

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, <i>Shorter Term Considered</i>
OCCUPANCY	Suite 102: 30 days Suite 202-203: 60 days Suite 302: Immediate Suite 308: Immediate
PARKING	3:1,000 at \$175/mo
FEATURES	<ul style="list-style-type: none"> - 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
CONTACT	Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE 01261129





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

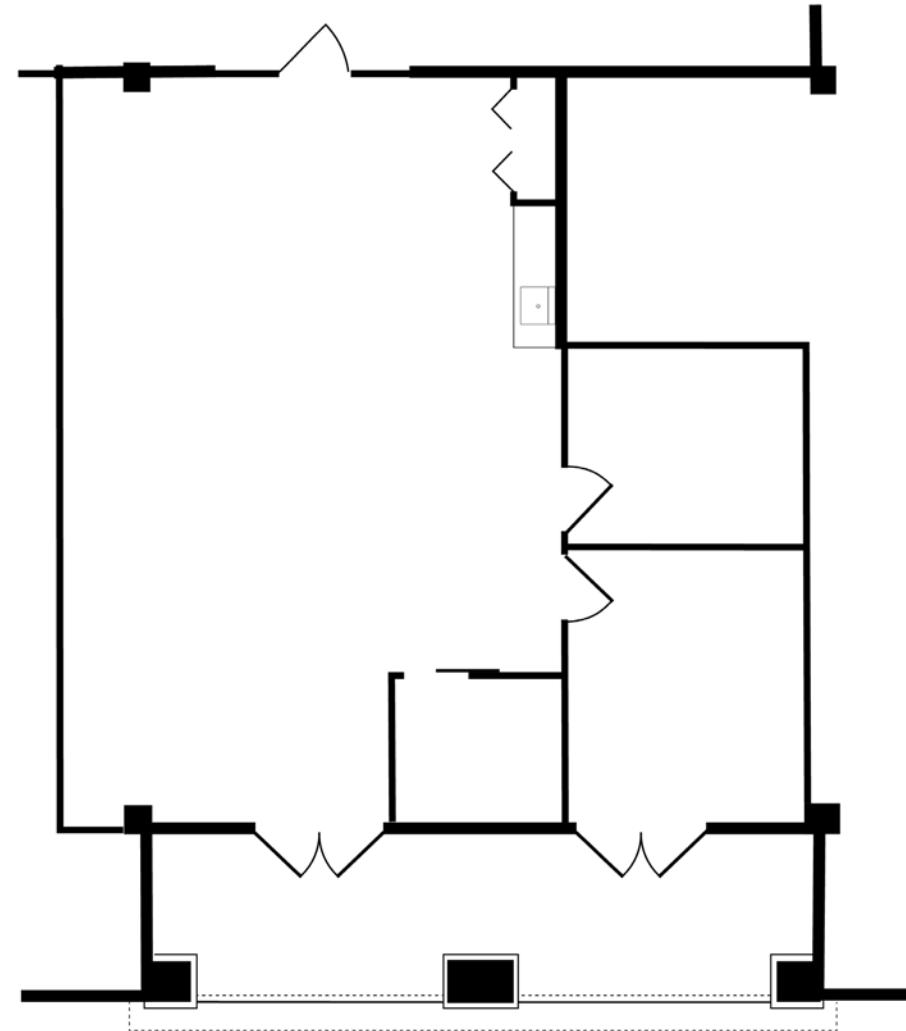


Separate Delivery Area
for Packages, Mail &
Food Delivery

SUITE 102 FLOOR PLAN

± 1,564 SF

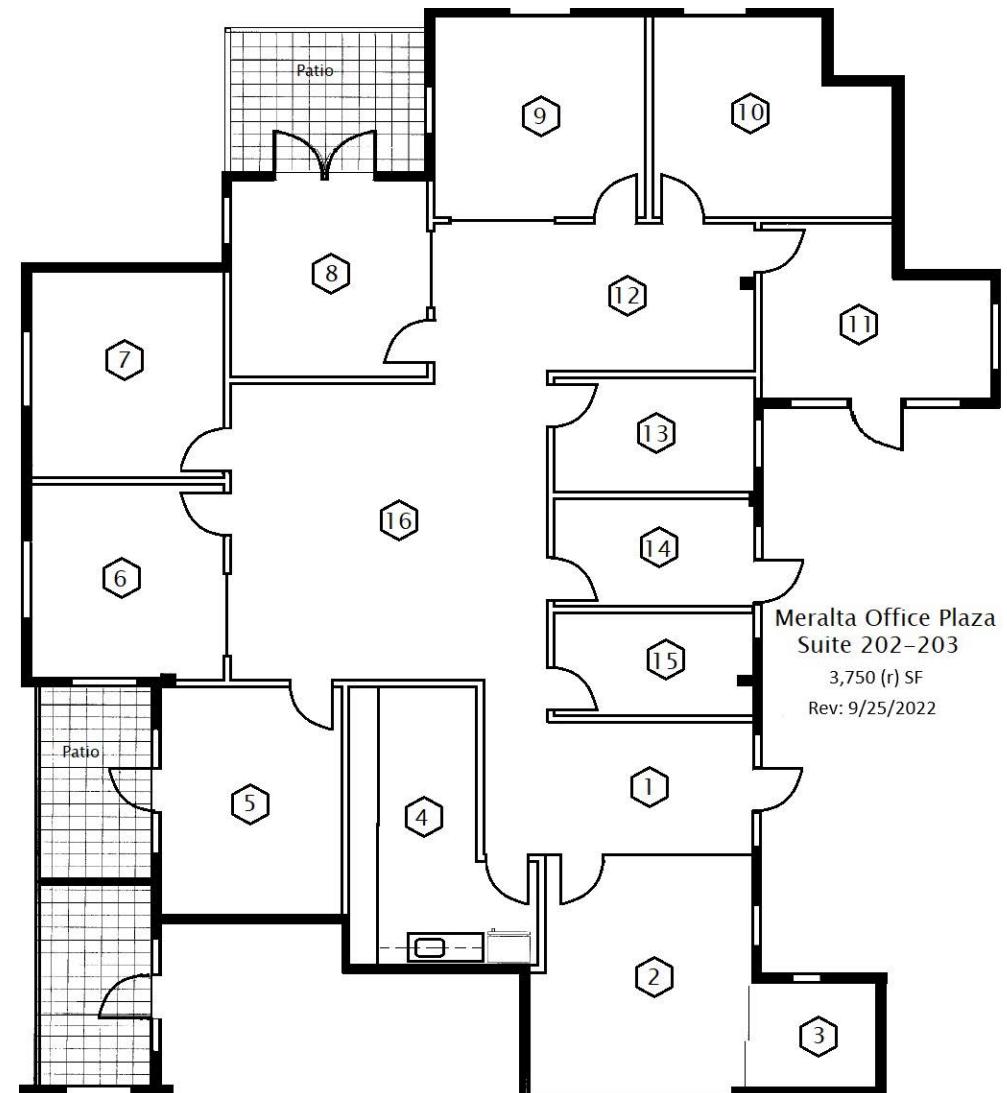
- Two Private Offices
- Small Conference
- Kitchen
- Private Patio



SUITE 202 - 203 FLOOR PLAN

± 3,750 SF

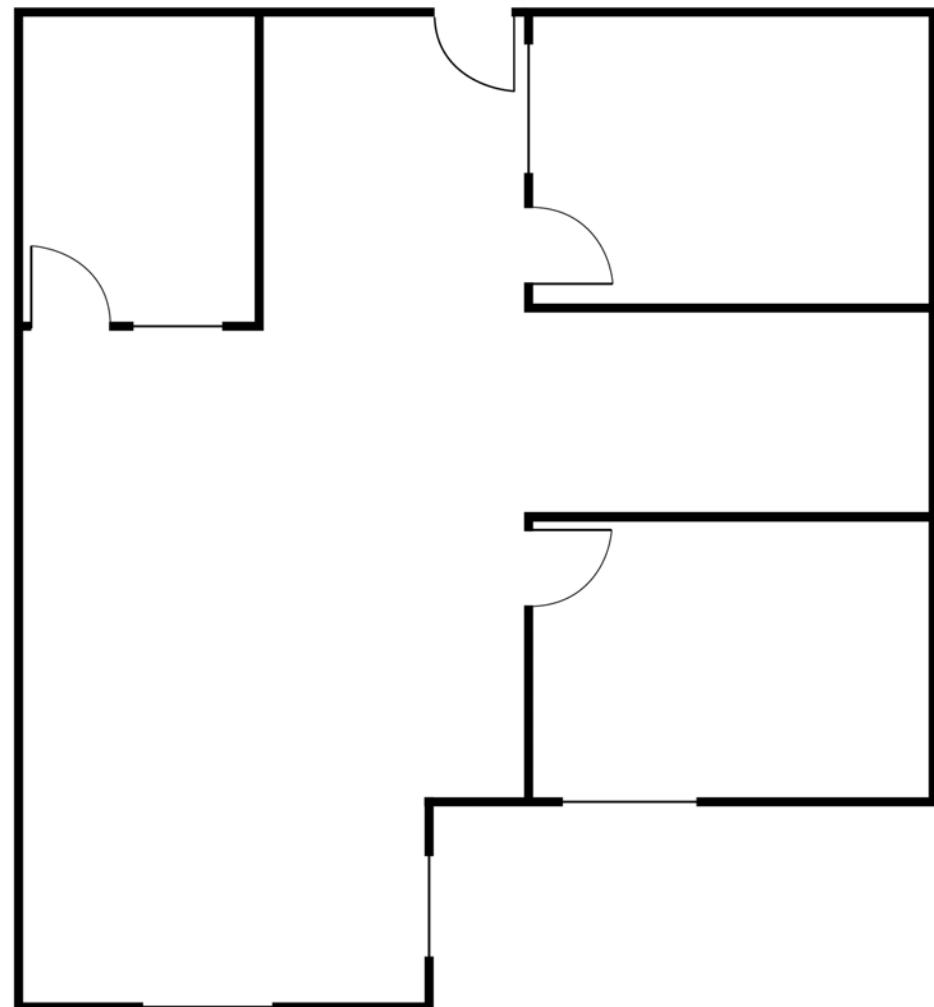
- 7 private offices
- Conference room
- Kitchen
- Private patios
- Operable windows
- Available 30 - 60 Days



SUITE 302 FLOOR PLAN

± 1,404 SF

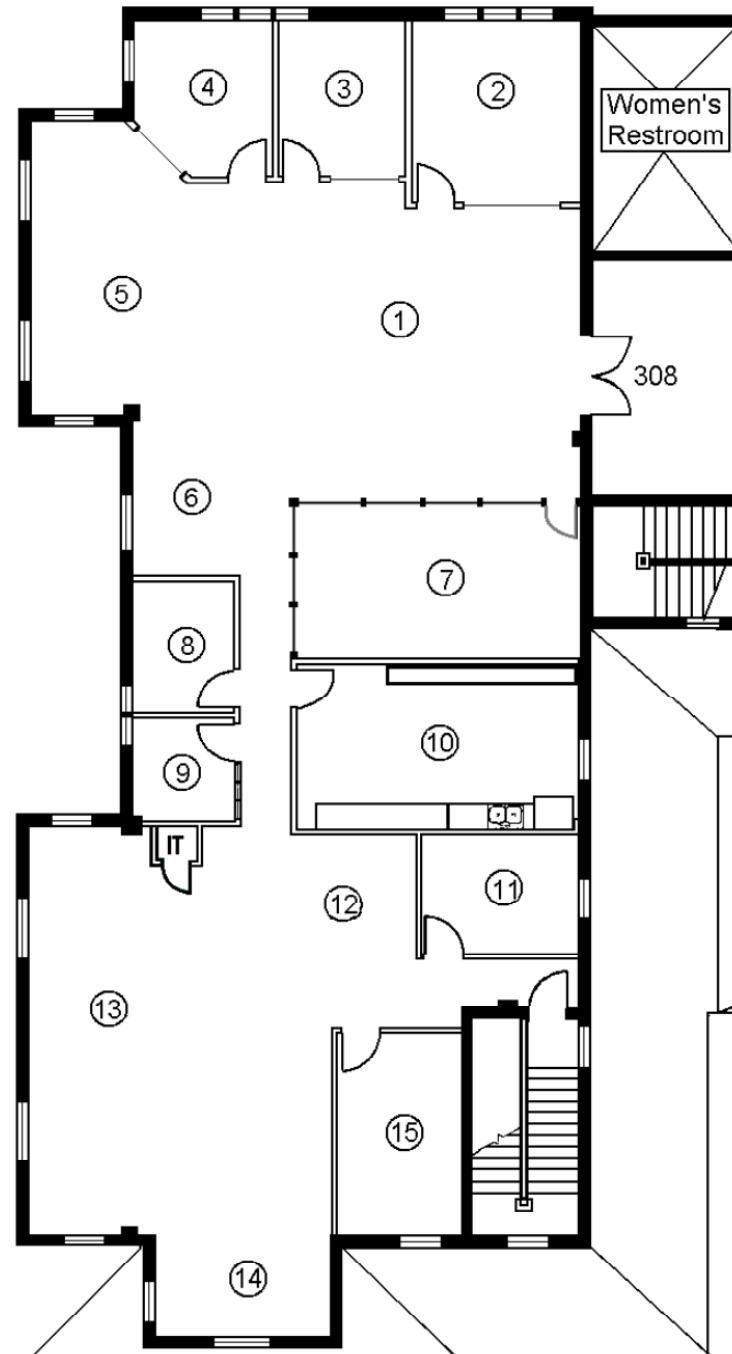
- Three Offices, Open Area & Kitchen
- Openable Windows
- Common Area Patios
- Available May 1, 2024



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



SURROUNDING DEVELOPMENTS EAST



SURROUNDING DEVELOPMENTS WEST





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