



**5870 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90016**

PREMISES Studio M ± 5,700 SF

RATES \$4.50/SF, NNN (Nets Approx. \$0.76/SF)

OCCUPANCY Immediate

FEATURES

- Creative Office Space Designed by SAA and Fred Fisher Partners
- Professionally Managed Campus
- On-site Cafe
- Valet Parking
- Outdoor Gathering Areas
- Merv-13 Filters

LOCATION Hayden Tract
1 Mile from Downtown Culver City, the 10 Freeway and Helms Bakery
Walking Distance to Metro La Cienega Stop

PARKING Reserved @ \$255/Mo
Unreserved @ \$165/Mo
Parking Above 3:1,000 @ \$215 as Available
Parking Above 4:1,000 @ \$265 as Available

CONTACT

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

COVID-19 SAFETY MEASURES



Open Air Parking



Separate Studio Entrances



Multiple Outdoor Patios- Tables 6' Apart
On-Site Cafe
Hand Sanitation At Tables
Tables Sanitized Multiple Time Daily



Masks Required To Enter



HVAC units are equipped with Merv-13 filters. These filters are an advanced synthetic air media that utilizes both charged fibers and traditional mechanical **filtration** principles. The charged fibers allow the Green Pleat to achieve **MERV 13** levels upon installation and immediately grab and trap airborne contaminants.

5870 W. JEFFERSON BLVD.
LOS ANGELES, CA 90016

5870 - 5890 W. JEFFERSON BOULEVARD

SITE MAP

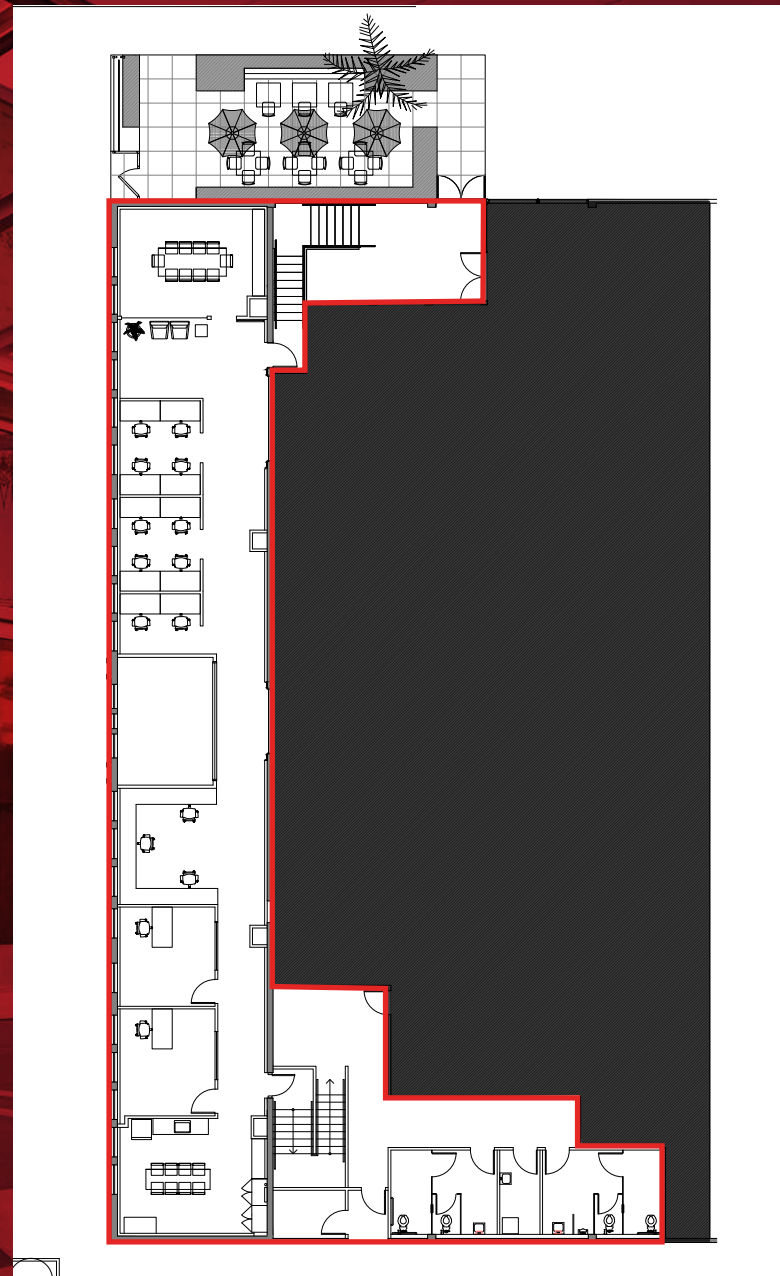
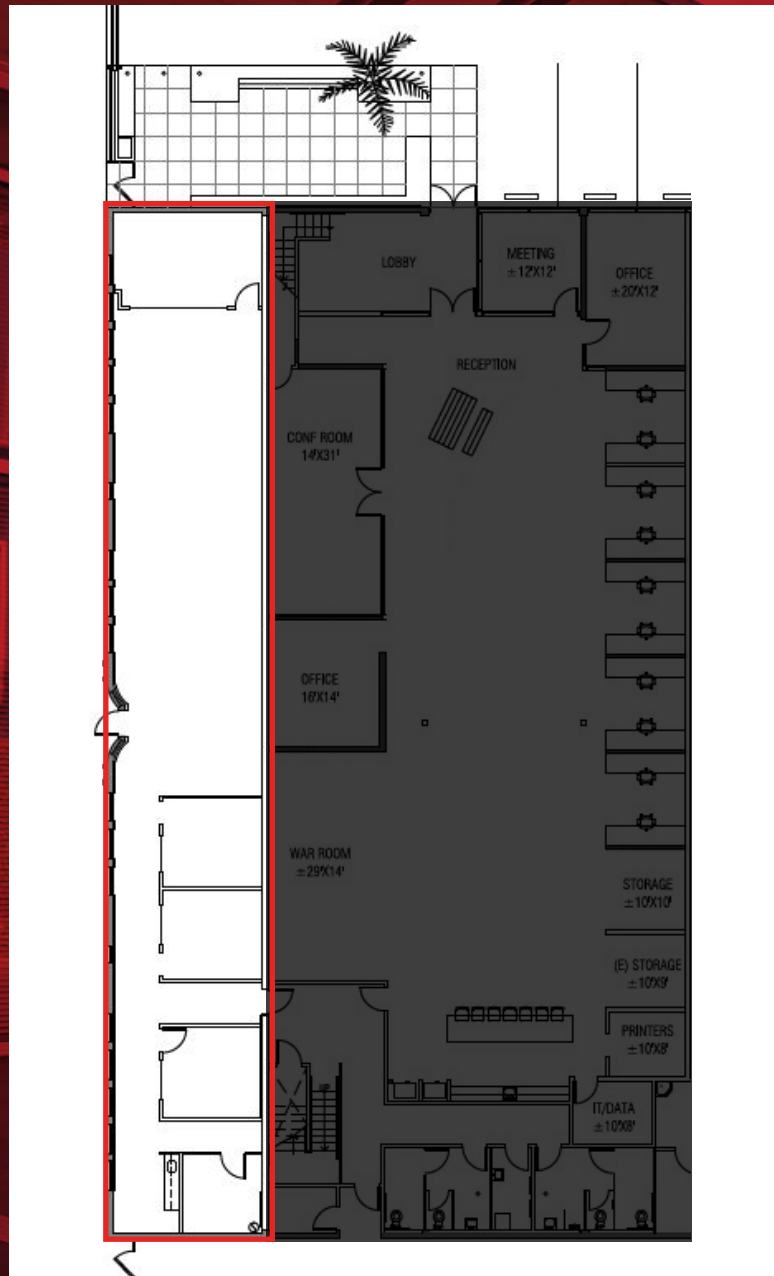


FLOOR PLAN

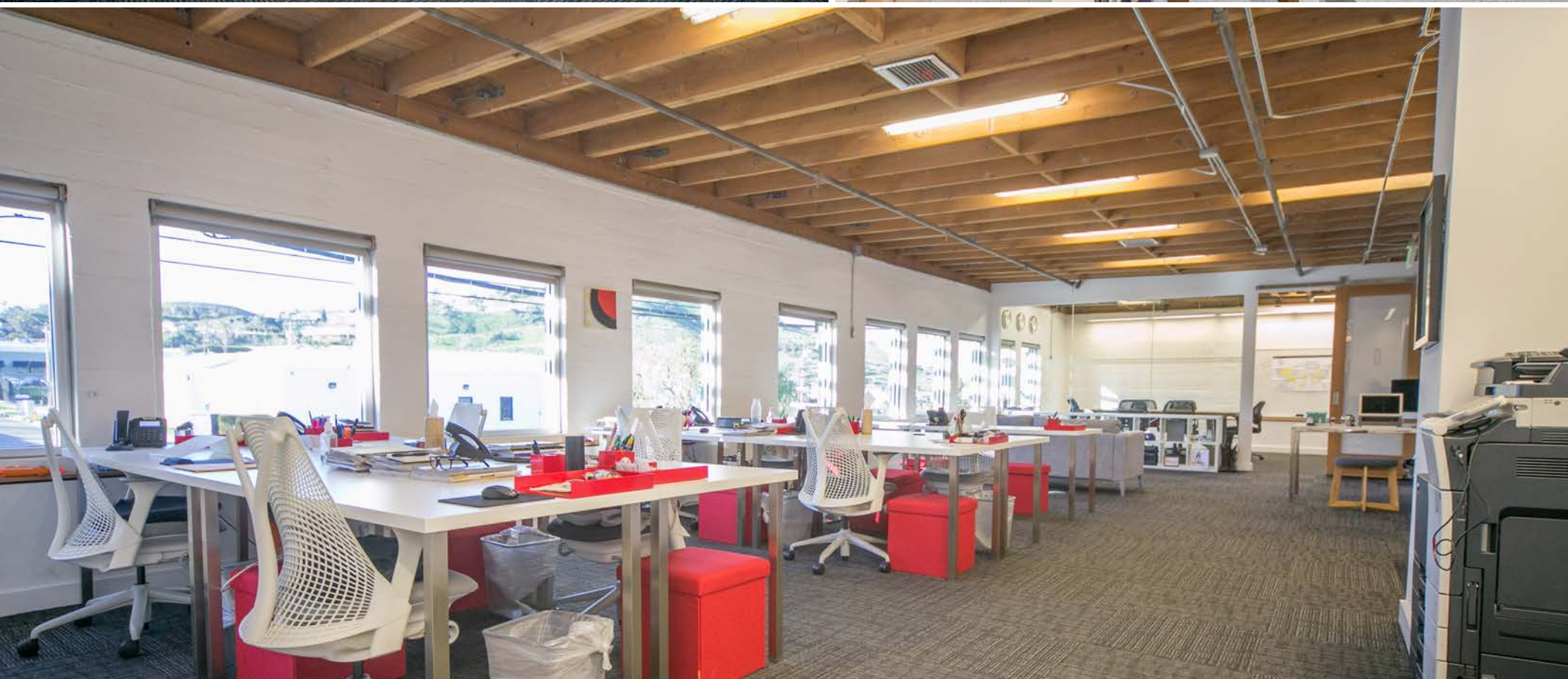
STUDIO M

FLOOR 1

FLOOR 2







JEFFERSON CREATIVE CAMPUS

Converted industrial space at the corner of Jefferson Boulevard and Obama Boulevard in the Hayden tract. Twenty-two unique spaces occupied by creative, entertainment, and production tenants. On-site cafe/market and weekly visits from a different food truck every Friday. Lunch is only minutes away from your desk.

The campus continues to evolve with recent installations of additional bike racks, improved high definition surveillance cameras and electric charging stations. Guard service at sun down.

Jefferson Creative Campus is a dog friendly business park. 🐾



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ONSITE AMENITIES

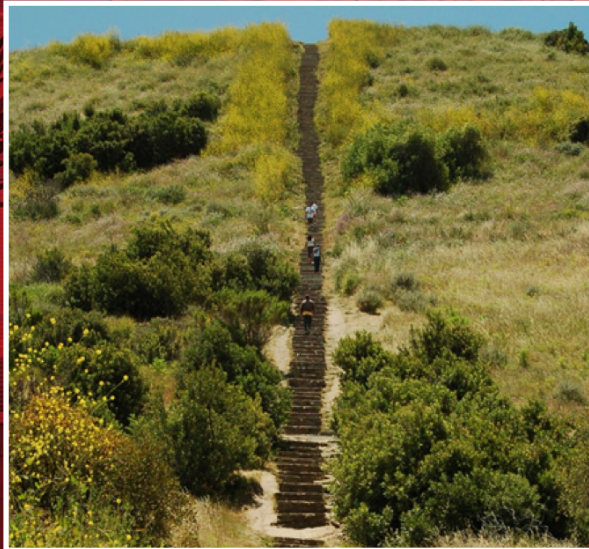
On site cafe and gorgeous patios throughout for outdoor meetings, lunch and your occasional phone call.



RECREATIONAL

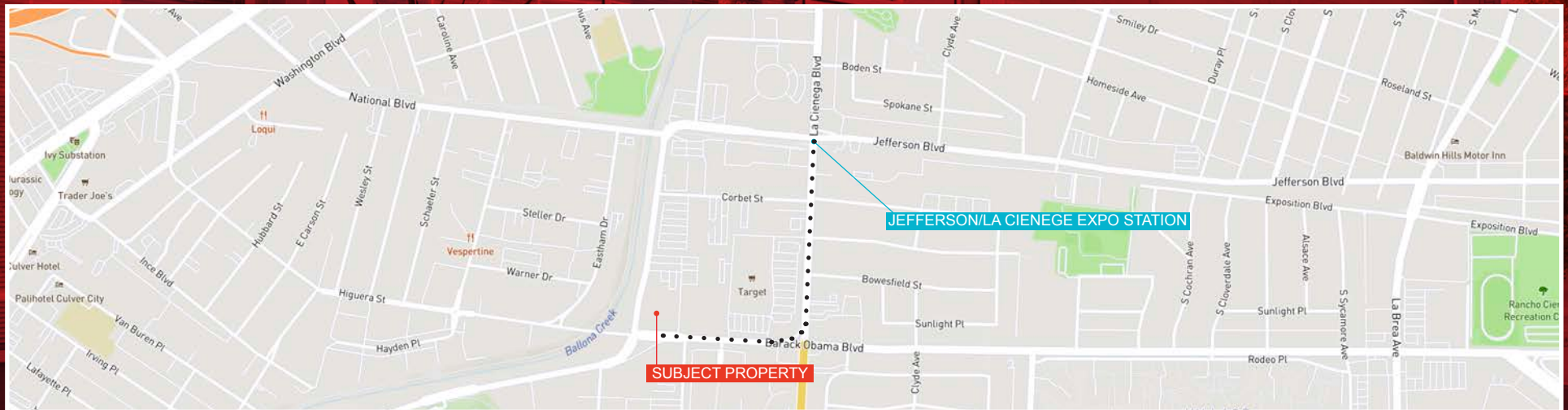
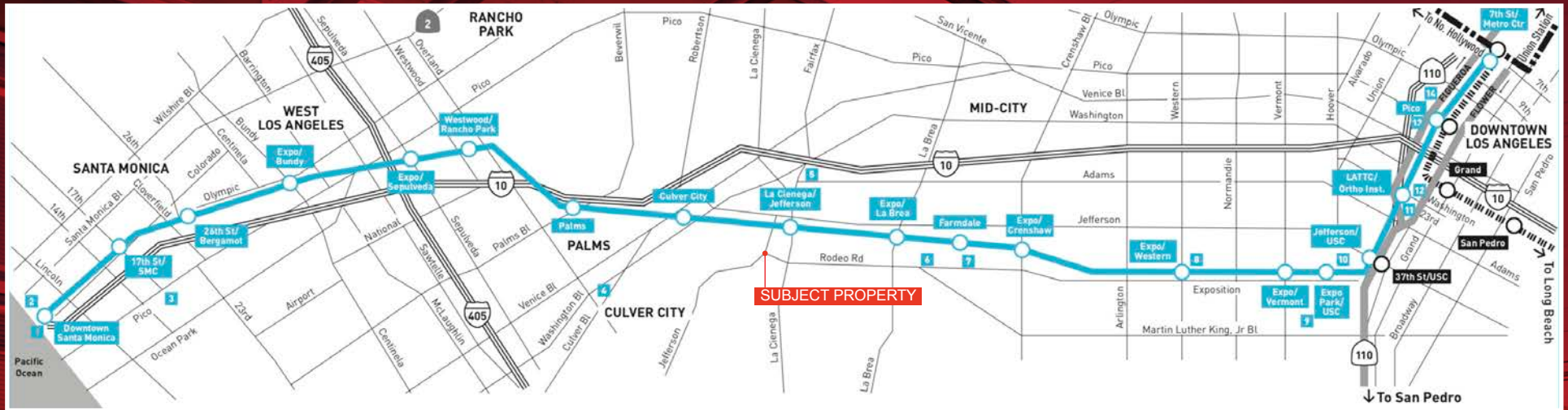
The Ballona Creek Bike Path adjacent to the Jefferson Creative Campus in East Culver City extends about 7 miles to the Coast Bike Path along the beach.

Baldwin Hills Scenic Overlook provides a grand view over LA from a steep hill just South of the Jefferson Creative Campus. The park's main entrance is off Jefferson Boulevard, 1/3 of a mile away.



EXPO LINE

Walking distance to the Culver City and La Cienega Metro Station.



JEFFERSON CREATIVE CAMPUS



LOCAL DEVELOPMENTS

Ivy Station

Cumulus Transit
Oriented
Development

Apple, Inc.

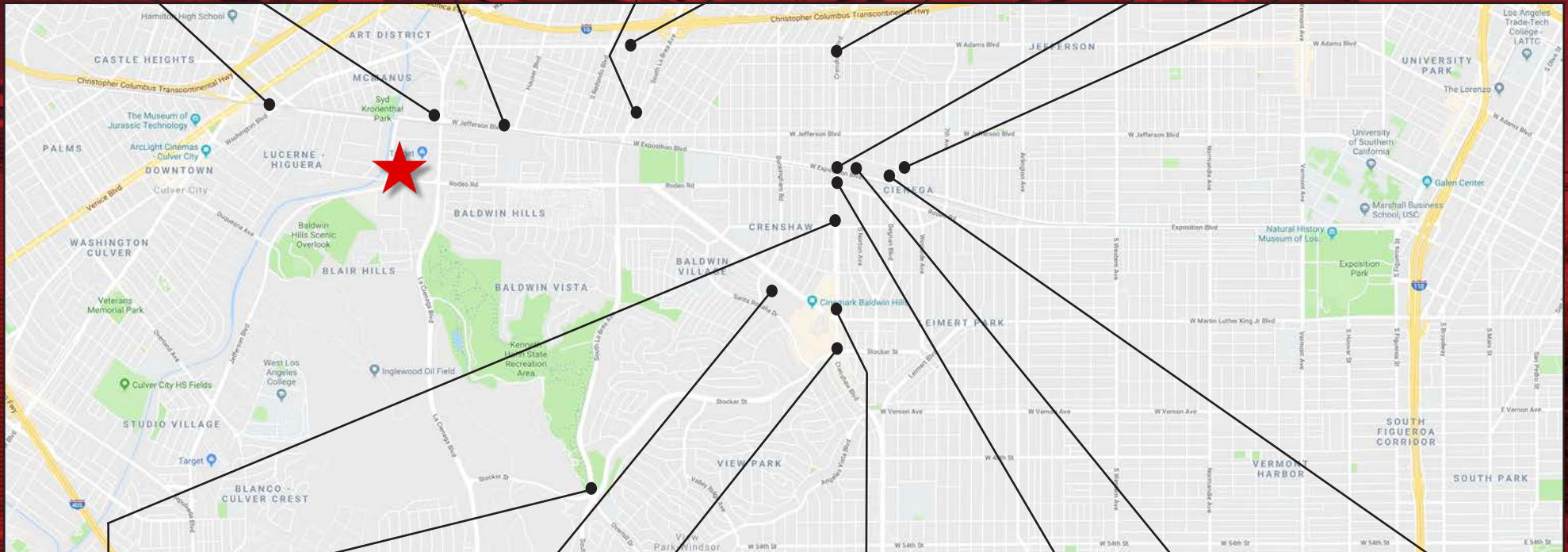
Senior and
Veterans
Affordable Housing

Rise on Adams

Crenshaw
Villas

District Square

Condo Development
Near Expo/Crenshaw
Station



Crenshaw/LAX
Line



Baldwin Hills
Condo
Development
Bedford Group



Kaiser Permanente
Medical Building



Tier 4 Mixed Income
Apartments



Baldwin Hills Crenshaw
Plaza



Watt Companies
Mix Use
Development



GOAT Headquarters



Rios Clemente Hale
Studios



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