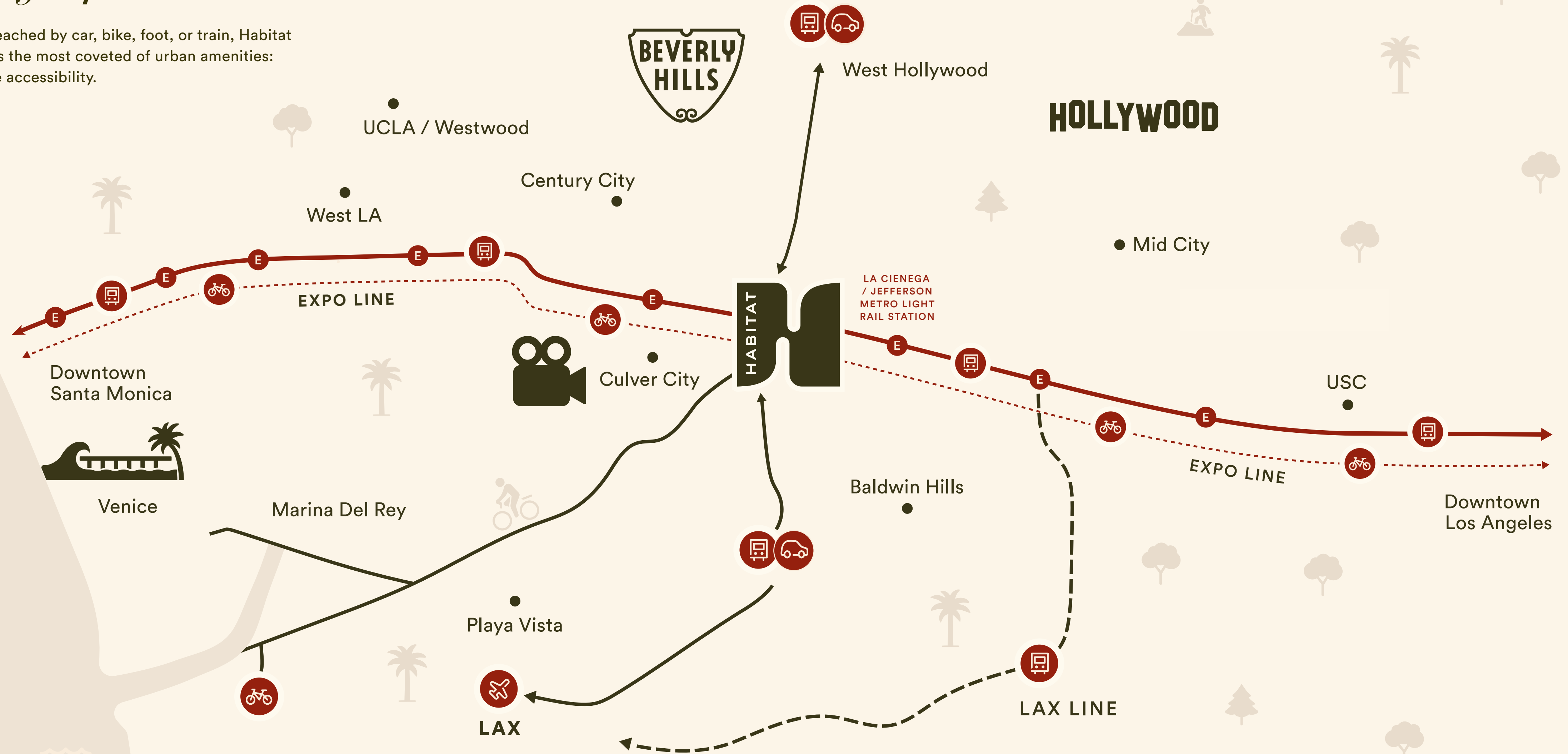
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The Region's *Geographic Center*

Easily reached by car, bike, foot, or train, Habitat provides the most coveted of urban amenities: ultimate accessibility.



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A Friendly, Walkable Neighborhood

Habitat’s walkability extends to surrounding Culver City, offering quick jaunts for provisions from Whole Foods, lunch at one of Cumulus’s new cafes, and drinks and shopping after work at the Arts District.

1. WHOLE FOODS



2. HAYDEN TRACT



3. CULVER CITY ARTS DISTRICT



1. Grab a quick lunch across the street at **Whole Foods**, adjacent to **Cumulus’s** evolving mix of curated shops, new residences, and even a Michelin-starred restaurant. **1 min from Habitat**
2. Easily access Hayden Tract’s cutting-edge media studio cluster, dotted with culinary destinations like the Scandinavian coffeeshop **Destroyer** and the food-forward experience at **Vespertine**. **5 mins from Habitat**
3. Explore Culver City Arts District’s shops, galleries, and restaurants, from blue-chip artwork at **Blum & Poe** to LA street tacos from **Bee Taqueria**. **10 mins from Habitat**



Linked by Light Rail

Adjacent to the Expo light rail line's La Cienega/Jefferson station, Habitat's workforce has access to convenient car-free transit from Culver City to Downtown LA, Santa Monica, and soon, to LAX.

1. IVY STATION



2. PLATFORM



3. DOWNTOWN SANTA MONICA



1. From Culver City Station, soak in a spa treatment at **Milk + Honey**, punch up your workout at **Mayweather Boxing**, devour a pizza at **Etta**, or book a stay at **Shay Hotel**. **5 mins from Habitat**
2. Explore this well-designed indoor-outdoor mall's offerings including salad at **Sweetgreen**, beauty products at **Aesop**, plant-based pasta at **Margot**, Mexican at **Loqui**, and coffee at **Bluebottle**. **5 mins from Habitat**
3. After a short ride on the Expo Line, access Downtown Santa Monica's dense seaside cluster of shops, restaurants, and hotels—along with its large tech, content, and entertainment workforce. **20 mins from Habitat**



A Naturally Bikeable Landscape

With the Expo Line Bikeway running along the campus, a large network of off-street paths connects Ballona Creek to Baldwin Hills and ends at the Pacific Ocean.

1. DOWNTOWN CULVER CITY



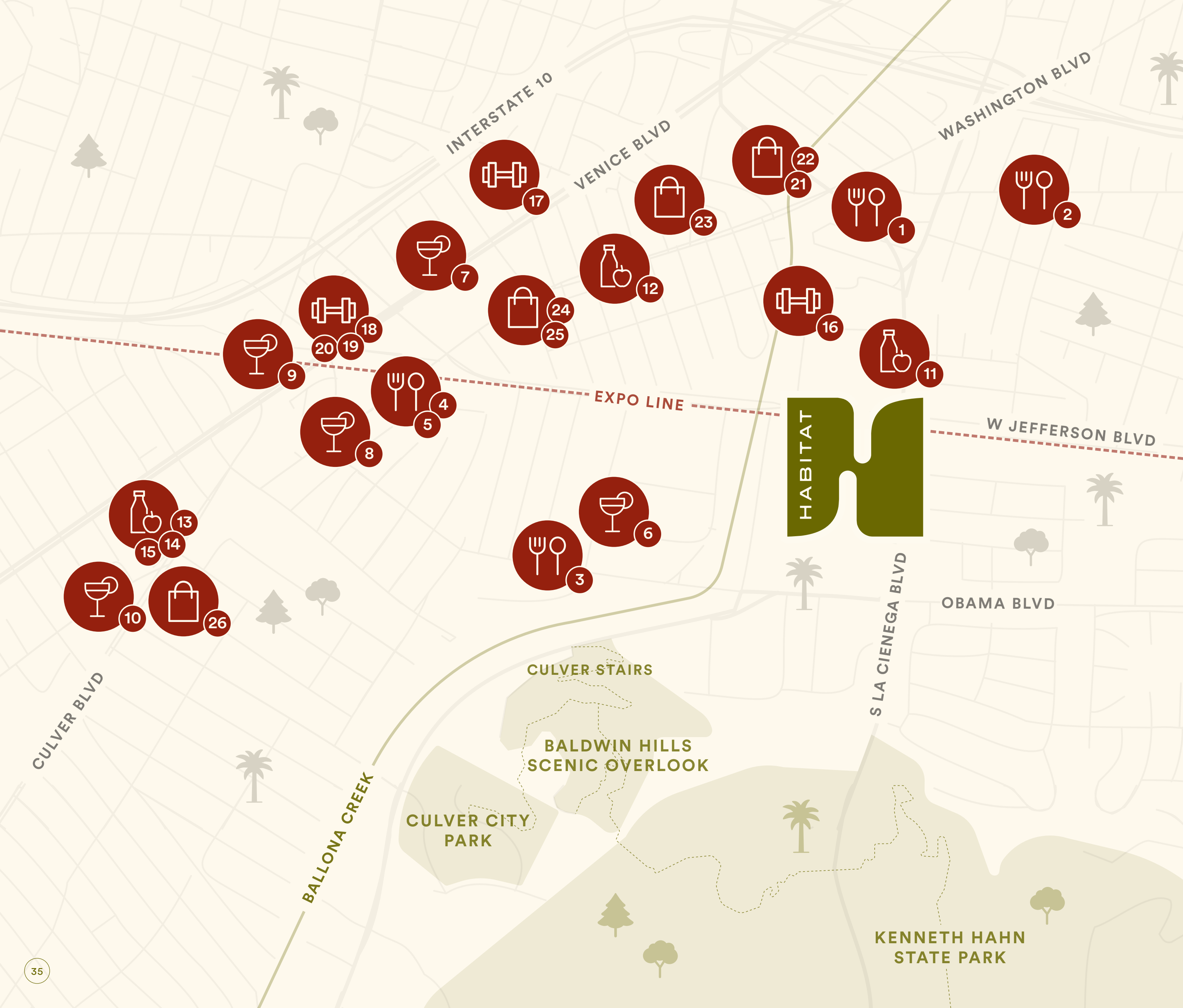
2. BALDWIN HILLS



3. MARINA DEL REY BEACH



1. Grab a bite from **Citizen Public Market**, **Culver City Farmer's Market**, or **Erewhon**, and lounge among tech and media creatives at **The Culver Steps**. **10 mins from Habitat**
2. Explore the paths that make their way through the **Baldwin Hills**, including the **Park to Playa**, which winds its way along **Baldwin Hills Overlook**, **Culver City Stairs**, and **Kenneth Hahn State Park**. **5 mins from Habitat**
3. Follow the **Ballona Creek Bike Path** to its end and you'll pop out at the Pacific Ocean—imagine riding a bike from the office for an end-of-day game of beach volleyball with coworkers. **20 mins from Habitat**



RESTAURANTS

- 1 CEVICHESTOP**
2901 S La Cienega Blvd
Culver City, CA 90232
- 2 BEE TAQUERIA**
5754 W Adams Blvd
Los Angeles, CA 90016
- 3 VESPERTINE**
3599 Hayden Ave
Culver City, CA 90232
- 4 MARGOT**
8820 Washington Blvd Suite 301
Culver City, CA 90232
- 5 LOQUI**
8830 Washington Blvd #104
Culver City, CA 90232

BARS & COFFEE SHOPS

- 6 DESTROYER**
3578 Hayden Ave
Culver City, CA 90232
- 7 FATHER'S OFFICE**
3229 Helms Ave
Los Angeles, CA 90034
- 8 BLUE BOTTLE COFFEE**
8830 Washington Blvd #103
Culver City, CA 90232
- 9 EQUATOR COFFEES**
8900 Venice Blvd #105
Culver City, CA 90232
- 10 THE CULVER HOTEL**
9400 Culver Blvd
Culver City, CA 90232

PROVISIONS

- 11 WHOLE FOODS**
3377 S La Cienega Blvd
Los Angeles, CA 90016
- 12 HI-LO LIQUOR MARKET**
8582 Washington Blvd
Culver City, CA 90232
- 13 EREWHON**
9300 Culver Blvd Suite 101
Culver City, CA 90232
- 14 CITIZEN PUBLIC MARKET**
9355 Culver Blvd Suite J
Culver City, CA 90232
- 15 CULVER CITY FARMERS MARKET**
Main St, Culver City, CA 90232

WELLNESS

- 16 GYM TONIC**
3249 S La Cienega Blvd
Los Angeles, CA 90016
- 17 STUDIO ELEVATE**
8733 Venice Blvd
Los Angeles, CA 90034
- 18 MILK + HONEY**
8900 Venice Blvd Ste. 102
Los Angeles, CA 90232
- 19 YOGASIX**
8809 Washington Blvd Unit 124
Culver City, CA 90232
- 20 MAYWEATHER BOXING**
8900 Venice Blvd Ste. 103
Culver City, CA 90232

SHOPPING & CULTURE

- 21 BLUM & POE**
2727 S La Cienega Blvd
Los Angeles, CA 90034
- 22 HASHIMOTO**
2754 S La Cienega Blvd
Los Angeles, CA 90034
- 23 BLACK IMAGE CENTER**
3209 La Cienega Ave
Culver City, CA 90232
- 24 MIDLAND**
8634 Washington Blvd
Culver City, CA 90232
- 25 ARCANA BOOKS**
8675 Washington Blvd
Culver City, CA 90232
- 26 THE CULVER THEATER**
9500 Culver Blvd
Culver City, CA 90232

S. LA CIENEGA

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LOS ANGELES

JOIN INTEREST LIST

lendlease

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