

9696

CULVER BLVD, CULVER CITY,
CA 90232

OFFICE SPACE FOR LEASE
DOWNTOWN CULVER CITY



AVAILABILITY Suite 102: ±1,564 SF (sublease through 8/14/26)
Suite 202-203: ±3,750 SF
Suite 302: ±1,404 SF
Suite 308: ±4,495 SF

RENT \$5.50 SF Modified Gross (Net of Electrical)

TERM 3 - 5 Years, *Shorter Term Considered*

OCCUPANCY Suite 102: 30 days
Suite 202-203: 60 days
Suite 302: Immediate
Suite 308: Immediate

PARKING 3:1,000 at \$175/mo

FEATURES

- Move-in Ready Office Space
- Great Natural Lighting
- Operable Windows Create Optimum Airflow
- Outdoor Hallways, Great For Social Distancing
- Visitors and Guests Park FREE!
- Historic Building With Spanish Architecture
- Beautifully Maintained Common Areas
- Prime Location in the Heart of Culver City
- Convenient Access to the 405 and 10 Freeways
- Near Retail and Restaurant Amenities

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Move-in Ready Office
Space with Outdoor
Hallways, Perfect for Social
Distancing



Well Designed Garden Office
Building Which Mitigates
Impact of Covid-19



Open Air Meeting Spaces
and Common Areas



Operable Windows Create
Optimal Airflow



Secured Facility with
Access Controls Throughout



Dedicated, Independent
HVAC System



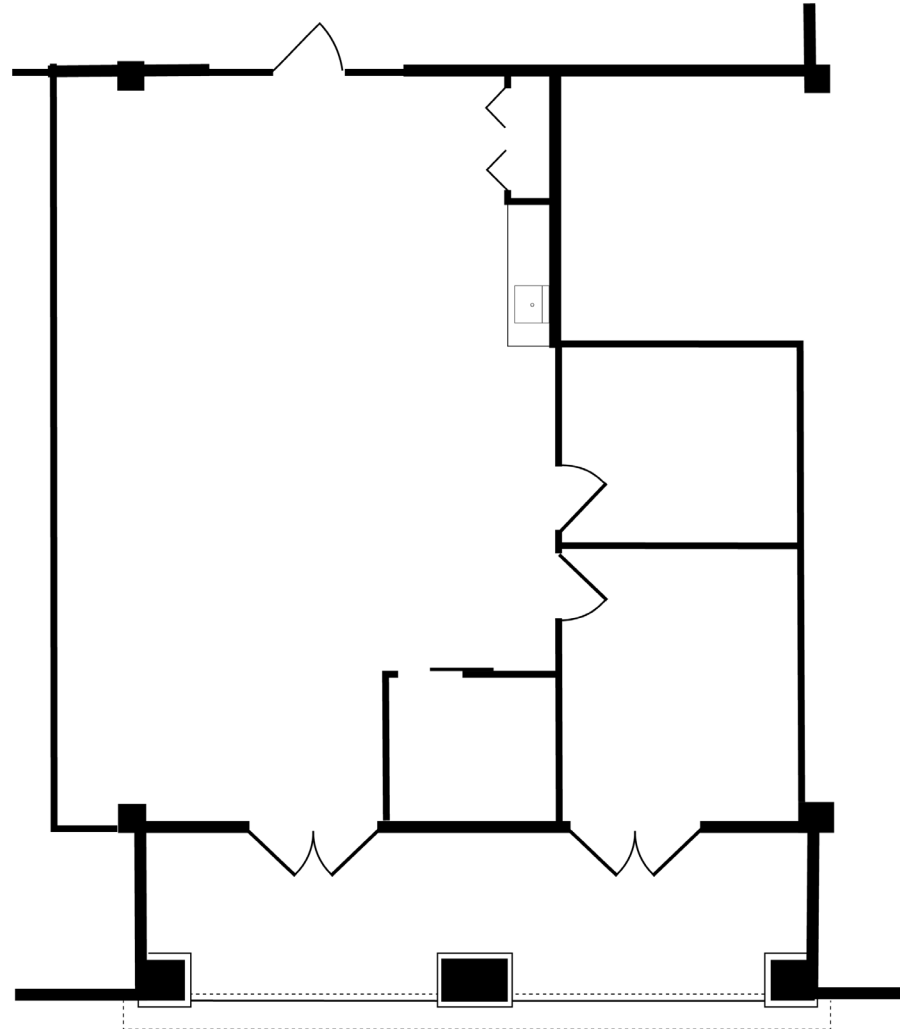
Direct Walking Access
from Surface Parking Lot



Separate Delivery Area
for Packages, Mail &
Food Delivery

SUITE 102 FLOOR PLAN ± 1,564 SF

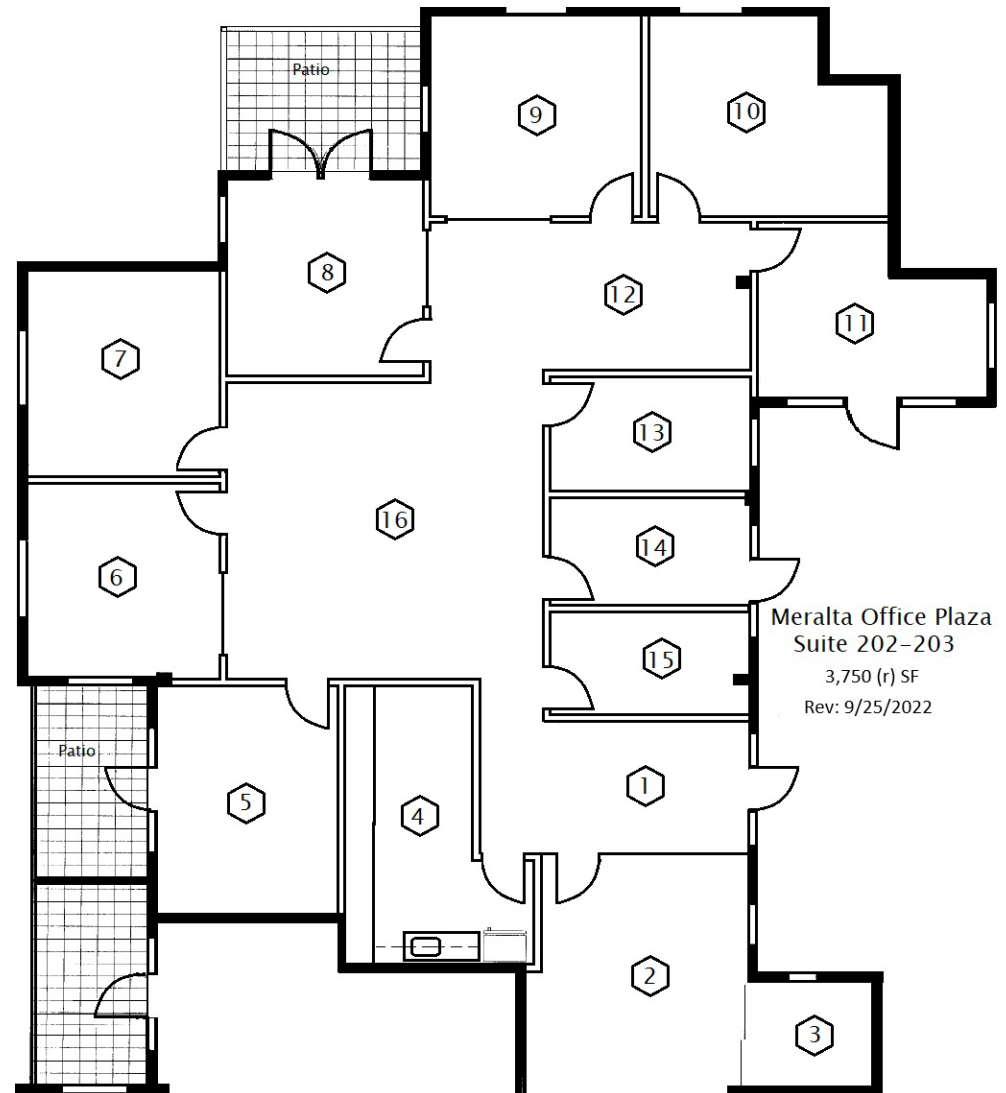
- Two Private Offices
- Small Conference
- Kitchen
- Private Patio



SUITE 202 - 203 FLOOR PLAN

± 3,750 SF

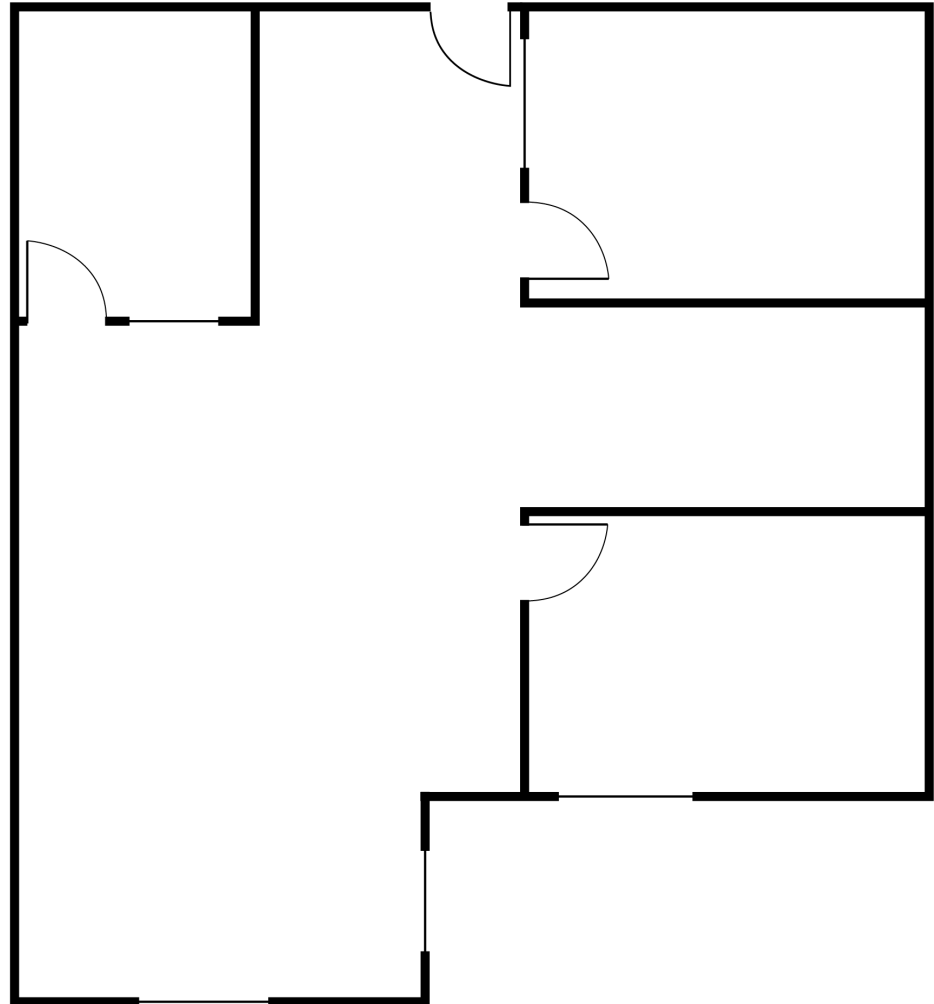
- 7 private offices
- Conference room
- Kitchen
- Private patios
- Operable windows
- Available 30 - 60 Days



SUITE 302 FLOOR PLAN

± 1,404 SF

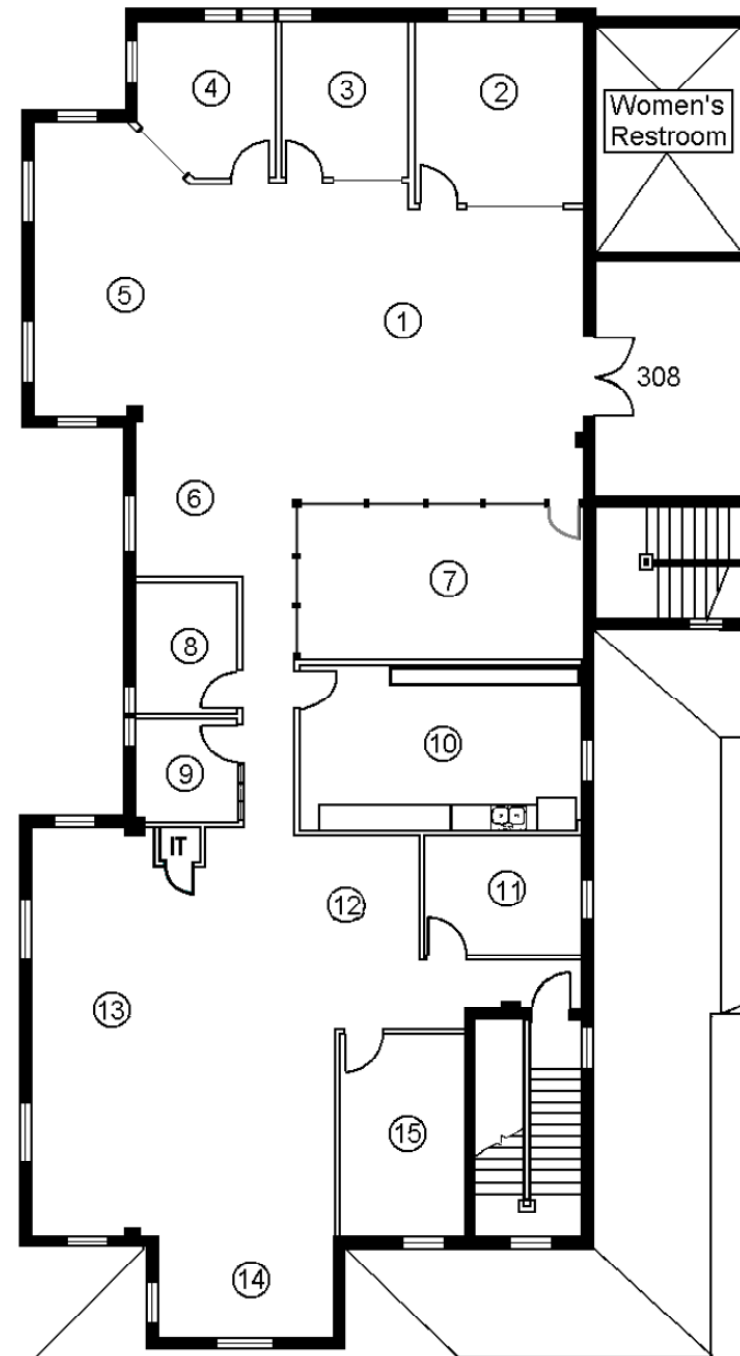
- Three Offices, Open Area & Kitchen
- Openable Windows
- Common Area Patios
- Available May 1, 2024



SUITE 308 FLOOR PLAN

± 4,495 SF

- 6 Offices, Conference Room, Kitchen, Storage Room and Open Area
- Openable Windows
- Common Area Patios
- Available in 60 Days, Call Broker



LOCAL AMENITIES



CULVER CITY FARMER'S MARKET
CERVETEC
LA ROCCO'S
MONTY'S GOOD BURGER
PUBLIC SCHOOL 310
PICCALILLI

STARBUCKS
CAFE VIDA
S&W COUNTRY DINER
SESTINA
CITY TAVERN

RUSH STREET

BURGER LOUNGE
LUNA GRILL

IN-N-OUT

CAVA

WENDY'S

TRADER JOE'S

CULVER STEPS
SALT & STRAW
MENDOCINO FARMS
PHILZ COFFEE
COREPOWER YOGA

TOYOTA

IVY STATION /
CULVER METRO LINE STATION

PLATFORM
BLUE BOTTLE COFFEE
LOQUI
MARGOT
SWEET GREEN
VAN LEEUWAN

SURROUNDING DEVELOPMENTS EAST



THE PLATFORM (NOT PICTURED)

IVY STATION

CULVER STEPS

CULVER HOTEL

CULVER STUDIOS

PALIHOTEL

MERALTA PLAZA

SURROUNDING DEVELOPMENTS WEST



ONE CULVER

HARLOW

CULVER CITY MEDICAL PLAZA

KIRK DOUGLAS THEATER

BRICK AND MACHINE

MERALTA PLAZA



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