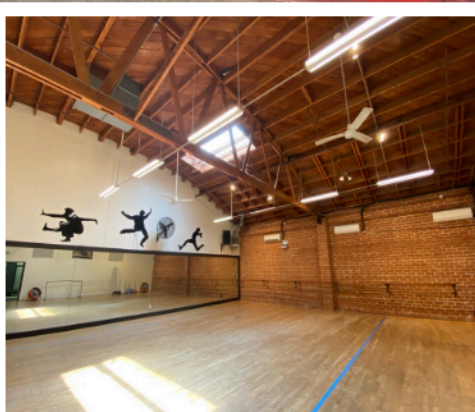


the STUDIOS
@ HAYDEN & HIGUERA

@ CONJUNCTIVE POINTS
CULVER CITY + LA



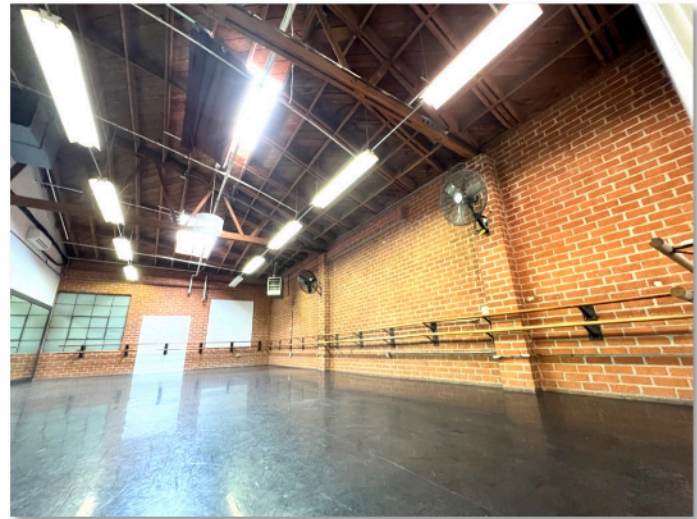
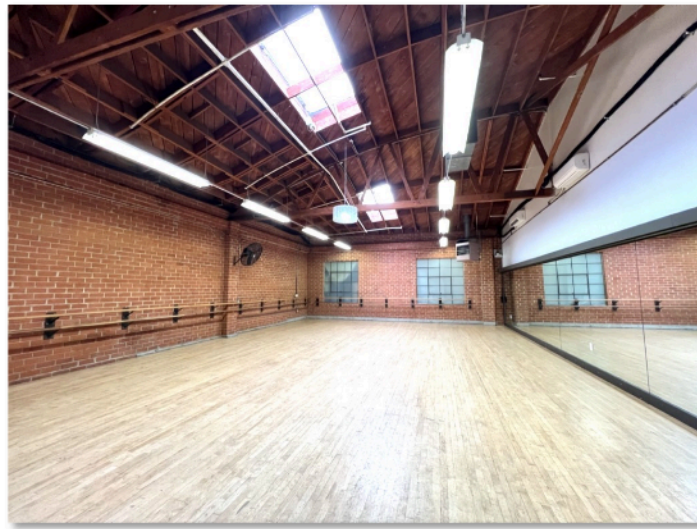
Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260

Micheal S. Geller
Managing Director
micheal.geller@jll.com
License #00800010
(310) 486-1976

Gabriel J. Brown
Executive Vice President
gabe.brown@jll.com
License #01441920
(310) 435-4344

Prominent saw-tooth and bow-truss creative office building located at the corner of Hayden Avenue and Higuera Street, in the renowned Conjunctive Points creative office community, developed by Samitaur Constructs (Frederick & Laurie Samitaur Smith) and designed by Eric Owen Moss Architects. Short trip to downtown Culver City and walking distance to Expo Light Rail station and numerous restaurant amenities.

AVAILABLE SPACE	3625 HAYDEN AVE ○ Suite D – 5,092 RSF
RENTAL RATE	Negotiable
PARKING	3 spaces per 1,000 RSF \$175 <i>unreserved</i>

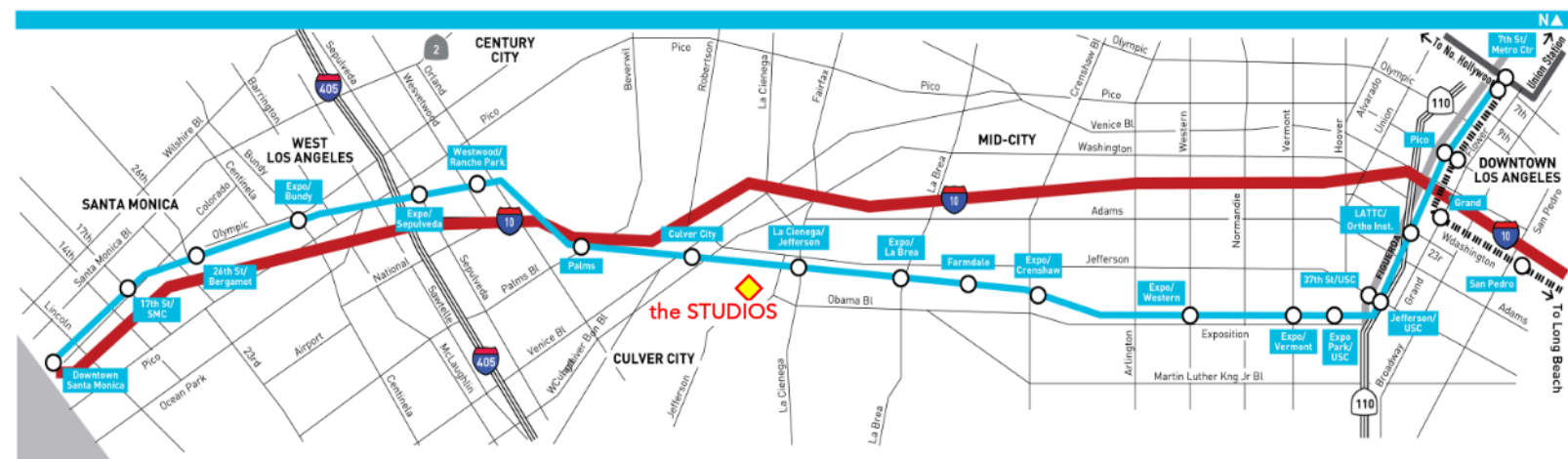


IDEALLY LOCATED IN THE HEART OF CULVER CITY'S HAYDEN TRACT – THE VIBRANT CREATIVE OFFICE EPICENTER OF WEST LA



CONJUNCTIVE POINTS

Conjunctive Points is a community of creative tenants from such diverse fields as entertainment, technology, advertising and design. The common theme: the desire to grow and develop in a visually striking environment unlike anything else in the world.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.