

THE PLANT

8665 Hayden Place
Culver City, CA 90232
www.rethinkdev.com

THE PLANT

Building Details:

- Total 63,000 Square Feet
- Office suites for sale 1700 – 27,600 sf
- Total Parking 181 spaces: Parking @ 3.2 /1000
- 11' + Ceilings , Operable windows, Floor-to-ceiling glass
- Solar Power
- Radiant Heating and Cooling
- Designed to achieve LEED Gold or Platinum
- Designed to use 50% less energy
- Build-to-suit possible for large tenant/ owner
- Fully entitled, projected completion: spring 2012

Contact

Steve Edwards

Greg Reitz

REthink Development

310-253-9131

Steve@rethinkdev.com

greg@rethinkdev.com

www.rethinkdev.com

THE PLANT

REthink Development is seeking pre-lease and pre-sale commitments for this extraordinary building.

THE PLANT

Ownership Advantages:

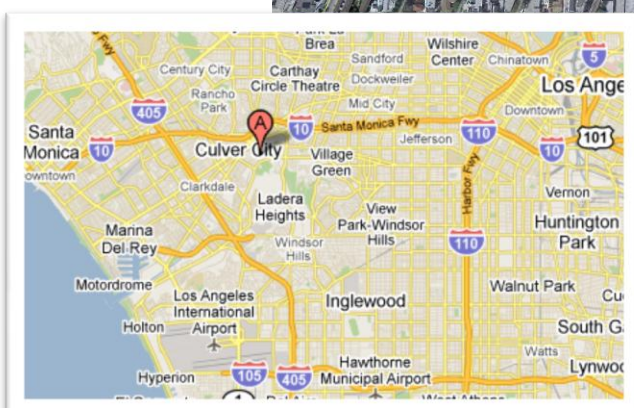
- Lower monthly cost
- No rent escalation
- No landlord

Green Building Advantages:

- Investment in higher worker productivity
- Improved employee health and comfort
- Lower cost to operate
- PR Value of LEED certified office
- Significantly lower environmental & carbon footprint

Location Advantages:

- LA's premier creative office district, the Hayden Tract
- Walking distance to Expo Line light rail
- Walking distance to downtown Culver City restaurants
- 4-story building with great city/ Baldwin Hills views
- 15 minutes to downtown LA
- 15 minutes to Santa Monica
- 15 minutes to LAX



The Plant
Culver City, California



The Plant
Culver City, California



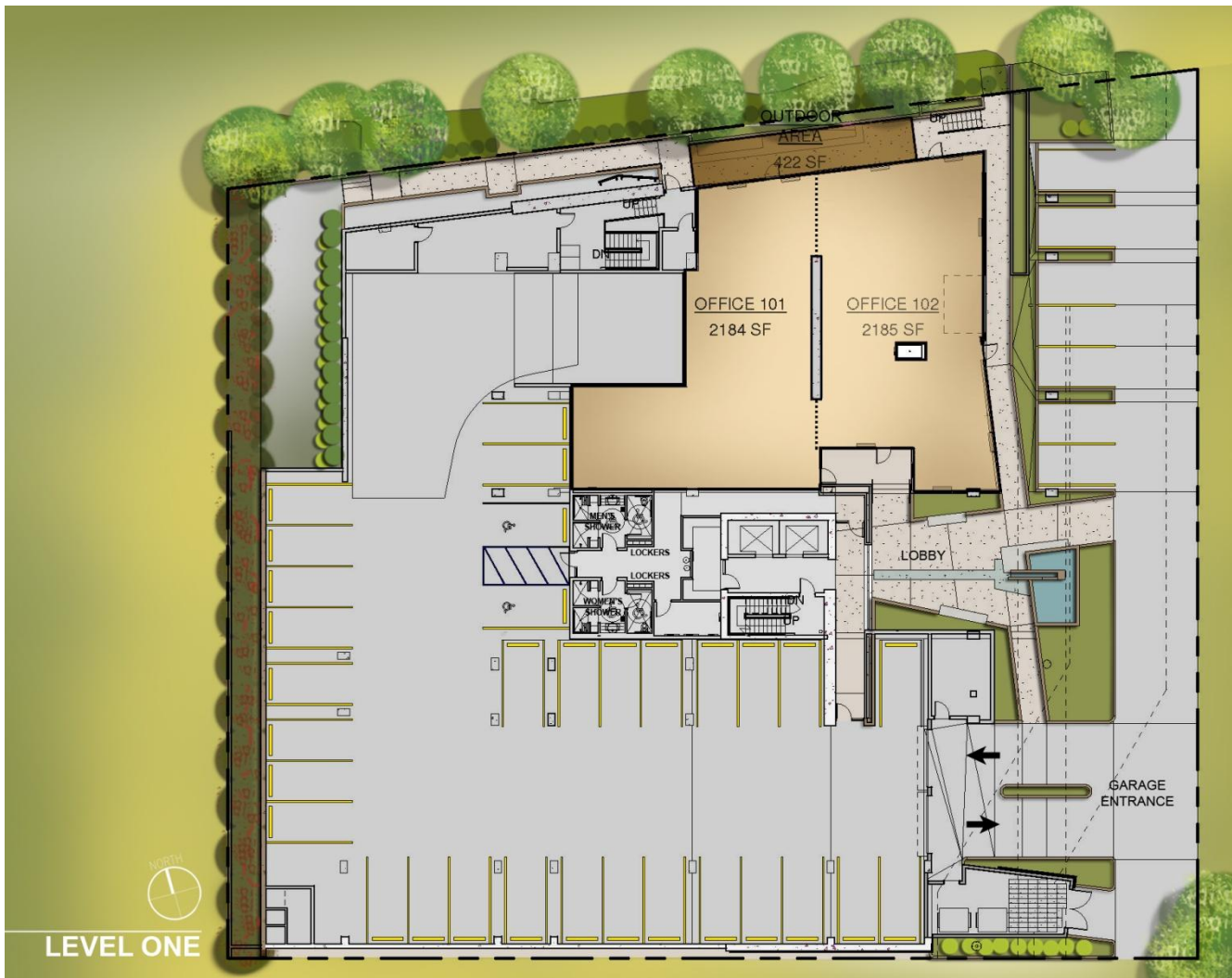
The Plant
Culver City, California

The Plant Design/Positioning Objective

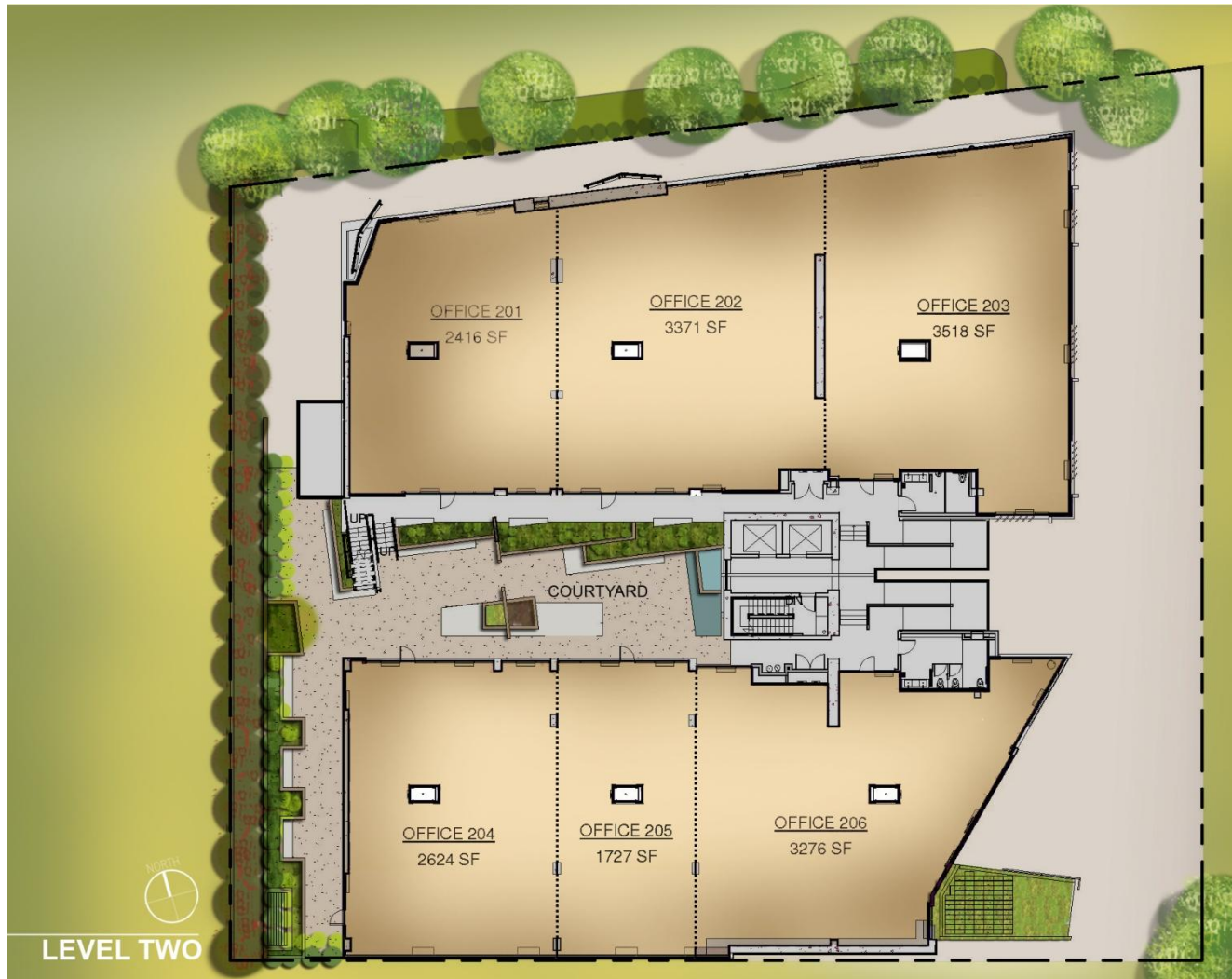


“Architects and designers, advertising agencies, public relations and marketing firms, production companies, digital film companies, gaming companies, internet companies, and media tech companies are among the businesses seeking high performance, “cool”, advanced creative office space on the Westside that will see this Culver City landmark as their perfect home.”

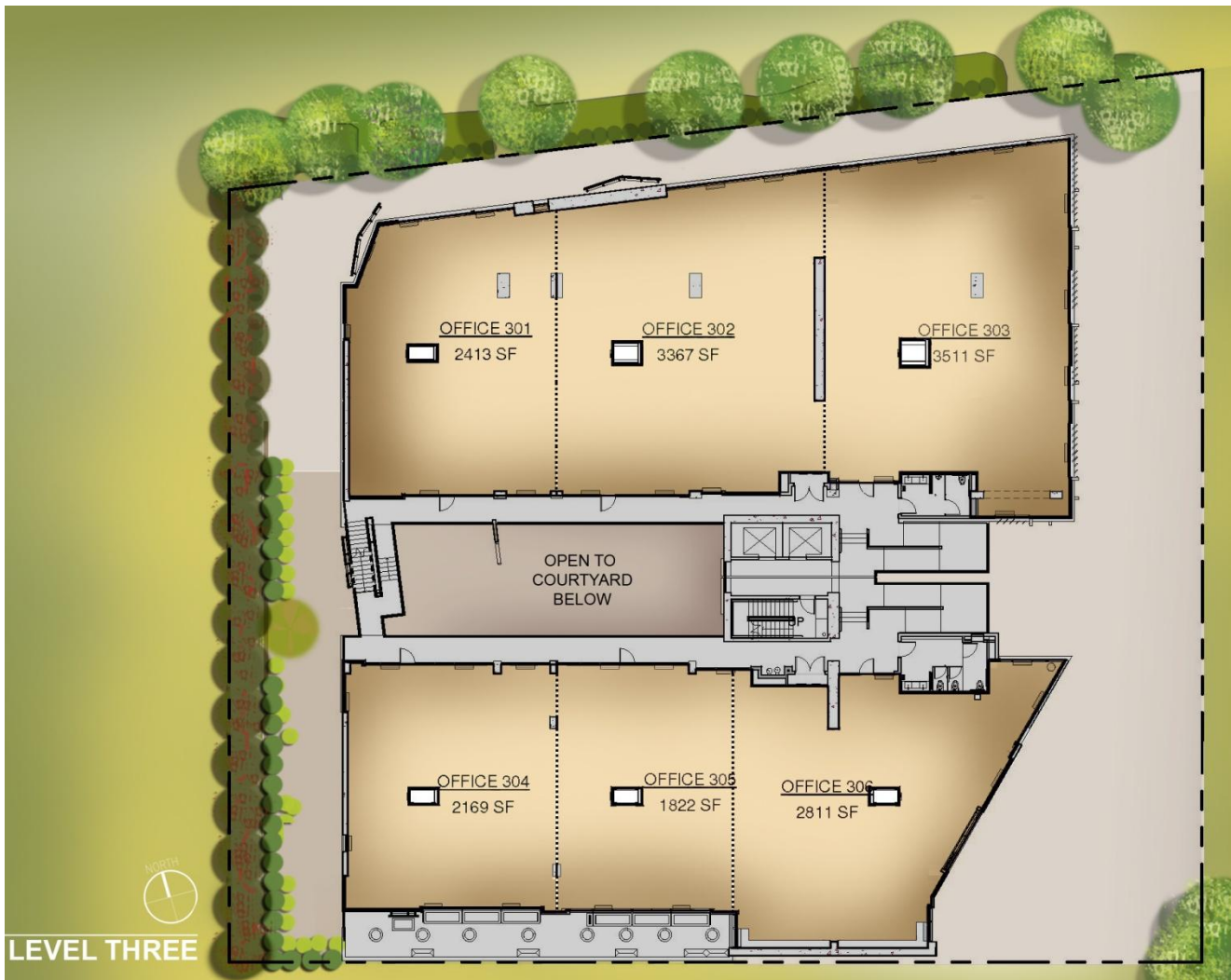
- REthink Development



The Plant
Culver City, California

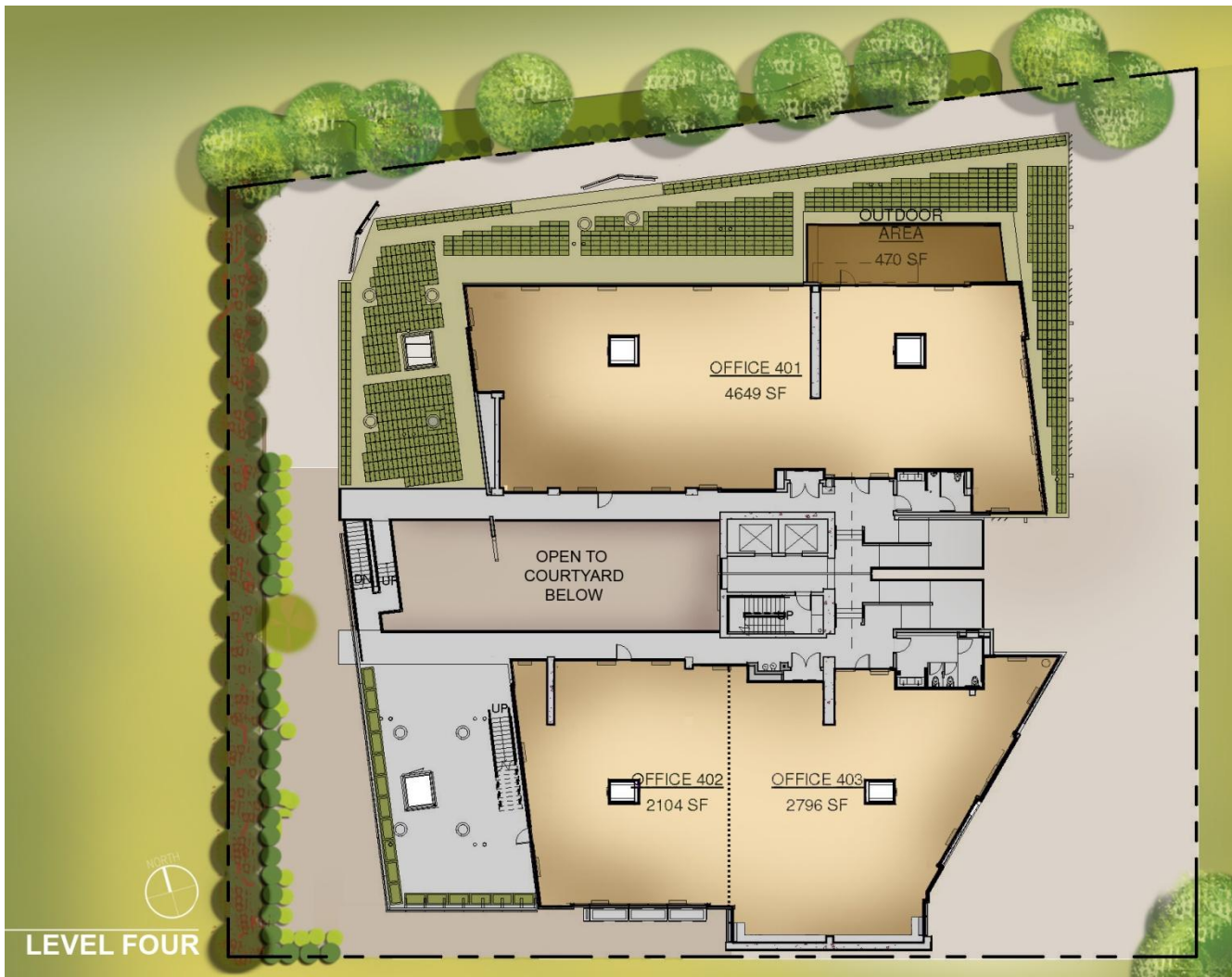


The Plant
Culver City, California

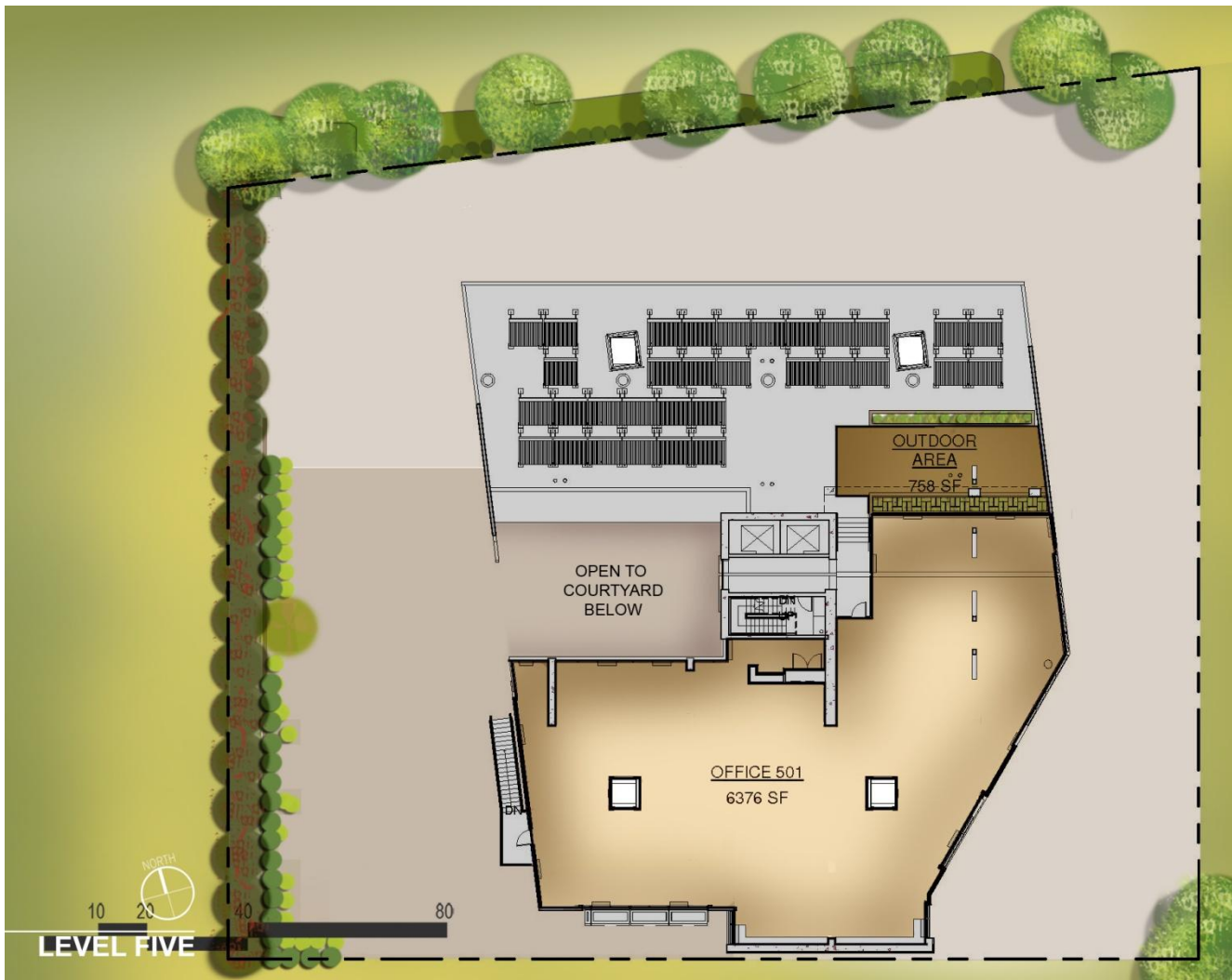


LEVEL THREE

The Plant
Culver City, California

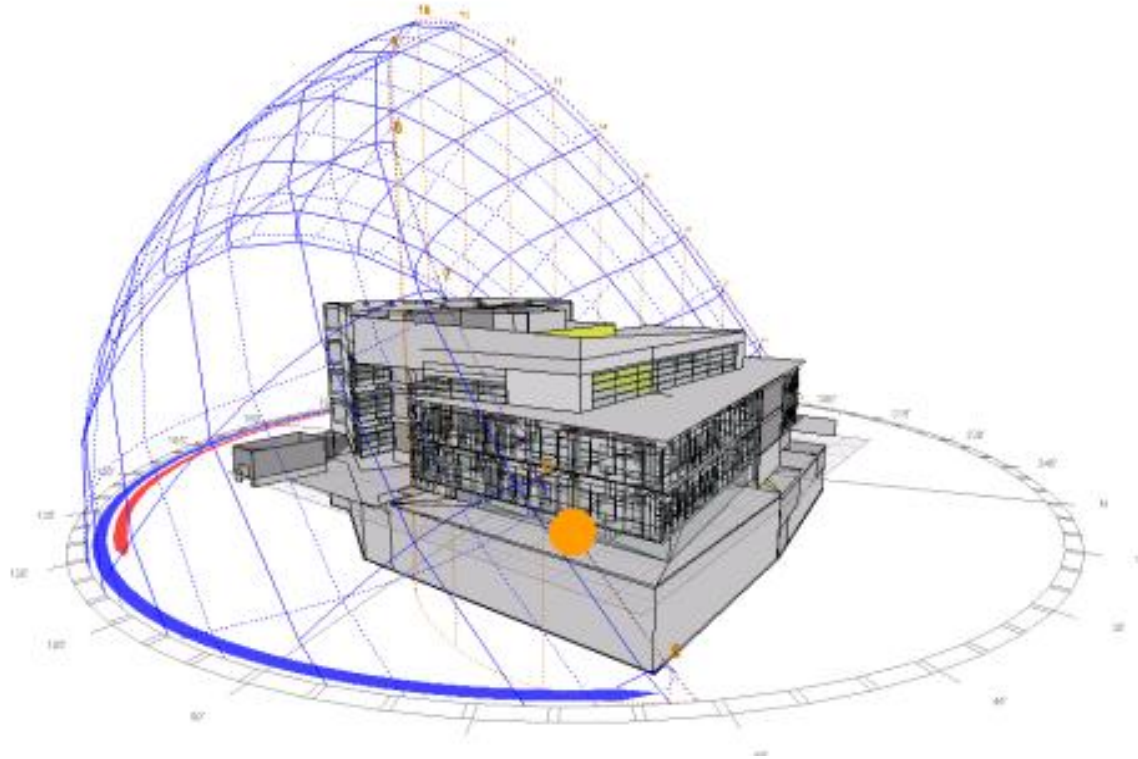


The Plant
Culver City, California



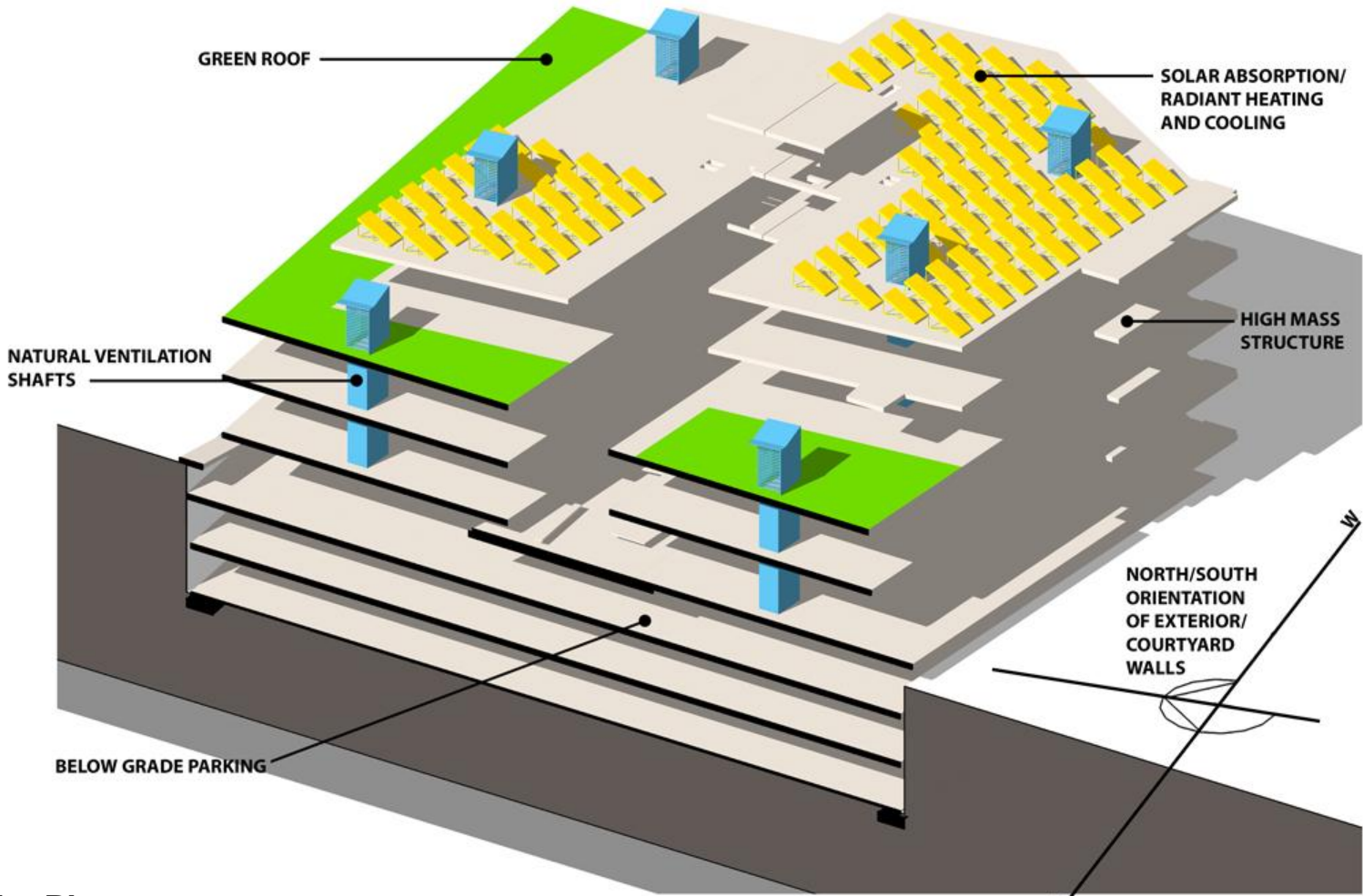
The Plant
Culver City, California

Solar Orientation Study



The Plant
Culver City California

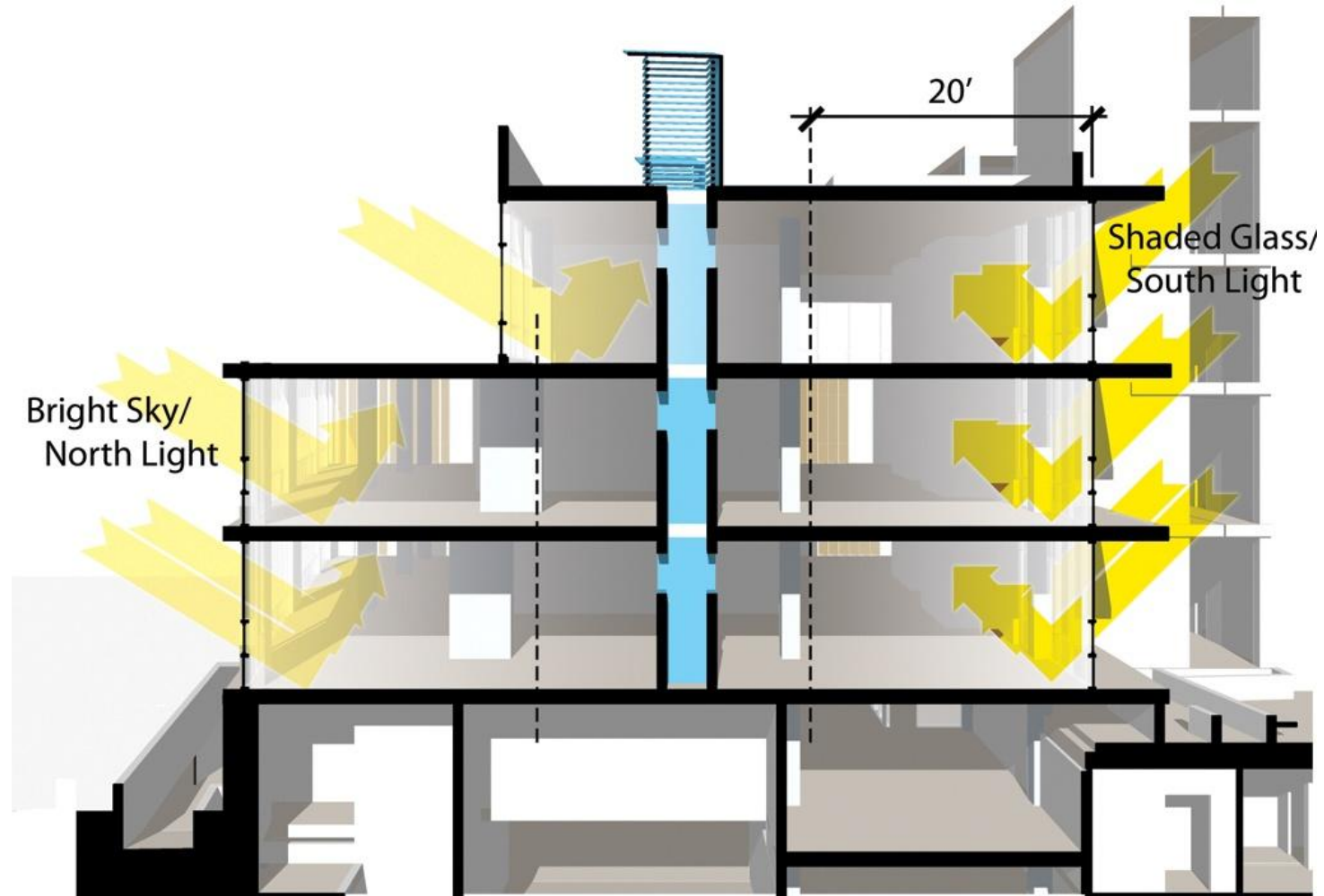




MAJOR BUILDING STRATEGIES

The Plant
Culver City, California

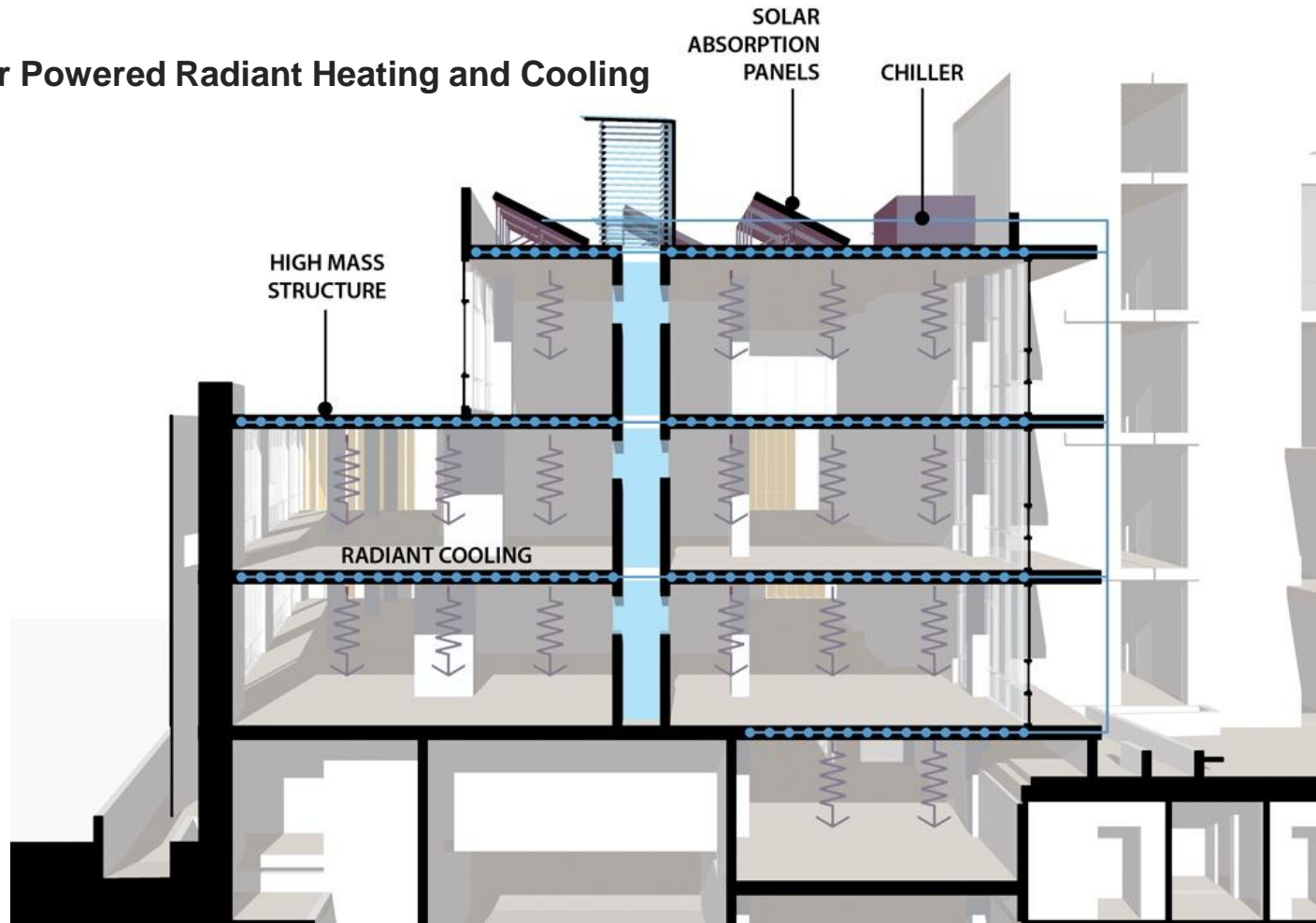




The Plant

Culver City, California

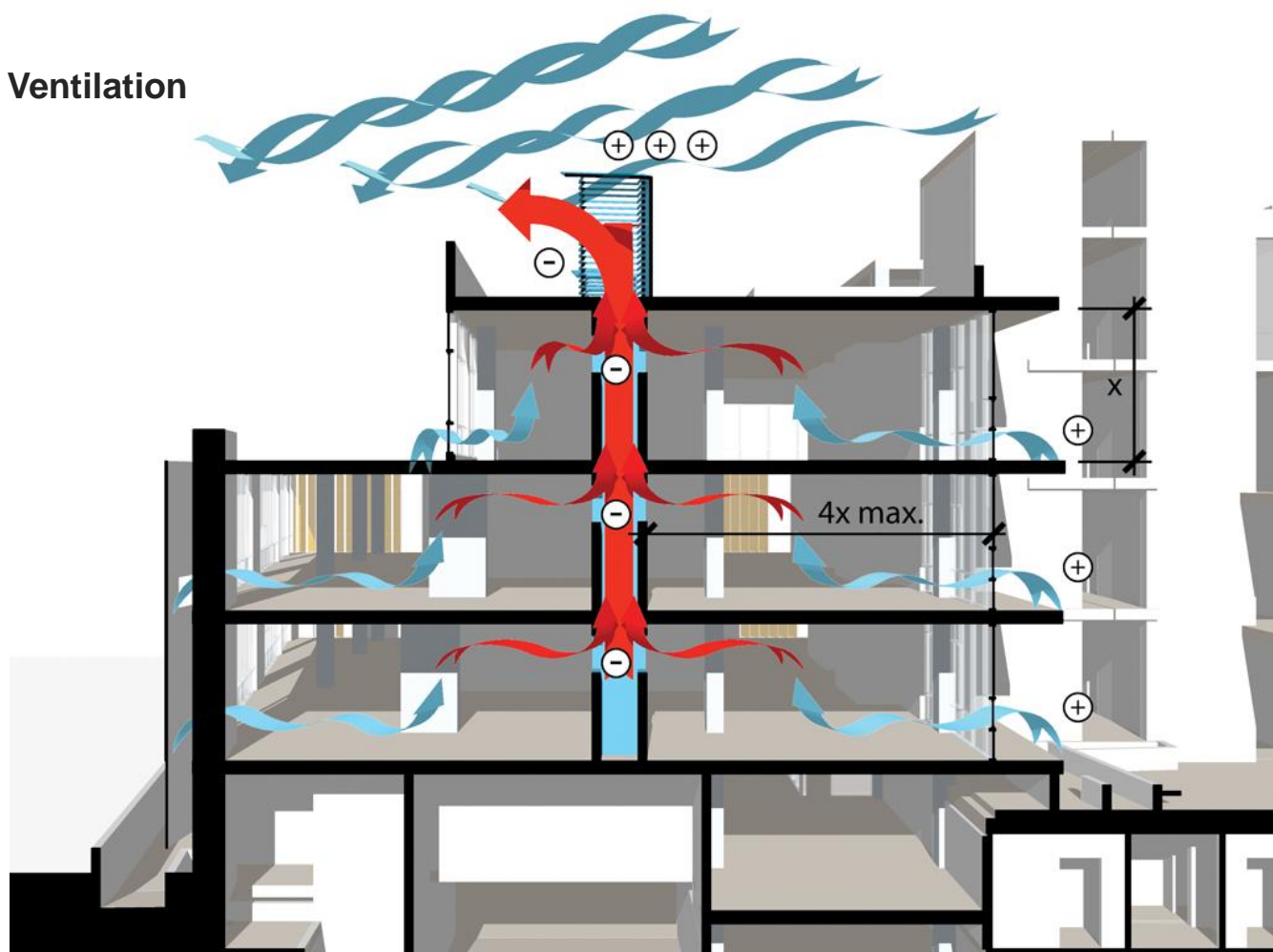
Solar Powered Radiant Heating and Cooling



The Plant

Culver City, California

Natural Ventilation



The Plant

Culver City, California



NOTE: Values are 94% Electricity - Grid Purchase and 6% Natural Gas. The Target & Average Building energy use for this facility are calculated based on fuel mix of input estimated energy use.

Target Energy Performance Results (estimated)			
Energy	Design	Target	Average Building
Energy Performance Rating (1-100)	98	75	50
Energy Reduction (%)	55	22	0
Source Energy Use Intensity (kBtu/Sq. Ft./yr)	133	232	299
Site Energy Use Intensity (kBtu/Sq. Ft./yr)	42	73	93
Total Annual Source Energy (kBtu)	7,141,453	12,465,569	16,034,752
Total Annual Site Energy (kBtu)	2,233,646	3,898,880	5,015,220
Total Annual Energy Cost (\$)	\$ 81,123	\$ 141,602	\$ 182,147
Pollution Emissions			
CO2-eq Emissions (metric tons/year)	210	366	471
CO2-eq Emissions Reduction (%)	55%	22%	0%

Facility Information

[Edit](#)

Hayden Place
Culver City, CA 90232
United States

Facility Characteristics		Edit
Space Type	Gross Floor Area (Sq. Ft.)	
Parking*		
Office	53,640	
Total Gross Floor Area	53,640	
* not included in total		

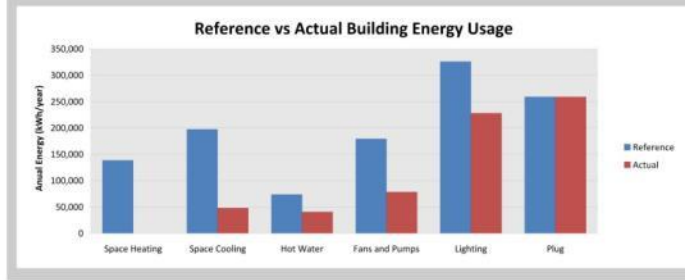
Estimated Design Energy				Edit
Energy Source	Units	Estimated Total Annual Energy Use	Energy Rate (\$/Unit)	
Electricity - Grid Purchase	kBtu	2,094,560	\$ 0.038/kBtu	
Natural Gas	kBtu	139,086	\$ 0.011/kBtu	

Source: Data adapted from DOE-EIA. See EPA [Technical Description](#).

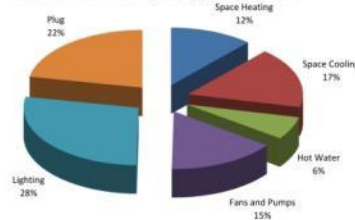
* The Average Building is equivalent to an EPA Energy Performance Rating of 50.

Energy Performance Analysis: ASHRAE Standard 90.1 vs. Actual

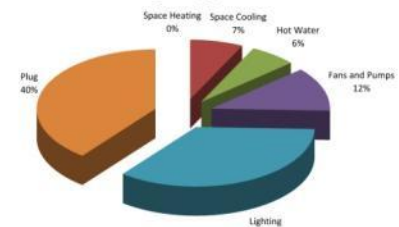
	Energy Usage (kWh/year)		Energy Percentage (%)		Energy Reduction (%)
	Reference	Actual	Reference	Actual	
Space Heating	138,500	0	12	0	100
Space Cooling	197,399	47,997	17	7	76
Hot Water	73,710	40,762	6	6	45
Fans and Pumps	179,387	78,579	15	12	56
Lighting	325,946	228,162	28	35	30
Plug	259,116	259,116	22	40	0
Total	1174058	654616	100	100	44



Reference Building Energy Breakdown



Actual Building Energy Breakdown



The Plant

Culver City, California



Contact

Steve Edwards

Greg Reitz

REthink Development

310-253-9131

steve@rethinkdev.com

greg@rethinkdev.com

The Plant

Culver City, California

