

FOR LEASE

3760 MOTOR AVE LOS ANGELES



EXECUTIVE SUMMARY

Fully Renovated Stand-Alone Creative Office Opportunity in *Prime Culver City Location*

Lee & Associates – Los Angeles West is pleased to present 3760 Motor Avenue, a premier stand-alone creative office building offering approximately 11,671 square feet of thoughtfully designed workspace by renowned architecture firm Shubin & Donaldson, ideally located in the heart of Culver City's thriving media and technology corridor. The property has been impeccably renovated with high-end finishes including polished concrete floors, a dramatic interior staircase, depressed bay windows, exposed wood and steel framing, expansive glass-walled meeting rooms, a spa-inspired bathroom with luxury shower, and striking wood finishes, along with soaring 20-foot ceilings with skylights providing abundant natural light, a roll-up door, gourmet kitchen, outdoor workspaces and patio areas, and an outdoor BBQ lounge.



PROPERTY OVERVIEW

Property Type:	Creative Office / Professional Services
Occupancy:	Immediate
Building Area:	±11,671 SF
Lot Area:	±7,267 SF
Rate:	Contact Broker for Details
Parking:	18 Reserved Single Spaces (\$200/Space/Month)

HIGHLIGHTS



PRIME CULVER CITY LOCATION

Situated along Motor Avenue in the heart of Culver City's thriving media and technology corridor, the property benefits from close proximity to Downtown Culver City, major production studios, and a dense concentration of creative, entertainment, and technology companies.



STAND-ALONE CREATIVE OFFICE BUILDING

3760 Motor Avenue offers a rare stand-alone creative office environment featuring approximately 11,671 square feet of thoughtfully designed space, providing tenants with privacy, branding opportunities, and a headquarters-style presence in a highly sought-after submarket.



ARCHITECTURALLY DISTINCTIVE DESIGN BY SHUBIN & DONALDSON

The building showcases premium architectural elements including polished concrete floors, exposed wood and steel framing, expansive glass meeting rooms, skylights, a dramatic interior staircase, and a living green wall, creating a modern, design-forward workspace ideal for creative and media users.



WALKABLE AMENITIES & EXCELLENT CONNECTIVITY

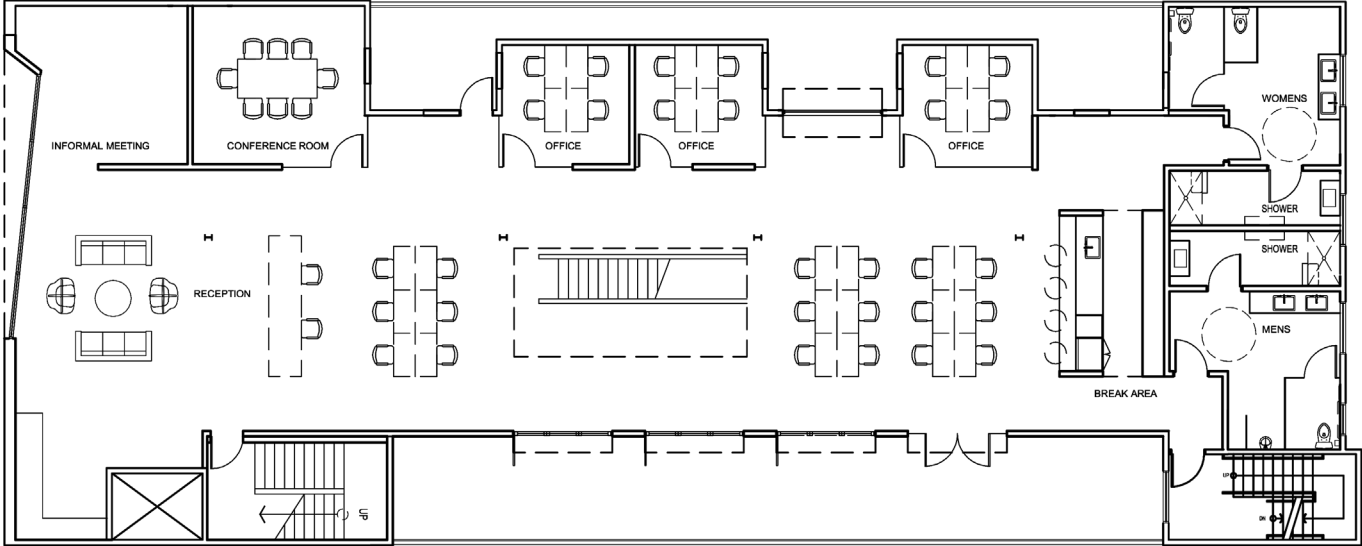
The property is located near Downtown Culver City's abundant retail and dining options and offers convenient access to the 405 and 10 freeways, providing excellent connectivity to West Los Angeles, Santa Monica, and the greater Los Angeles market.



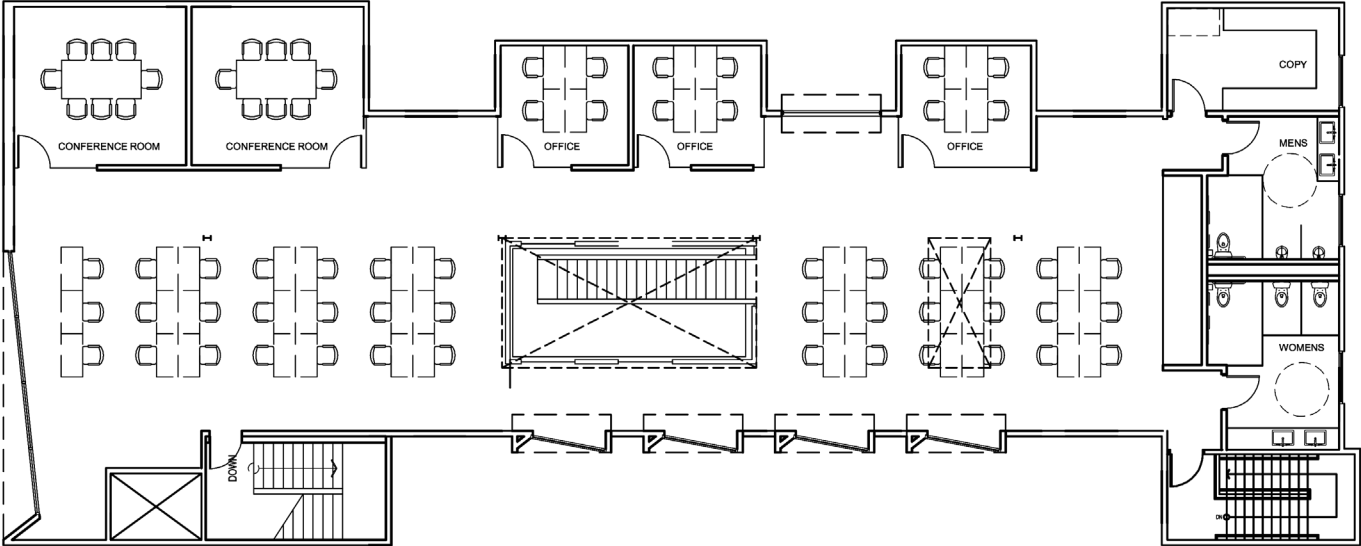




2ND FLOOR - FLOOR PLAN



3RD FLOOR - FLOOR PLAN





EREWHON

Mendocino
Farms

VanLeeuwen

The
CULVER
HOTEL

CAFE/5 LOS ANGELES

OPEN
COUNTRY
BAND CAFE

SOUTH LA
CAFE

Peet's
COFFEE

corepower
YOGA

WEST ADAMS
PILATES

ANYTIME
FITNESS

TRADER
JOE'S

WHOLE
FOODS
MARKET

EVERYTABLE

JACKSON
MARKET

CAVA

WINGSTON

rolling greens

MAYDAN
MARKET

Red Coffee Bean
& Tea Leaf

Panera
BREAD

SALT & STRAW

Starbucks

MIZ
LA
LA

HOUSE
COFFEE CO

PASTA
SISTERS

BEETHOVEN
MARKET

esme

ATTRACTIONS



Culver City

Located along the vibrant Motor Avenue corridor in Culver City, the property sits within one of Los Angeles' fastest-growing creative and media hubs. The surrounding neighborhood benefits from steady daily traffic from nearby tech companies, production studios, and creative professionals drawn to Culver City's expanding dining, retail, and entertainment scene. Just minutes from Downtown Culver City, Sony Pictures Studios, and the Hayden Tract, the location places businesses at the center of a highly sought-after environment for media, technology, and creative industries. This dynamic setting supports strong visibility, a professional tenant base, and continued demand for well-positioned office and creative workspace in one of West Los Angeles' most desirable business districts.



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