



3523 EASTHAM DRIVE

CULVER CITY, CA 90232

Freestanding Creative / Flex Office For Lease
±15,381 RSF

*Contiguous with 3525 Eastham Dr ±17,493 RSF
for a total of ±32,874 RSF*

PREMISES

± 15,381 RSF

OCCUPANCY

Immediate

PARKING

37 On-site Spaces (\$180/Stall/Month)

12 Off-site Spaces (\$175/Stall/Month)

FEATURES

- Freestanding creative office building in the Heart of Hayden Tract
- High, exposed bow truss ceilings
- 3 Dock high loading doors
- Ceilings are 14 ft. to the bottom of the truss and 24 ft. to the top of the lid
- 2 Stages with lighting grid
- Polished concrete floors throughout
- Ample natural light
- Private offices and open work space
- Full modern kitchen
- 9 Rooftop hvac units and 6 split units totaling 73 tons
- 1200 Amps, 600 amps per side, 277/480 volt, 3 phase, 4 wire
- Walking distance to Downtown Culver City, The Platform, and Ivy Station
- Surrounded by a multitude of creative office users and amenities
- Close proximity to National/Jefferson metro stop and Culver City bike path

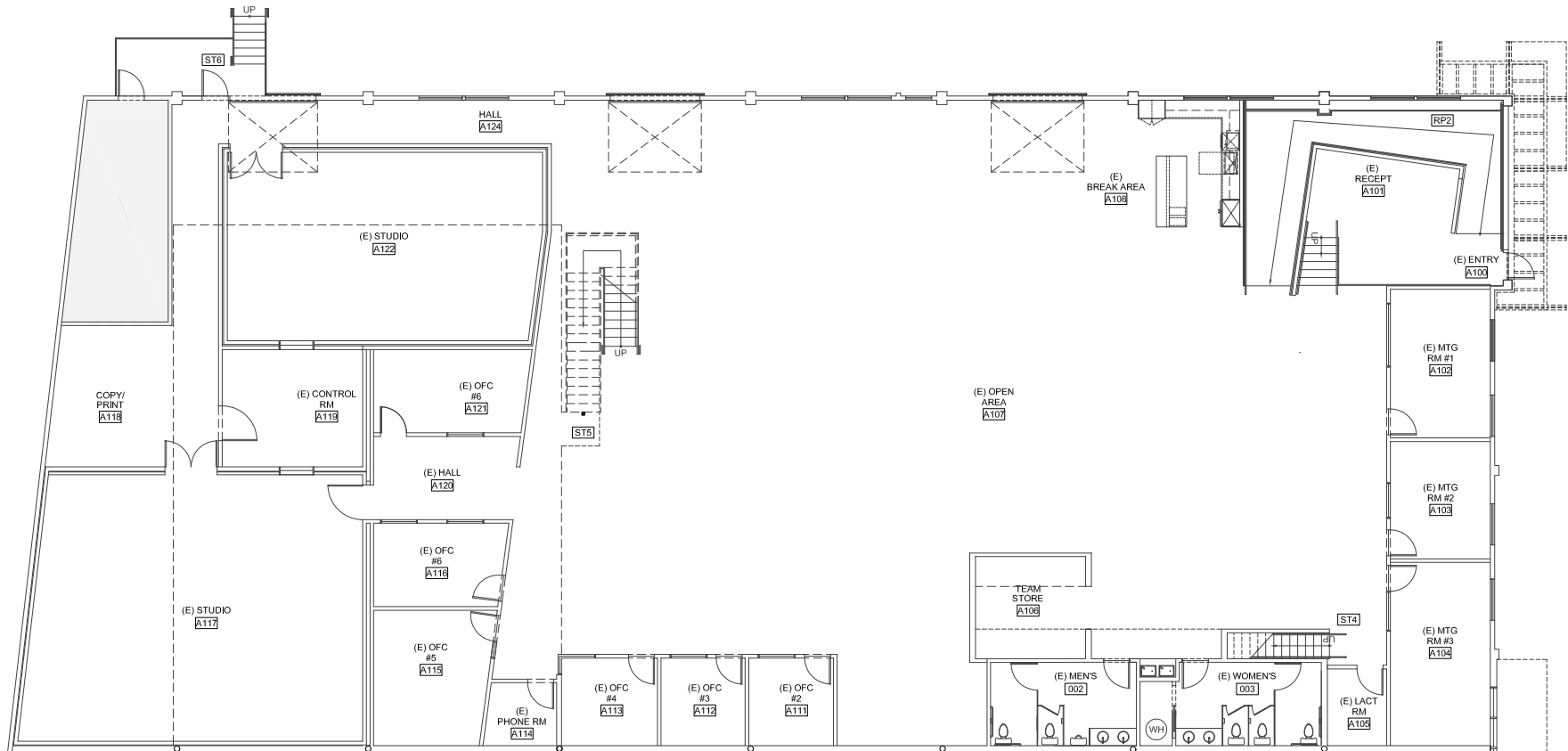
RENT

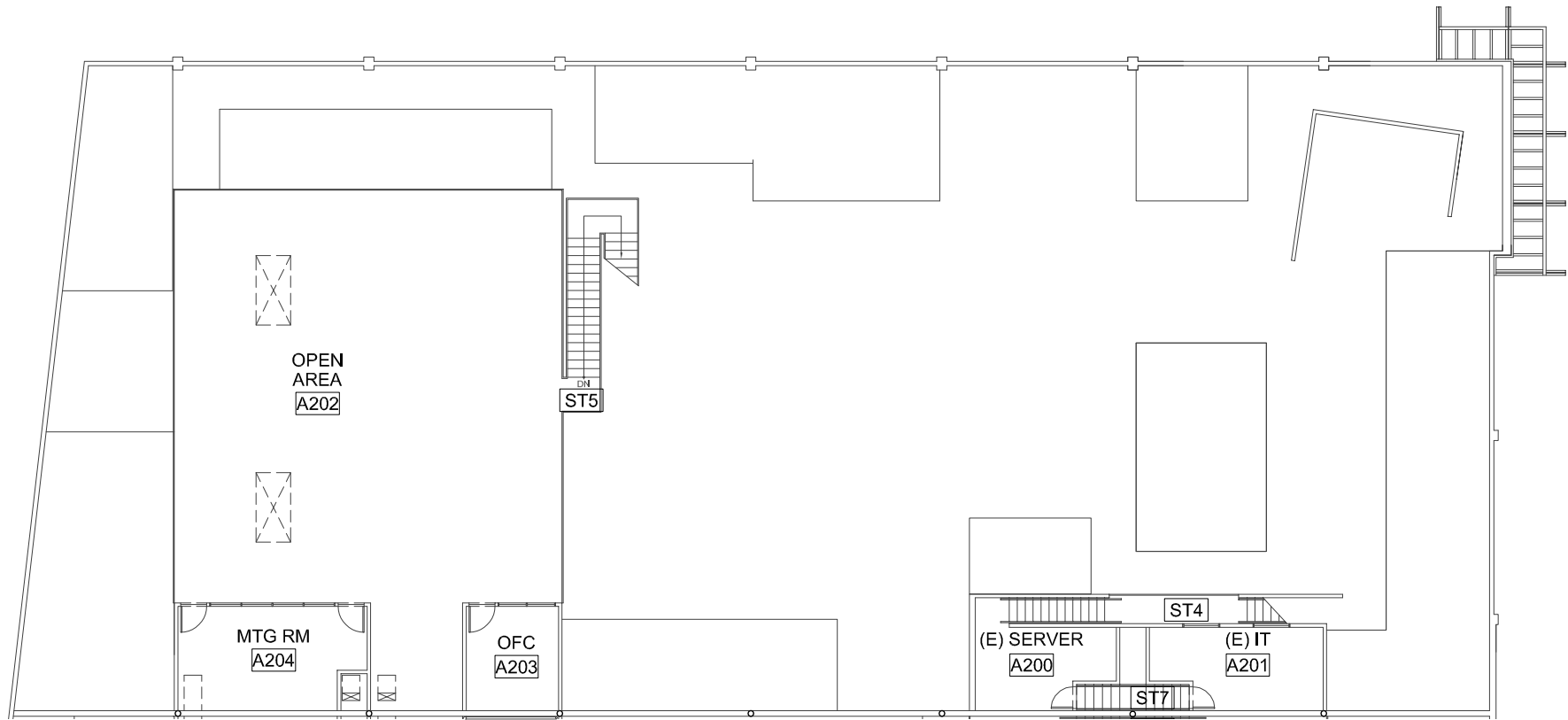
Years 1 - 3: \$2.95/SF, IG

Years 4+: Negotiable

CAMs Approx: \$0.15/SF











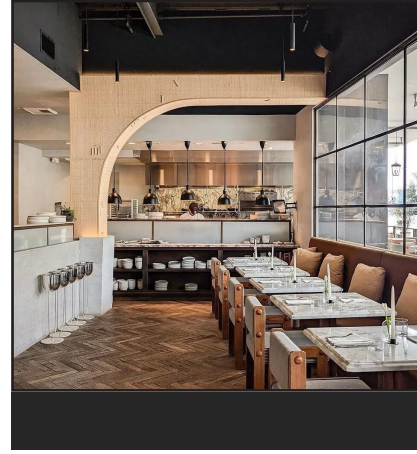




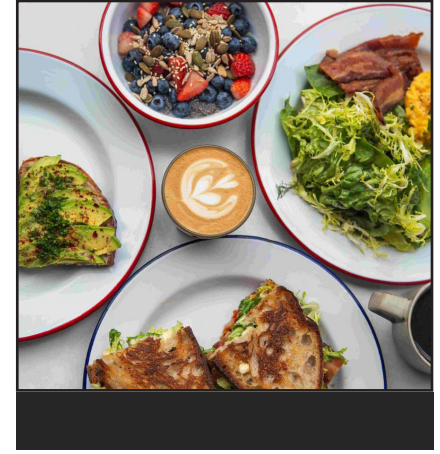
Erewhon Market is an upscale organic grocer known for premium products, wellness offerings, and a health-conscious clientele.



Downtown Culver City serves as a vibrant hub for dining, retail, and entertainment with a lively, walkable atmosphere.



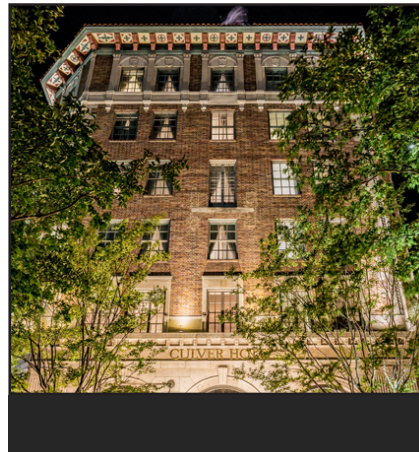
Juliet is a stylish neighborhood restaurant offering a refined yet approachable dining experience with seasonal, chef-driven cuisine.



Go Get Em Tiger is a trendy coffee destination known for craft espresso, creative beverages, and a strong local following.



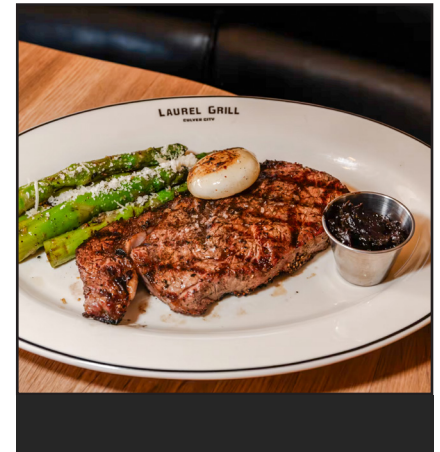
Mendocino Farms offers elevated sandwiches and fresh, chef-driven salads in a modern fast-casual setting.



The Culver Hotel is a historic boutique hotel and landmark featuring refined design, dining, and an active social scene.



Van Leeuwen Ice Cream is a beloved artisanal ice cream shop known for its rich flavors and high-quality ingredients.



Laurel Grill is a long-standing local favorite known for its classic American menu, relaxed ambiance, and welcoming neighborhood feel.



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