

HORIZON

A T P L A Y A V I S T A

A DEVELOPMENT OF LINCOLN PROPERTY COMPANY AND ASB REAL ESTATE INVESTMENTS



3D visualizations provided by arq&media



Lobby Views



PROJECT HIGHLIGHTS

- New 15-acre, creative-style office campus
- 950,000 square feet of Class A office space
- Phase I - two five-story buildings totalling 460,000 sq. ft.
- Home to Fox Interactive Media Group
- Phase II - two six-story buildings totaling 293,072 sq. ft., occupancy first quarter 2009
- Opportunities for unique corporate identity
- Progressive contemporary design by Johnson Fain
- State-of-the-art workplace technology with connected broadband access throughout
- Clear views of the Westchester Bluffs, pedestrian pathways and open courtyard spaces
- Part of Playa Vista's modern urban development and work-play-live environment, with over 750 acres of parks and open space, world-class retail, and a variety of residential offerings
- Located in the heart of Los Angeles' lower Westside
- Two miles from the Pacific Ocean
- Direct access to LAX and the 90 and 405 freeways



HORIZON
AT PLAYA VISTA

Phase II



BUILDING FACTS

Horizon - Phase II

Building B1 (East Building)		
Floor 1	37,907	RSF
Floor 2	37,800	RSF
Floor 3	37,979	RSF
Floor 4	37,983	RSF
Floor 5	23,133	RSF
Floor 6	18,178	RSF
Total	192,980	RSF

Building B2 (West Building)		
Floor 1	20,656	RSF
Floor 2	20,692	RSF
Floor 3	20,865	RSF
Floor 4	20,702	RSF
Floor 5	17,048	RSF
Total	99,963	RSF

Total RSF: 293,072 RSF

Approx. Floor Plate

Building B1: 37,500 RSF

Building B2: 20,500 RSF

Parking Ratio: 4/1,000

Average Bay Depth: 50 Ft.

Slab to Slab

First to second floor: 15' 0"

All other floors: 14' 0"

Ceiling Height: 9' 6"

Electrical: 6-1/2 watts per sq.ft.

Windows: Full Height

LEED Certification: Seeking certification

Public Transportation:

Metro Bus, Culver City Bus Lines, Big Blue Bus (City of Santa Monica)

E-Tram:

Future E-Tram stop will be located at SWC Millennium and Campus Center and at the NEC of Campus Center & Bluff Creek.

DEVELOPMENT TEAM

Lincoln Property Company

Lincoln Property Company, founded in 1965, is a privately-owned real estate firm involved in real estate investment, development, property management and leasing worldwide. Lincoln has offices in all major markets of the U.S. and throughout Europe. Lincoln's cumulative development efforts have produced over 100 million square feet of commercial space and over 185,000 multi-family residential units. Lincoln Property Company is one of the largest commercial real estate companies in the world.

ASB Capital Management

ASB Capital Management is a SEC-registered institutional investment advisor with over \$8 billion in net assets under management in real estate, equity and fixed income investments. Based in Bethesda, Maryland, with offices in San Francisco, California and Chicago, Illinois, ASB has \$1.34 billion in gross real estate assets under management in 108 buildings located throughout the United States.

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