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Tishman Speyer Starts 325,000 SF at Playa Vista

By [Bob Howard](#)

LOS ANGELES-Tishman Speyer has kicked off construction of the 325,000-sf, four-building first phase of its 1.6-million-sf, 64-acre Campus at Playa Vista, which Tishman is building in a joint venture with Walton Street Capital LLC. Los Angeles-based electronics firm Belkin International has signed for 150,000 sf of office space for a new headquarters at the new campus, where the first phase of construction is slated to be completed in late 2009.

The developers are aiming for LEED Gold certification for the Campus at Playa Vista buildings, which are being designed by Gensler and will be surrounded by 20 acres of park space. Upon completion of all phases, the 1.6 million sf at the campus will include the redevelopment of more than 500,000 sf of historic buildings. Financing for the development is being provided by California National Bank.

new corporate headquarters for Belkin will consolidate the company's operations from elsewhere in the Los Angeles area. Belkin was represented by Scott Chalmers, president of Kenrick Ventures Inc.

Located in the eastern portion of Playa Vista, the Campus at Playa Vista is adjacent to the intersection of Jefferson Boulevard and Centinela Avenue in West Los Angeles. The site includes a historic district built by Howard Hughes that was home to the Hughes Aircraft Co.

Each building will include four stories of class A office space above two levels of podium parking. The top floor of each building will have a landscaped deck/green roof with a 1,000-sf patio for tenant use. In addition, tenants will have access to three 9,000-sf landscaped patios connecting the buildings.

The approximately 20 acres of new parks that will surround the buildings will feature landscaped gardens, various athletic courts and fields, a skateboarding park, a performance band shell and water features. Playa Vista, the first mixed-use community to be built in West Los Angeles in the last 50 years, already includes retail and housing, with about 6,500 residents. Its is situated between Marina Del Rey and Westchester, about a mile from the beach.

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