



8935 – 8965

WASHINGTON BLVD, CULVER CITY, CA

5,000 SF – 25,288 SF

Prime Creative Space in the Heart of Culver City

OPPORTUNITY

Prime creative space in Culver City's media hub, featuring two bow truss building.

PROPERTY HIGHLIGHTS



Total area: 25,288 SF



Two separate bow truss buildings



Within walking distance to shops and 30+ restaurants



Rate: \$5.50/sf MG



Incredible branding opportunity on Washington & Robertson



Existing office infrastructure with kitchens, conference rooms, storage, restrooms



Ceiling height: 13' - 23'



One block away from Ivy Station Metro Stop



Parking: 3:1,000



Polished concrete floors, brick walls, impressive mezzanine overlooking space

AREA DEMOGRAPHICS

(3 Mile Radius)¹



229,371
Total Employees



29,355
Total Businesses



312,312
Population



131,240
Households

CULVER CITY

Central location. Easy transit. Great food and retail. And a business community that includes some of the biggest names in media and tech.

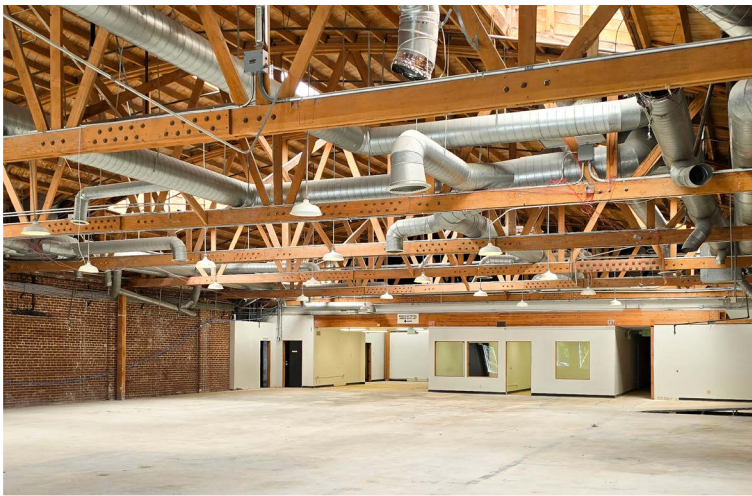
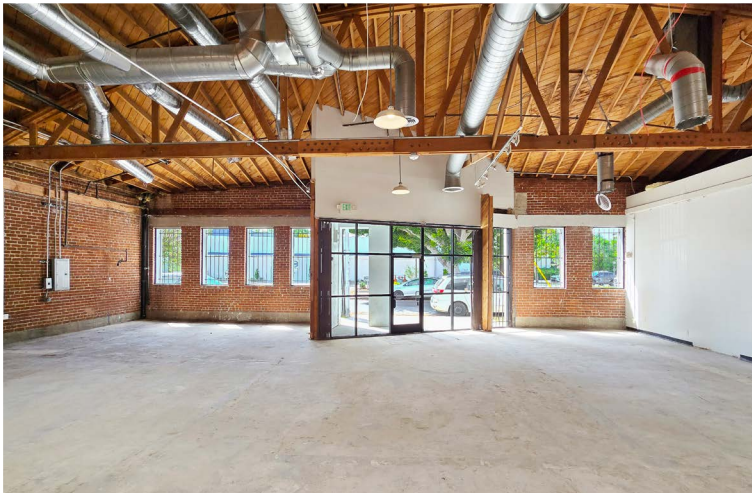
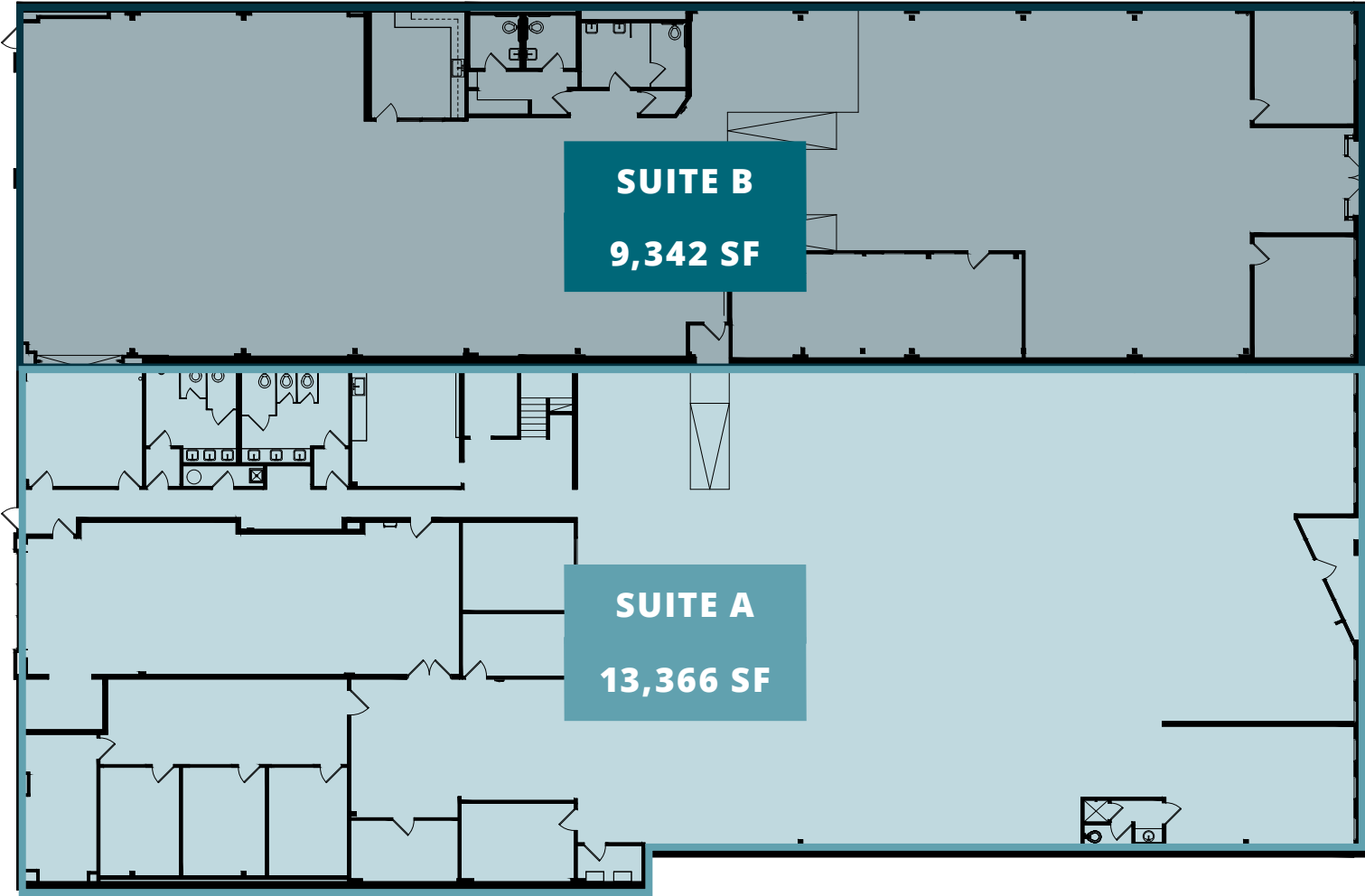


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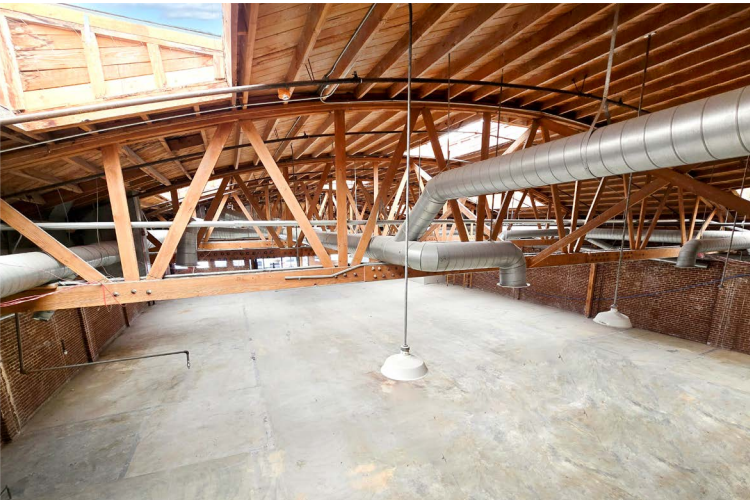
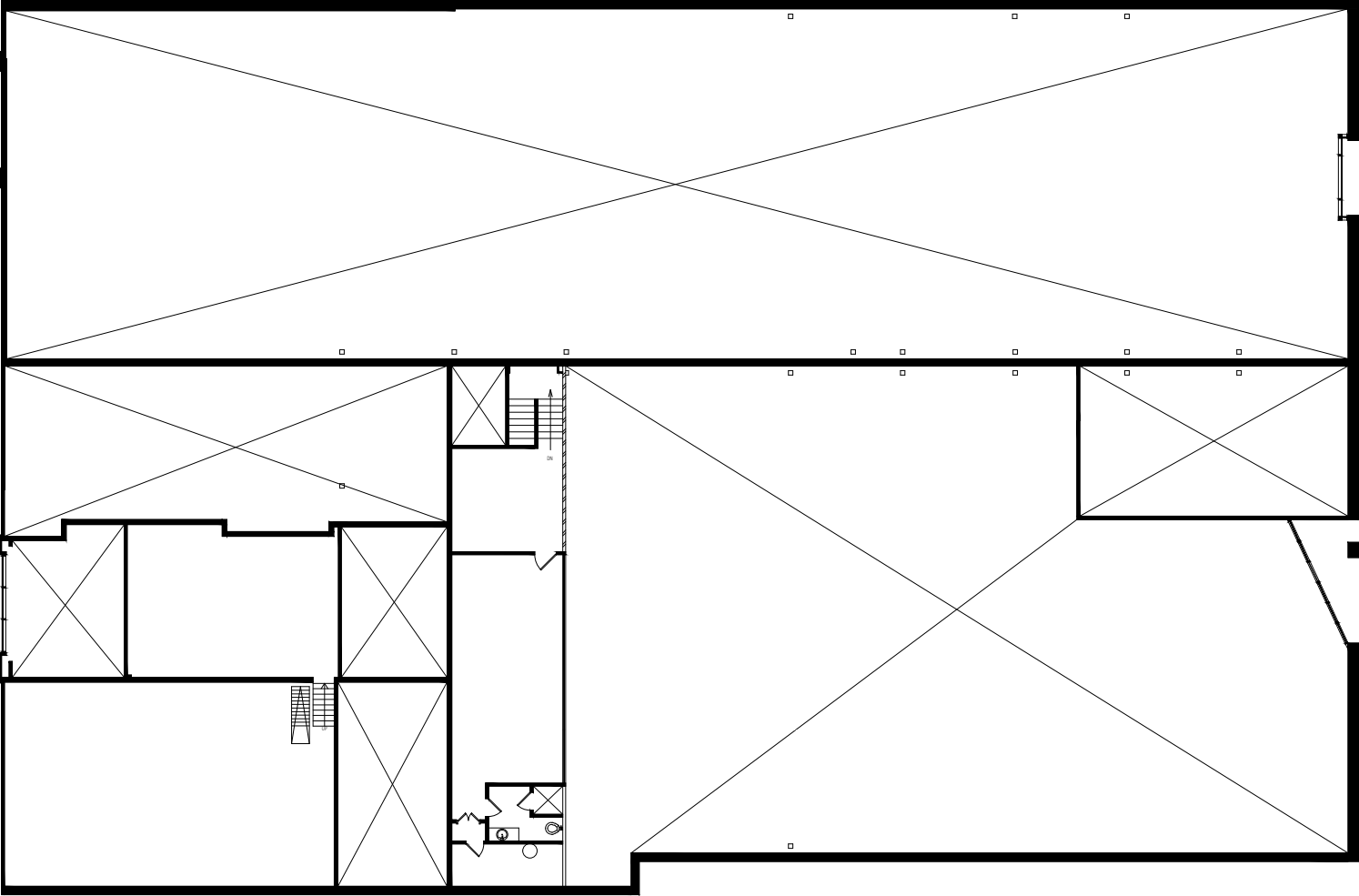


AS-BUILT PLAN: FIRST FLOOR

Buildings can be leased individually or combined for a total of 25,288 SF

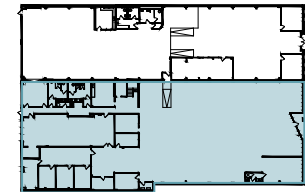
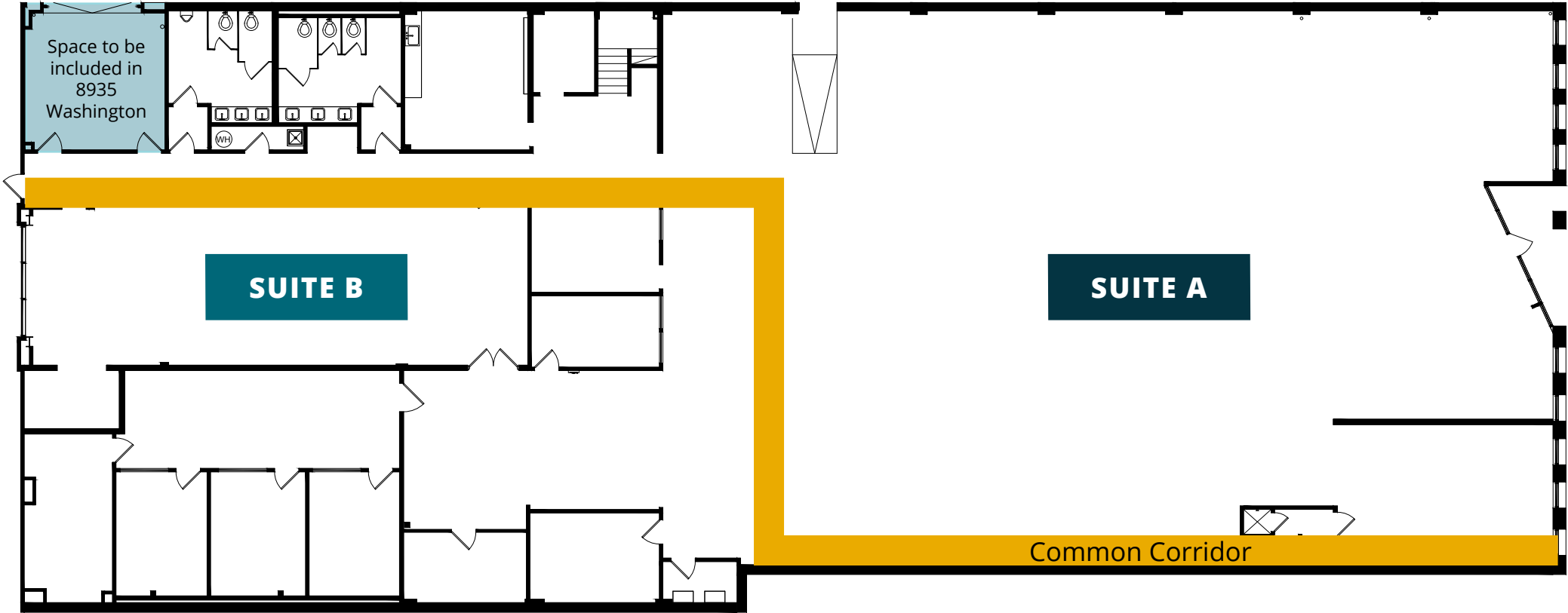


AS-BUILT PLAN: MEZZANINE



HYPOTHETICAL DEMISING PLAN

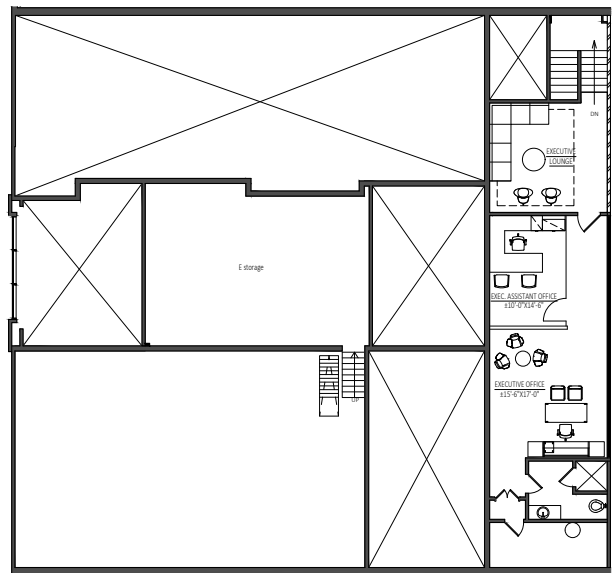
Divisible: 5,000 SF – 25,288 SF



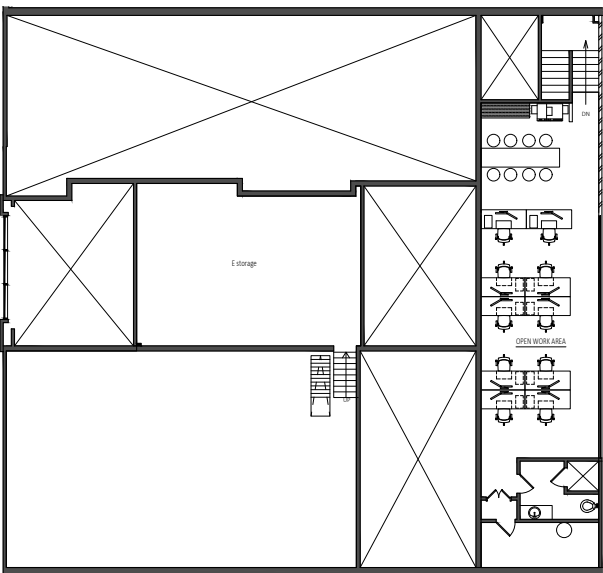
First Floor Plan



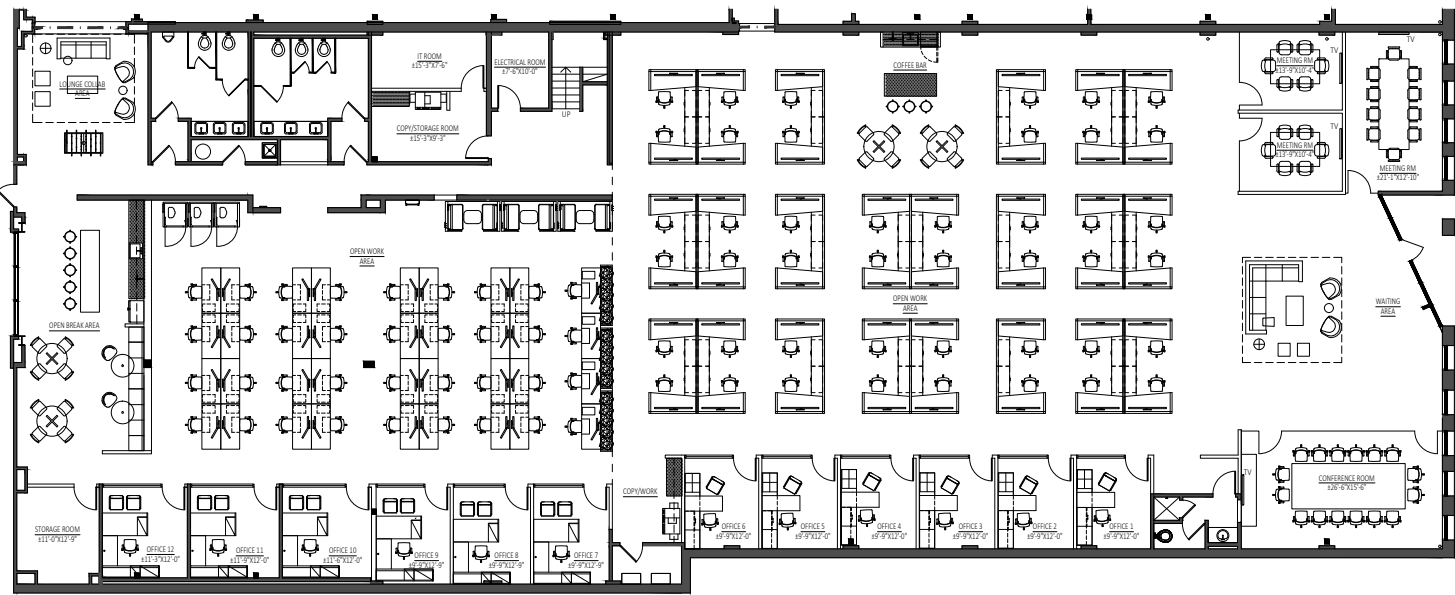
HYPOTHETICAL SPACE PLAN



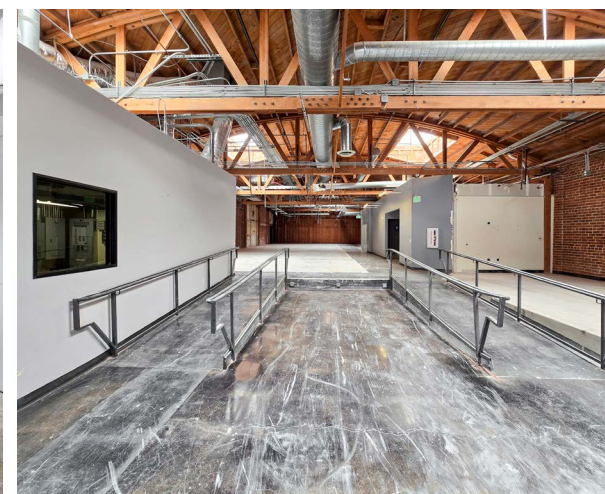
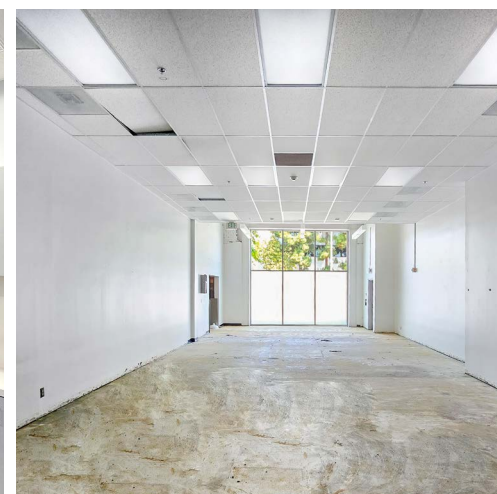
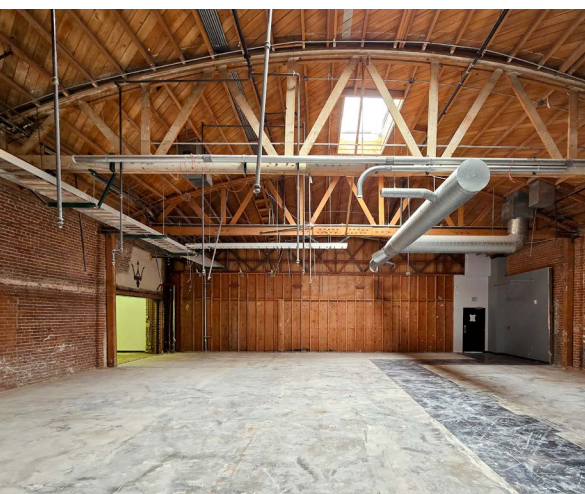
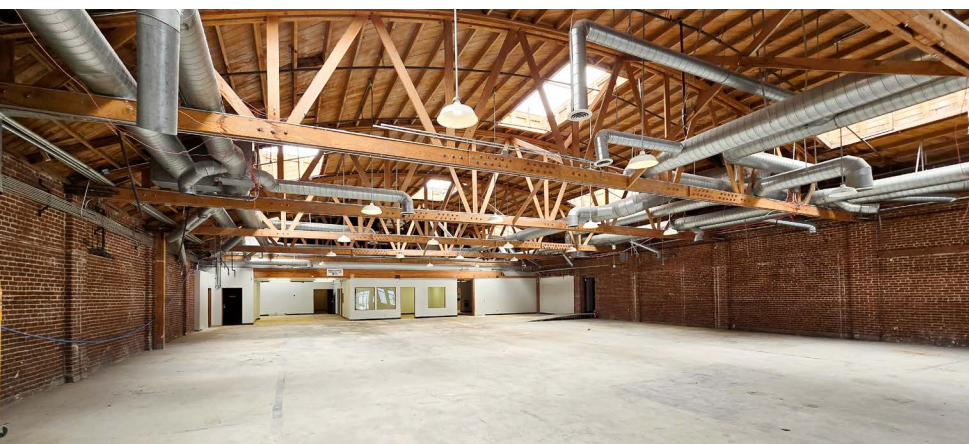
1B SPACE PLAN - MEZZANINE OPTION 2
SCALE: 1/8"=1'-0"

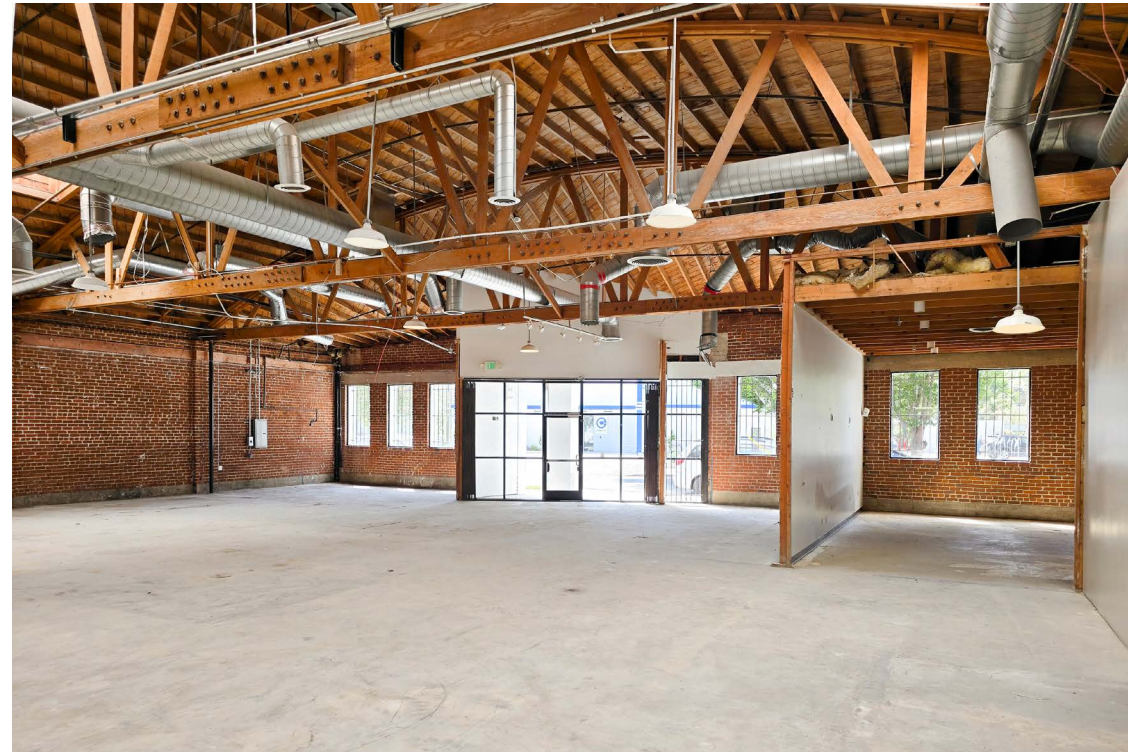


1A SPACE PLAN - MEZZANINE OPTION 1
SCALE: 1/8"=1'-0"



2 SPACE PLAN - 1ST FLOOR
SCALE: 1/8"=1'-0"





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