

3333 Casitas Ave., Los Angeles, CA 90039

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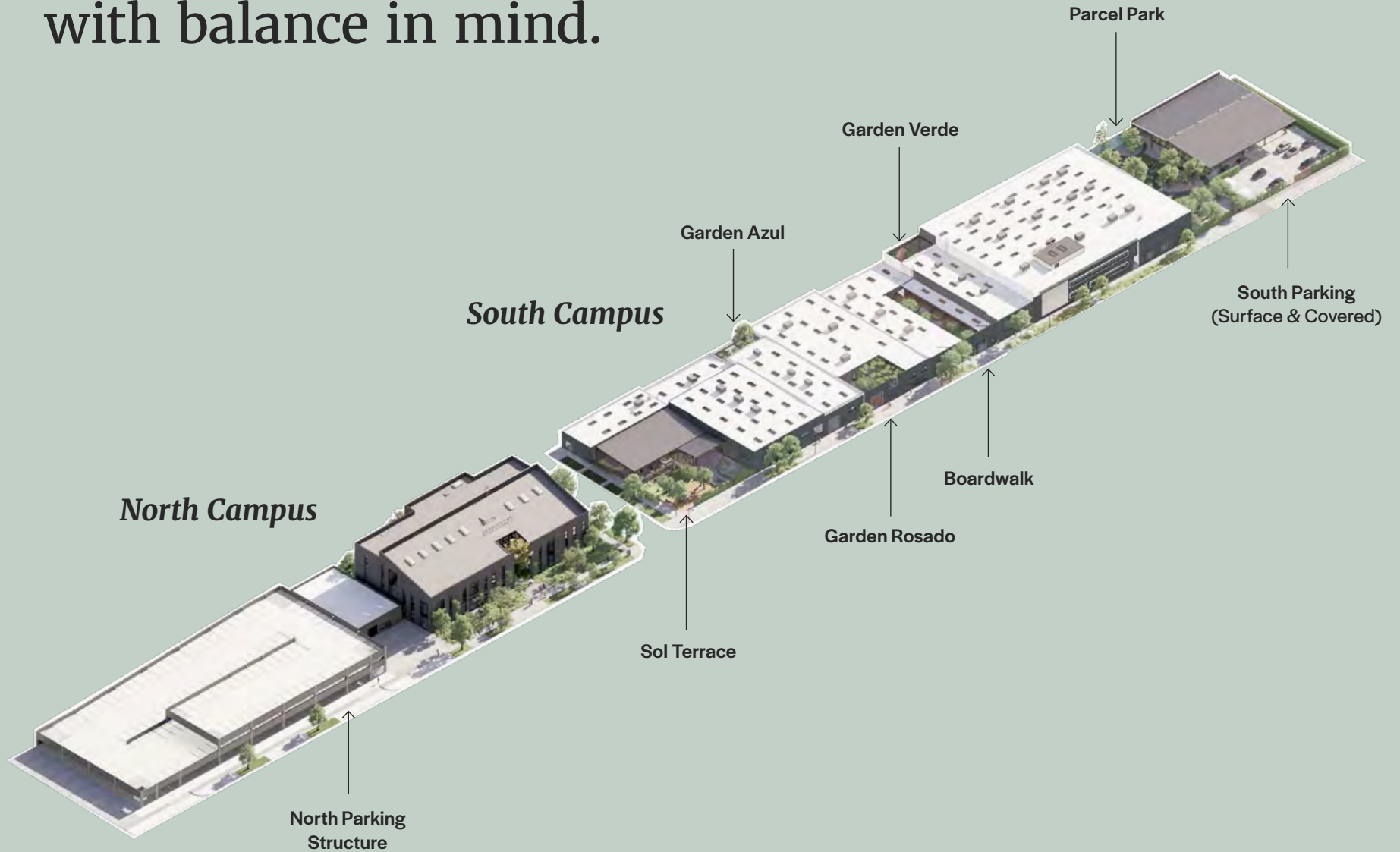
Casitas is a collection of 10 small buildings built over the span of 50 years located in the vibrant neighborhood of Atwater Village. An environment designed to foster creativity and growth.

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

37,901 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

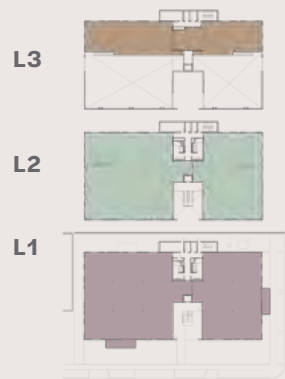


North Campus

● **Level 1**

Workspace	15,351 SF
Patio	633 SF

LEVEL 1



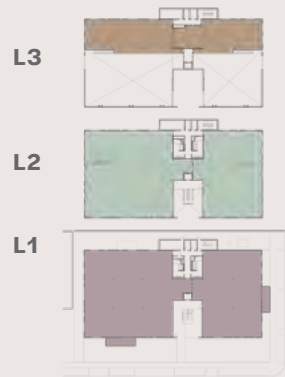
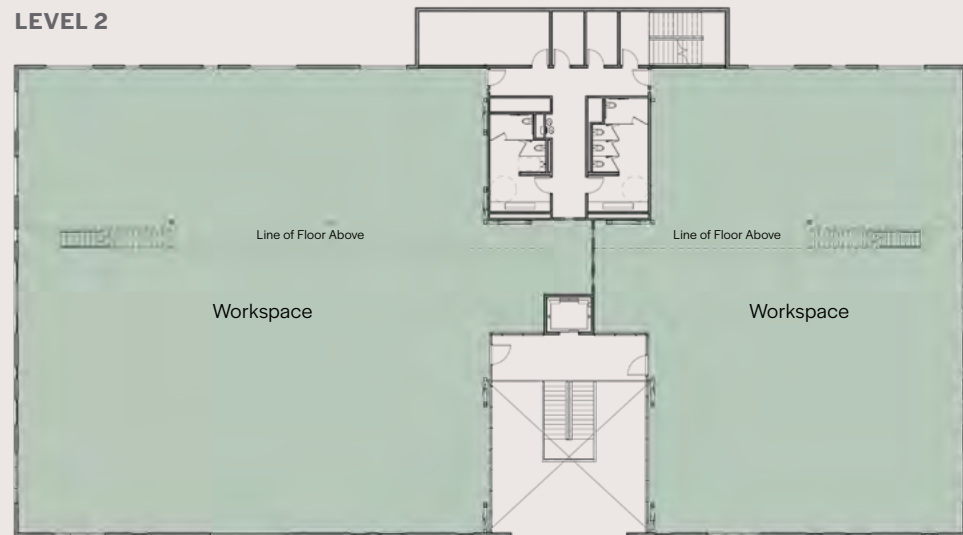
NORTH CAMPUS KEY

North Campus

● **Level 2**

Workspace 15,619 SF

LEVEL 2

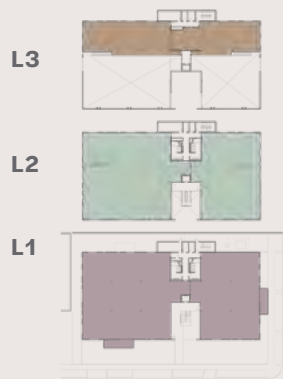


NORTH CAMPUS KEY

North Campus

● **Level 2**

Workspace 15,619 SF



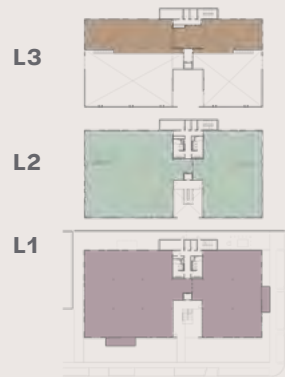
NORTH CAMPUS KEY

North Campus

● **Level 3**

Workspace 6,297 SF

LEVEL 3

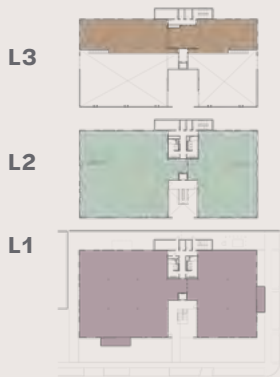


NORTH CAMPUS KEY

North Campus

● **Level 3**

Workspace 6,297 SF



NORTH CAMPUS KEY

South Campus

79,172 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



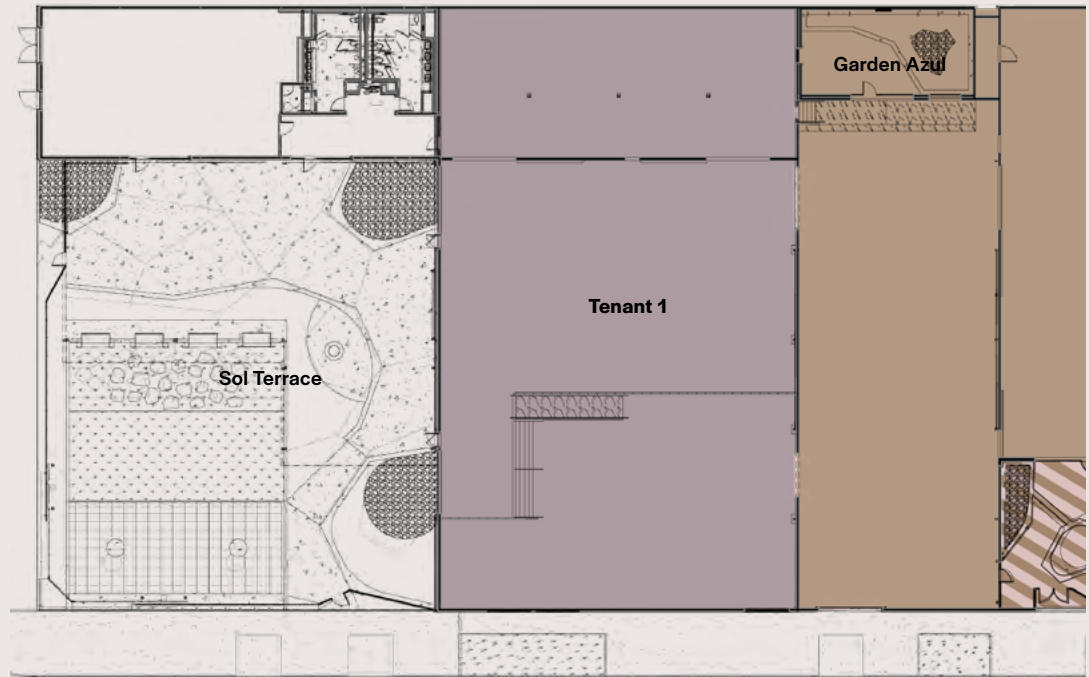
South Campus

● **Tenant 1**

Workspace 12,544 SF

Clear Height 15 - 20'

LEVEL 1



SOUTH CAMPUS KEY

South Campus

● **Tenant 1**

Workspace	12,544 SF
Clear Height	15 - 20'



SOUTH CAMPUS KEY

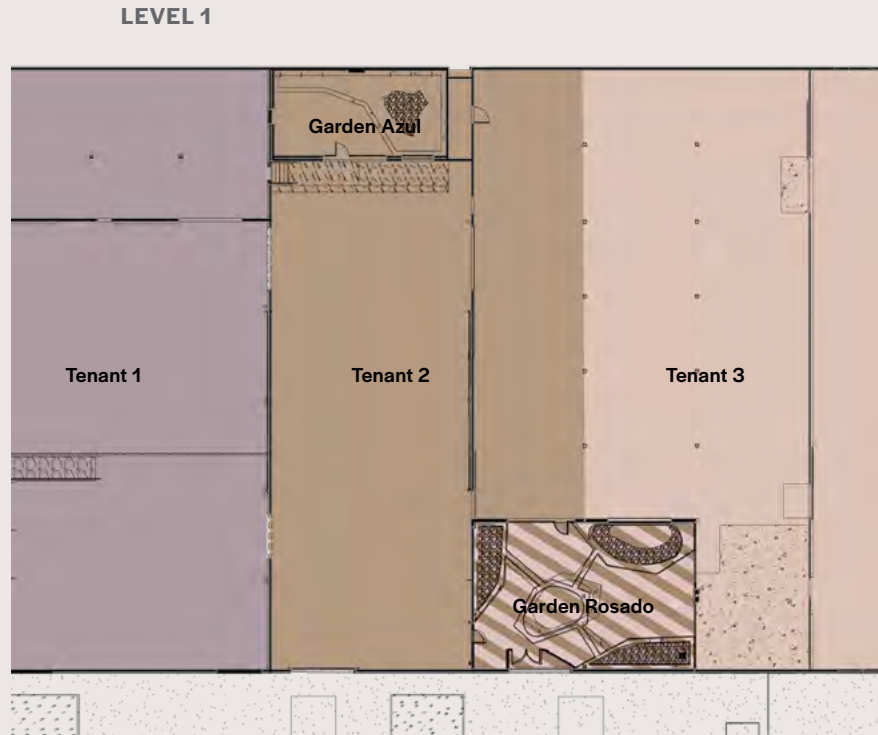
South Campus

Tenant 2

Workspace	10,270 SF
Garden Rosado*	748 SF

Clear Height 17 - 20'

*Shared space w/ Tenant 3



SOUTH CAMPUS KEY

South Campus

Tenant 2

Workspace	10,270 SF
Garden Rosado*	748 SF

Clear Height 17 - 20'

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SOUTH CAMPUS KEY

South Campus

● **Tenant 3**

Workspace	13,951 SF
Garden Rosado*	748 SF

Clear Height 12 - 20'

*Shared space w/ Tenant 2

LEVEL 1



SOUTH CAMPUS KEY

South Campus

Tenant 3

Workspace	13,951 SF
Garden Rosado*	748 SF

Clear Height 12 - 20'

*Shared space w/ Tenant 2



SOUTH CAMPUS KEY

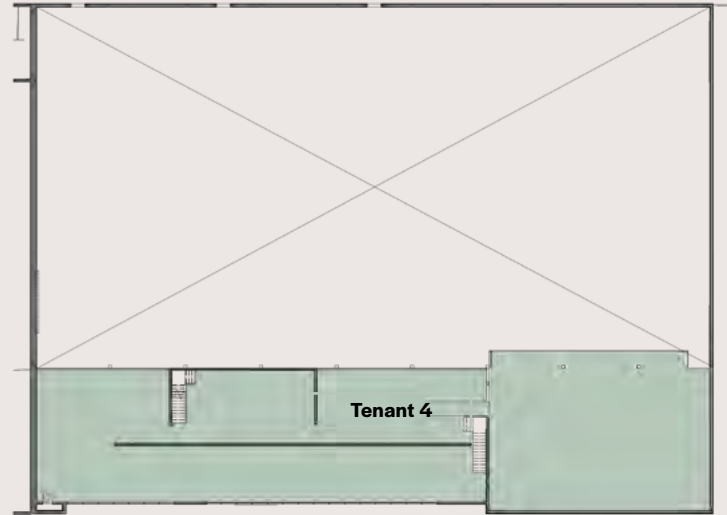
South Campus

Tenant 4

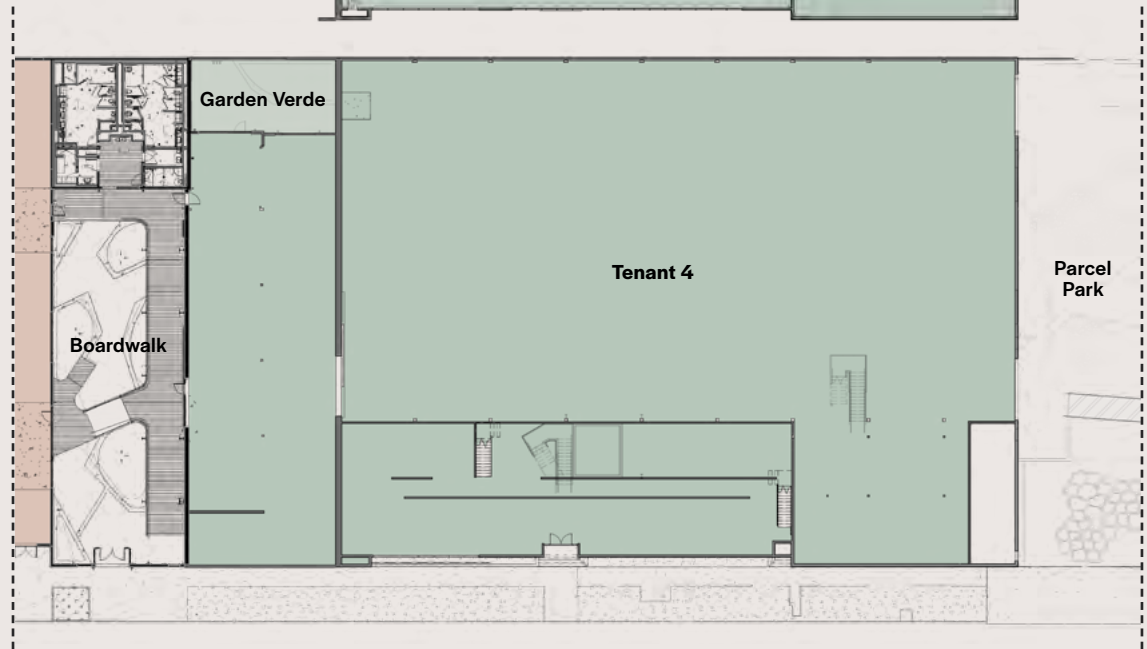
Level 1	32,694 SF
Garden Verde	729 SF
Level 2	7,490 SF

Clear Height 17 - 24'

LEVEL 2



LEVEL 1



L2



L1



SOUTH CAMPUS KEY

South Campus

● **Tenant 4**

Level 1	32,694 SF
Garden Verde	729 SF
Level 2	7,490 SF
<i>Clear Height</i>	<i>17 - 24'</i>



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.

Integrated Outdoor Music

Enterprise Grade High Speed Internet & Wifi

Touchless Building Entry

Cafe & Retail Mobile Ordering via Bldg App

Parking 3.5/1,000

Electric Charging Stations

Dog Friendly

Local Food Trucks

Sound Mitigation



Sol Terrace

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



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.

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

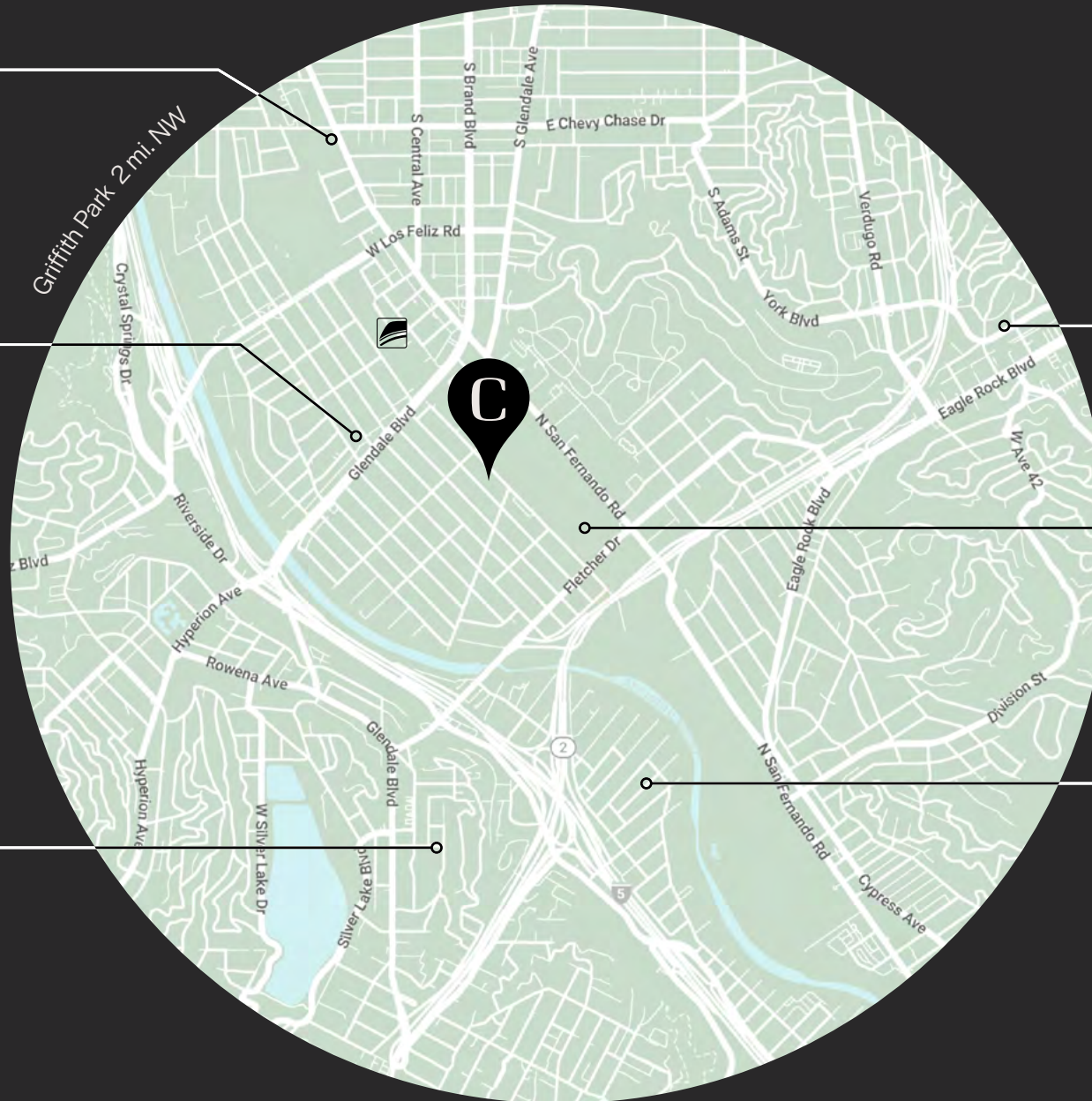
Trader Joe's

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

C



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SteelWave is a privately held full-service creative life science, creative office and industrial real estate management, operating company and investment management firm.

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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