



# IVY STATION

## CULVER CITY

PARTNERSHIPS, SPONSORSHIPS AND PRIVATE  
EVENT INFORMATION  
DECEMBER 2021



UNIQUELY URBAN,  
CATERING TO THE  
CROSSROADS OF  
ENTERTAINMENT,  
TECH, MEDIA AND  
DESIGN



Ivy Station is uniquely situated in the apex of Culver City's burgeoning new media and tech industry, with HBO's new West Coast HQ on site, and Amazon, Apple, and others taking up residence nearby. Together with Culver City's old guard institutions like Sony Pictures and the Helms Complex, these make up a tremendously diverse and engaged population of potential visitors. The site's retail will feature modern, curated yet accessible options for everything from coffee, to fitness, to furniture.

With the thousands of transit riders who will pass through the site each day, the potential to reach people from all over the LA Metro area is incredible.

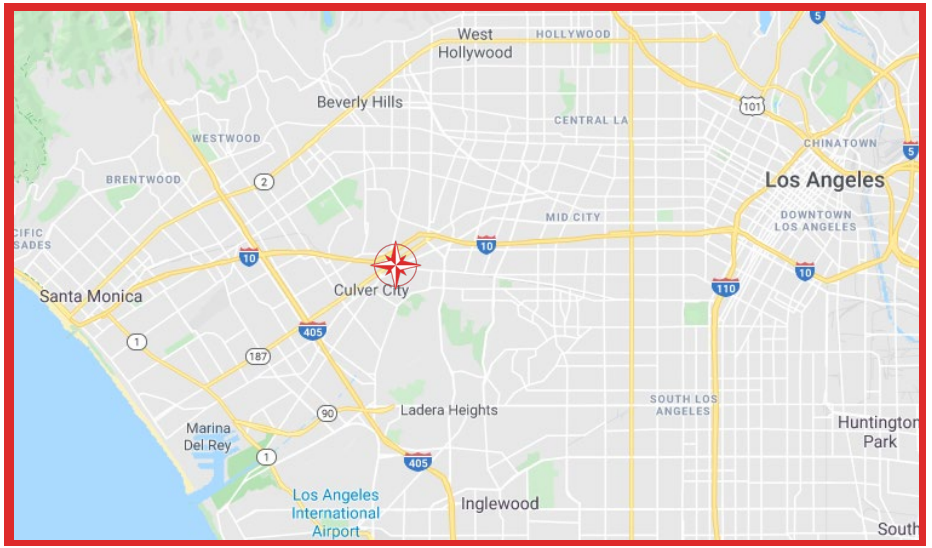




# A NEW TRANSIT-ORIENTED DEVELOPMENT AND PUBLIC OPEN SPACE AT THE CENTER OF EVERYTHING IN CULVER CITY

- 240,000    HQ of Warner Media & HBO
- 47,000    SF of boutique retail
- 1,550    Parking Spaces
- 200    Apartment Residences
- 148    Room Boutique Hotel
- 2+    Acres of Open Space
- 1    Expo Line Metro Station

Ivy Station is a destination live-work-play district centered around a public park in the heart of Culver City. A pioneer in the Los Angeles development landscape, Ivy Station features unprecedented connectivity to the neighborhood, access to the Metro Expo Line, and a curated mix of lifestyle retail. The manicured open space, including a great lawn, town square, and serene gardens, will be open to the public and host a variety of free amenities, programs and events for the community and available for private events and photo shoots. .





## AN URBAN OASIS AND COMMUNITY GATHERING PLACE

The public spaces at Ivy Station hosts complimentary year-round activities and entertainment for the entire community, drawing in new visitors and building a vibrant and attractive brand for the space. All of Ivy Station's public programs are available for sponsorship and partnership opportunities.

Programming for the site is being organized and managed by Agora Partners.

ARTS & CULTURE // Crafting Workshops // Film & Media Seminars

FITNESS & WELLNESS // Boxing // Meditation // Yoga

FAMILY // Parent & Me Fitness // Puppet Shows // Kid's Crafts

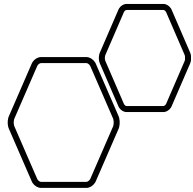
ENTERTAINMENT // Outdoor Movies // Live Music // Theater & Dance

HOBBIES & INTERESTS // Mini Golf // Pottery // Knitting

MARKETS // Night Markets // Craft F&B Fairs // Holiday Markets

AMENITIES // Games, Art & Book Carts // Garden Gathering Spaces // Popup Shops





ONSITE  
HOSPITALITY  
OFFERINGS:  
The Shay Hotel  
Lobby Bar and Cafe  
Etta Restaurant  
Celestina Roof Bar

Ivy Station is home to a new, world-class boutique hotel by the Hyatt Destination Resorts brand with 160 guest rooms, conference space, and suites with striking views of the surrounding hills.

Fine and casual dining options at Etta Restaurant, Celestina Roof Bar, and The Shay Lobby Bar and Café are available to the public and Ivy Station event guests, though reservations are strongly recommended.

What-If Syndicate, the award-winning group behind The Shay's dining offerings, can also provide chef-driven catering options for private events.

Information on meetings and events at the hotel or restaurant spaces available on request.



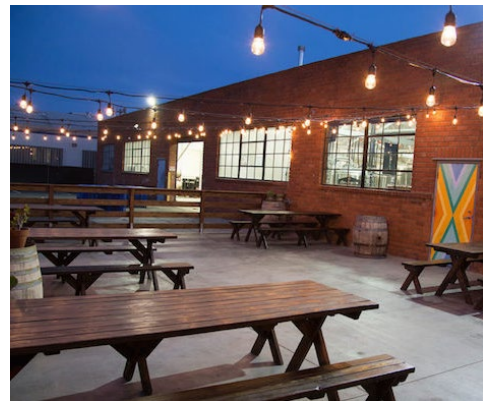
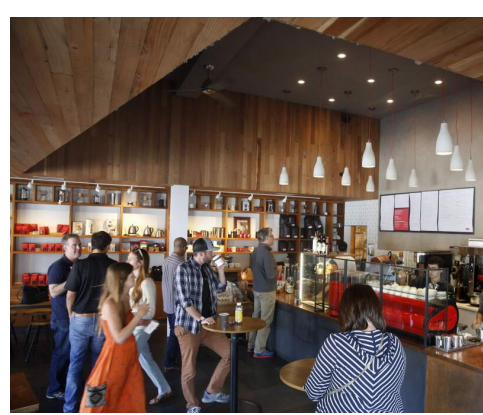


# ONSITE RETAIL OFFERINGS: Fitness & Wellness Healthcare Food & Beverage

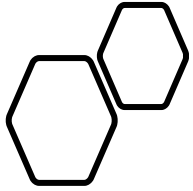
Retail will include boutique fitness, health and wellness offerings from YogaSix, Mayweather Boxing and Fitness, Stretchlab, Carbon Health, Milk and Honey Spa, and more to be announced.

Food and beverage offerings will include Equator Coffees, LA Ale Works Tap Room, and a variety of other concepts from formal dining to casual food and desserts to health conscious/vegan options.

Retail is expected to come online starting in January 2022.

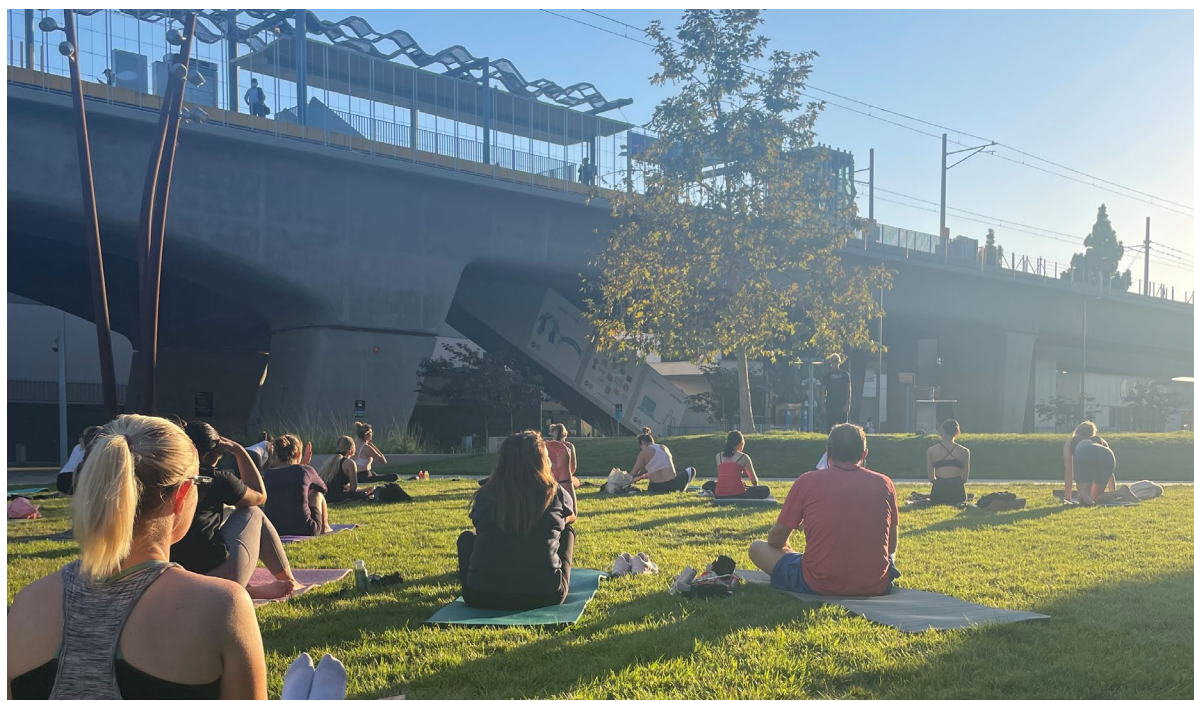






## PRIVATE EVENT SPACES: **LAWN**

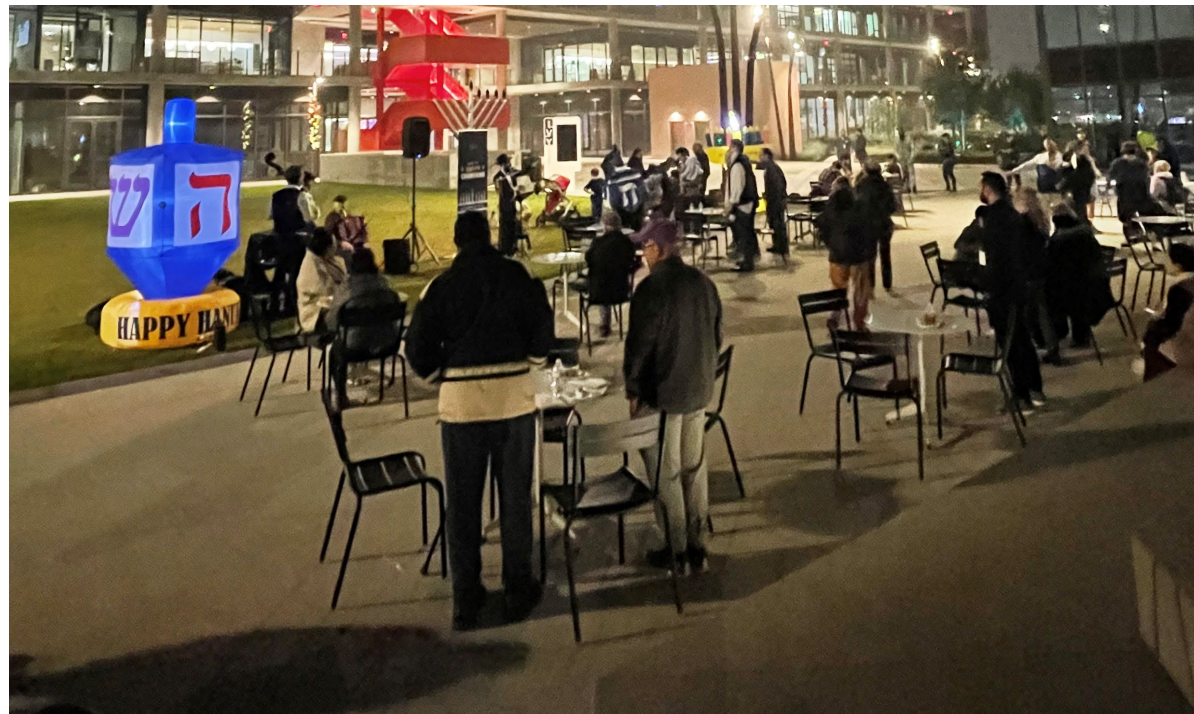
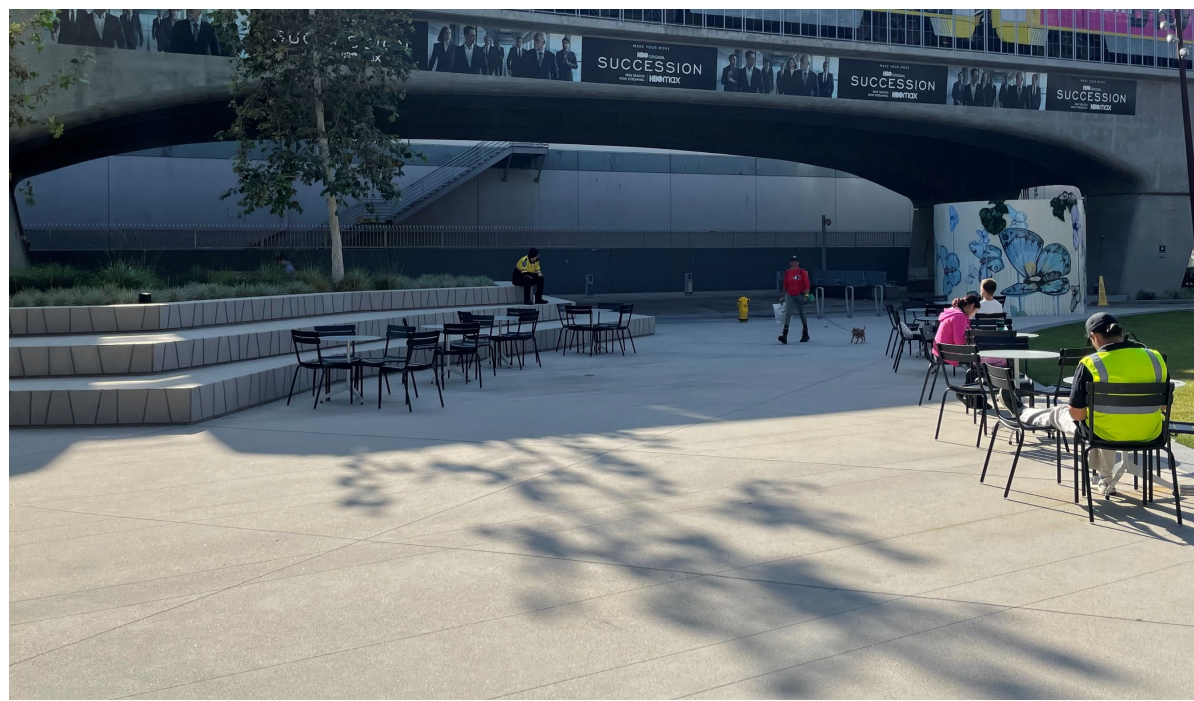
- ~9,000 sf
- Fitness events, concerts, performance, private parties
- Can combine w/ plaza spaces
- Amenities: power, lighting, restrooms, loading dock
- Site plan (see attachment)
- Rates negotiable





# PRIVATE EVENT SPACES: **BUTTERFLY PLAZA**

- ~2,000 sf
- Seated event, brand activation, beer garden, sponsored performance
- Can combine w/ lawn
- Amenities: power, some lighting, concrete steps, restrooms, loading dock
- Site plan (see attachment)
- Rates negotiable



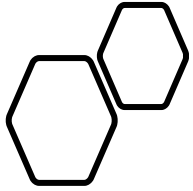


## PRIVATE EVENT SPACES: **MAIN PLAZA**

- ~4,000 sf
- Seated event, private party, brand activation, beer garden,
- Can combine w/ lawn and gardens
- Amenities: power, lighting, restrooms, loading dock
- Site plan (see attachment)
- Rates negotiable







## PRIVATE EVENT SPACES: **GARDENS**

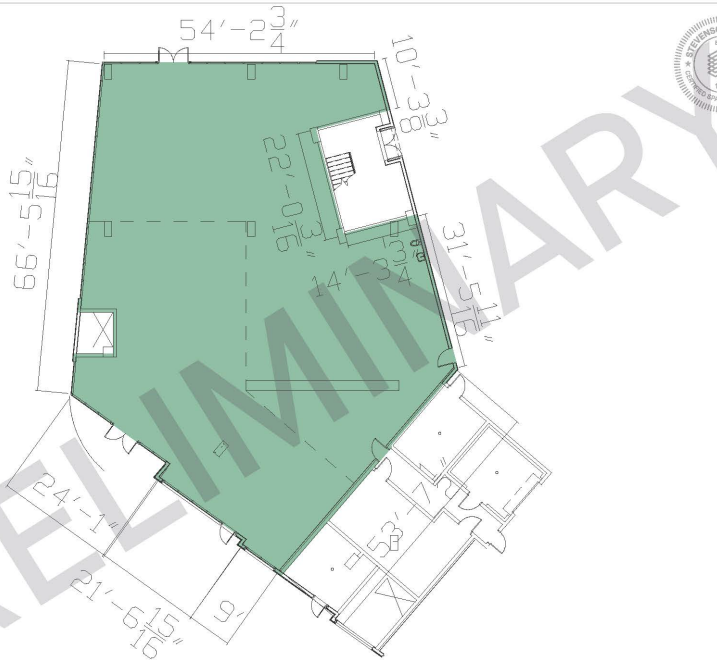
- ~1,000-2,500 sf
- Seated intimate event, private party, lecture or public reading
- Can combine w/ plaza and vacant retail space
- Amenities: power, benches, botanical experience, restrooms, loading dock
- Site plan (see attachment)
- Rates negotiable





PRIVATE EVENT SPACES:  
**Corner Retail Space #130**

- ~5,000 sf with possible division into smaller spaces
- Retail popups, private event, art gallery
- Available on short-term basis or long-term lease
- Amenities: power, basic lighting, polished concrete floor



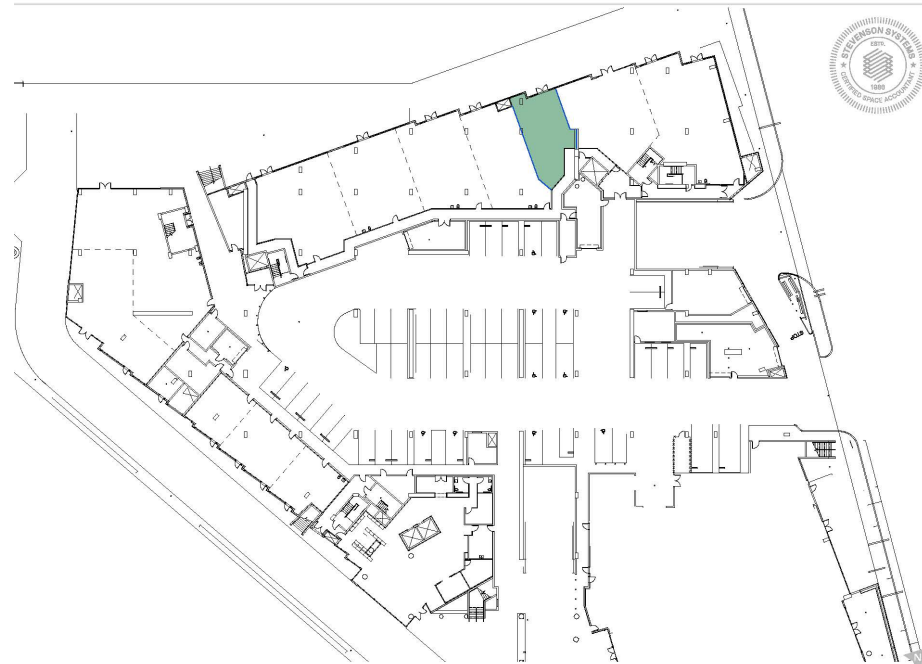
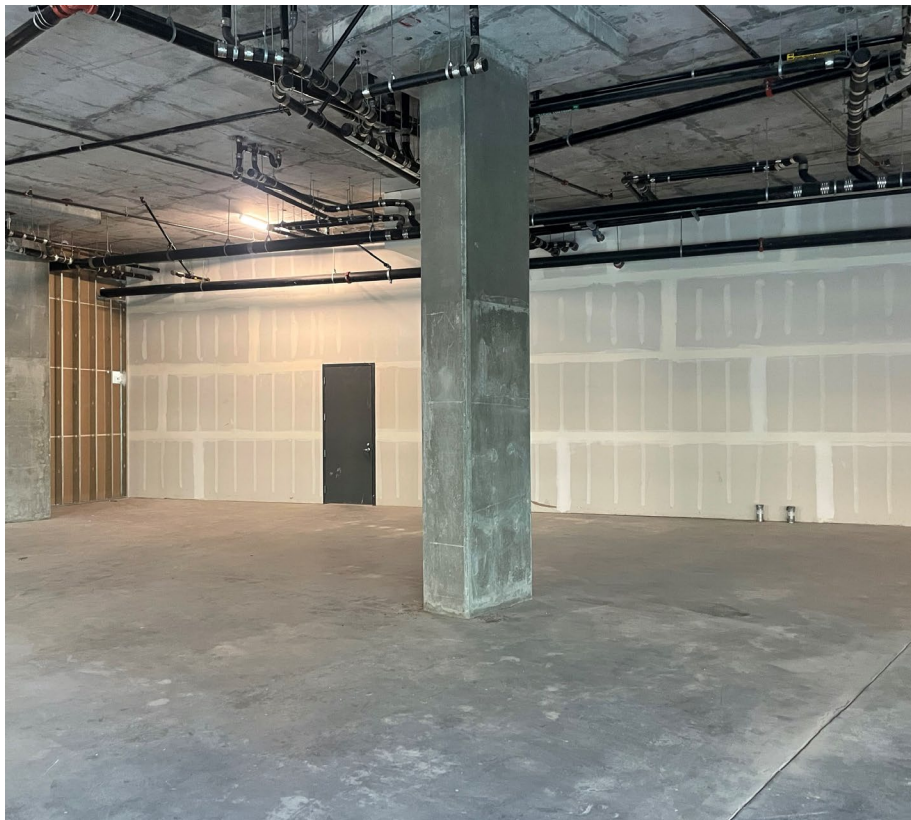
3.19	Ivy Station (Western Retail Units)	Vacant						
	Ivy Station (Western Retail Units) Culver City, CA 90232	Suite 130 - Preliminary Tenant						
		ID	Suite USF	Corr. Ext	Total USF	RSF	Leased RSF	
		1-17	5,384.88	0.00	5,384.88	5,384.88		





PRIVATE EVENT  
SPACES:  
**Garden Retail  
Space #124**

- ~1,500 sf
- Retail popups, private event, art gallery
- Available on short-term basis or long-term lease
- Amenities: power, basic lighting, polished concrete floor



Ivy Station (Western Retail Units)		Vacant					
Ivy Station Culver City, CA 90232		Suite 122 - Final Tenant					
ID	Suite USF	Corr. Ext.	Total USF	RSF	Leased RSF	LED	
Report ID 2	1-03	1,050.92	0.00	1,050.92	1,050.92		



11/2018 | 101576-002





PRIVATE EVENTS & LOCATION FILMING

ACTIVATIONS & SPONSORSHIPS

PROGRAMS & PARTNERSHIPS

RETAIL POPUPS & TEMPORARY LEASING

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