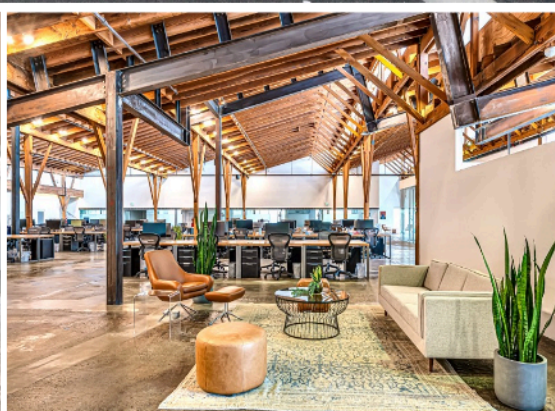


SLASH

3534 HAYDEN AVE

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CULVER CITY + LA



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Extraordinary creative office building with saw-tooth roof design and bright expansive interior, glass walled offices and high ceilings, abundant windows and skylights, and large private patio. Located at Hayden Ave and National Blvd., in the renowned Conjective Points creative office community, developed by Samitaur Constructs (Frederick & Laurie Samitaur Smith) and designed by Eric Owen Moss Architects. Walking distance to Expo Light Rail station and numerous retail/restaurant amenities including Platform LA, Ivy Station, Helms Bakery, Destroyer and Downtown Culver City.

AVAILABLE SPACE:	20,480 RSF Available May 1, 2024 (possibly sooner)
RENTAL RATE:	Negotiable
PARKING:	3 spaces per 1,000 RSF \$175 unreserved \$275 reserved



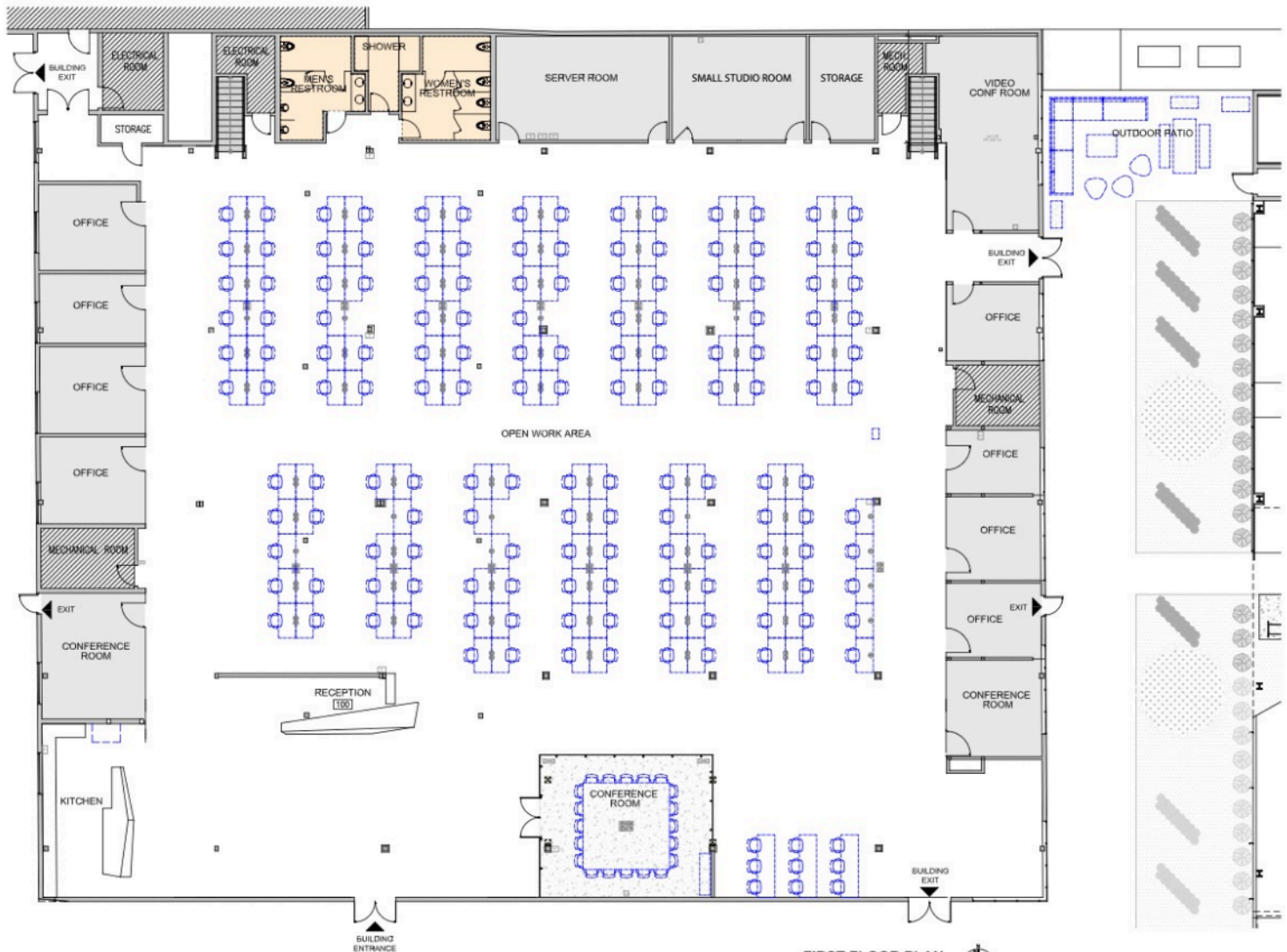
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MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLAN

SLASH

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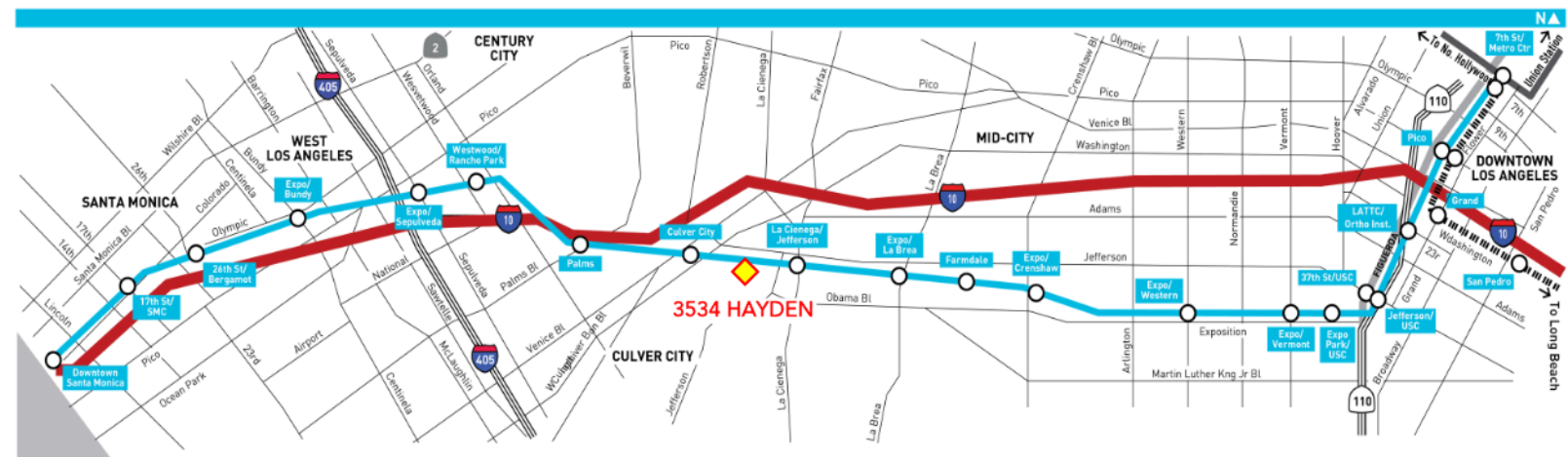
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IDEALLY LOCATED IN THE HEART OF CULVER CITY'S HAYDEN TRACT – THE VIBRANT CREATIVE OFFICE EPICENTER OF WEST LA



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.



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