

3640 HOLDREGE AVENUE

LOS ANGELES, CA 90016

STANDALONE TROPHY CREATIVE - REDUCED LEASE RATE - \$3.95 NNN



FOR LEASE



A DIVISION OF
LEE & ASSOCIATES

FREESTANDING CREATIVE OFFICE



PREMISES	± 25,865 SF
RENT	\$3.95/SF NNN (est. \$.85/SF)
AVAILABLE	March 1, 2026.
PARKING	2.5/1,000 SF (\$150 / Space / Month) Additional Parking Available in the Area

FEATURES

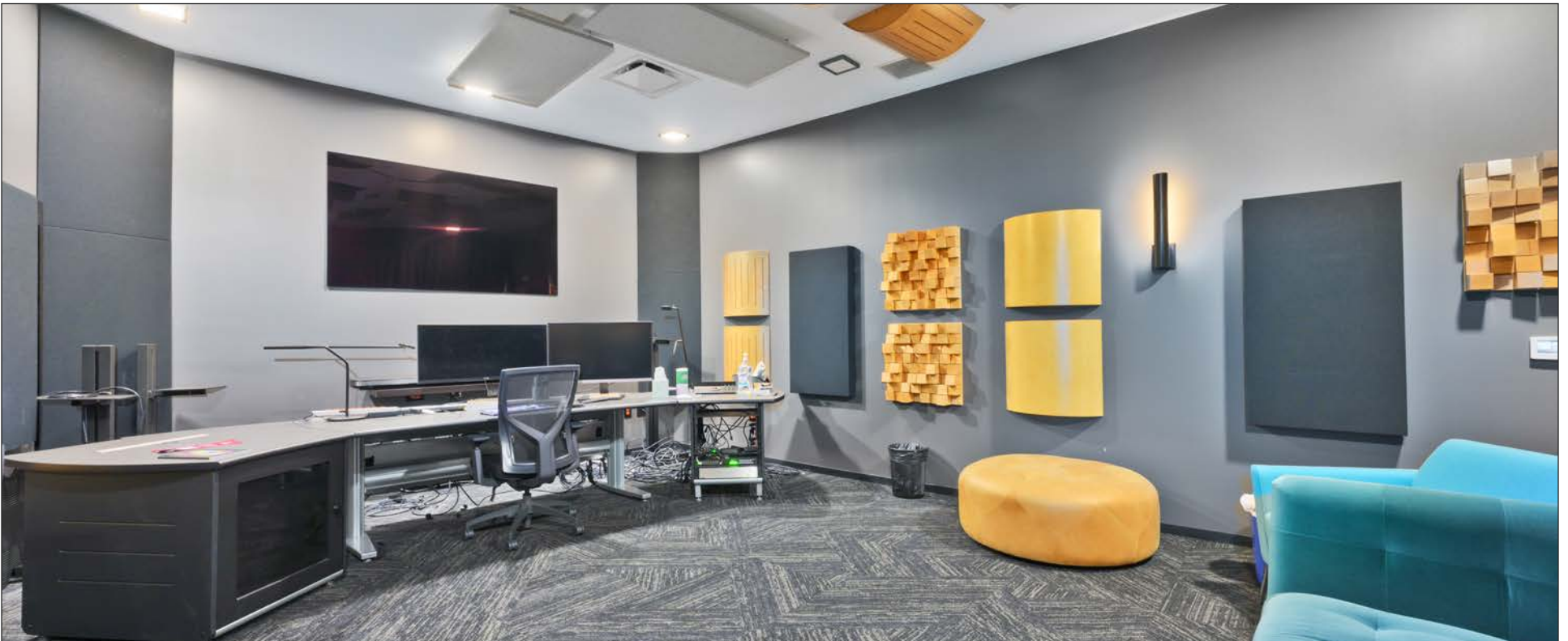
- Fully Built out Free Standing Creative Office
- Concrete Floors, Skylights, 12'-14' Exposed Ceilings, Outdoor Deck/Patio
- Great Northern Views of Los Angeles Basin
- 5 Minutes from Downtown Culver City, Platform and Cumulus Project
- La Cienega and National Boulevard Metro Line Stations

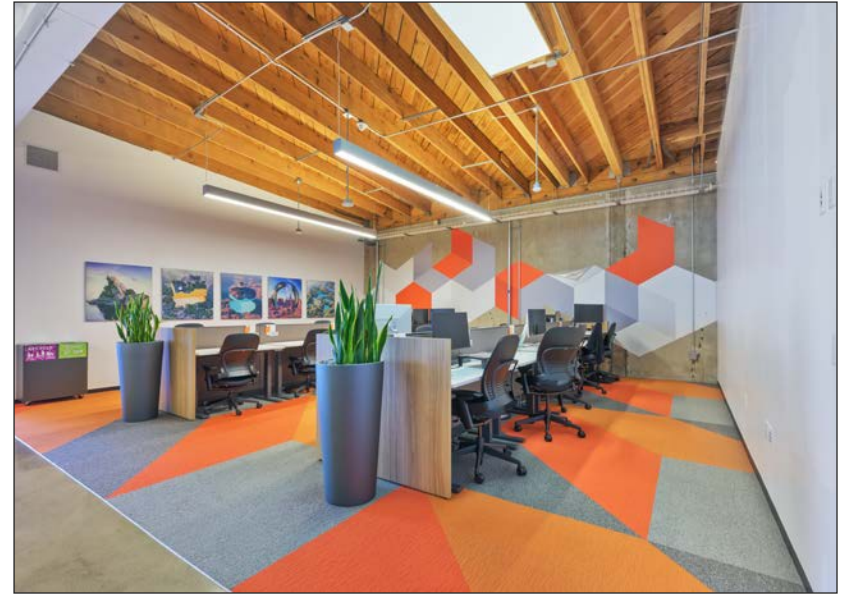


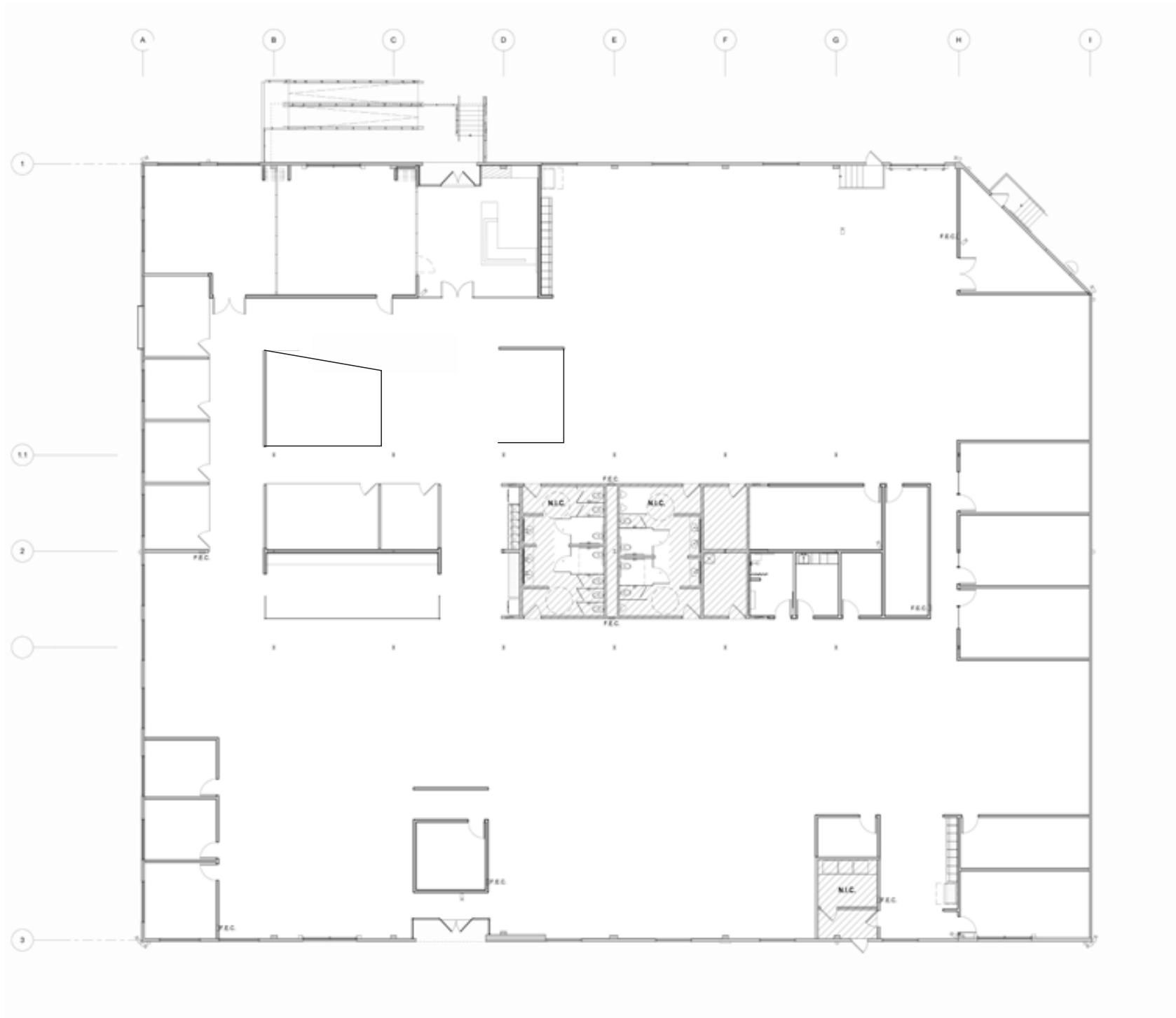
Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000

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.

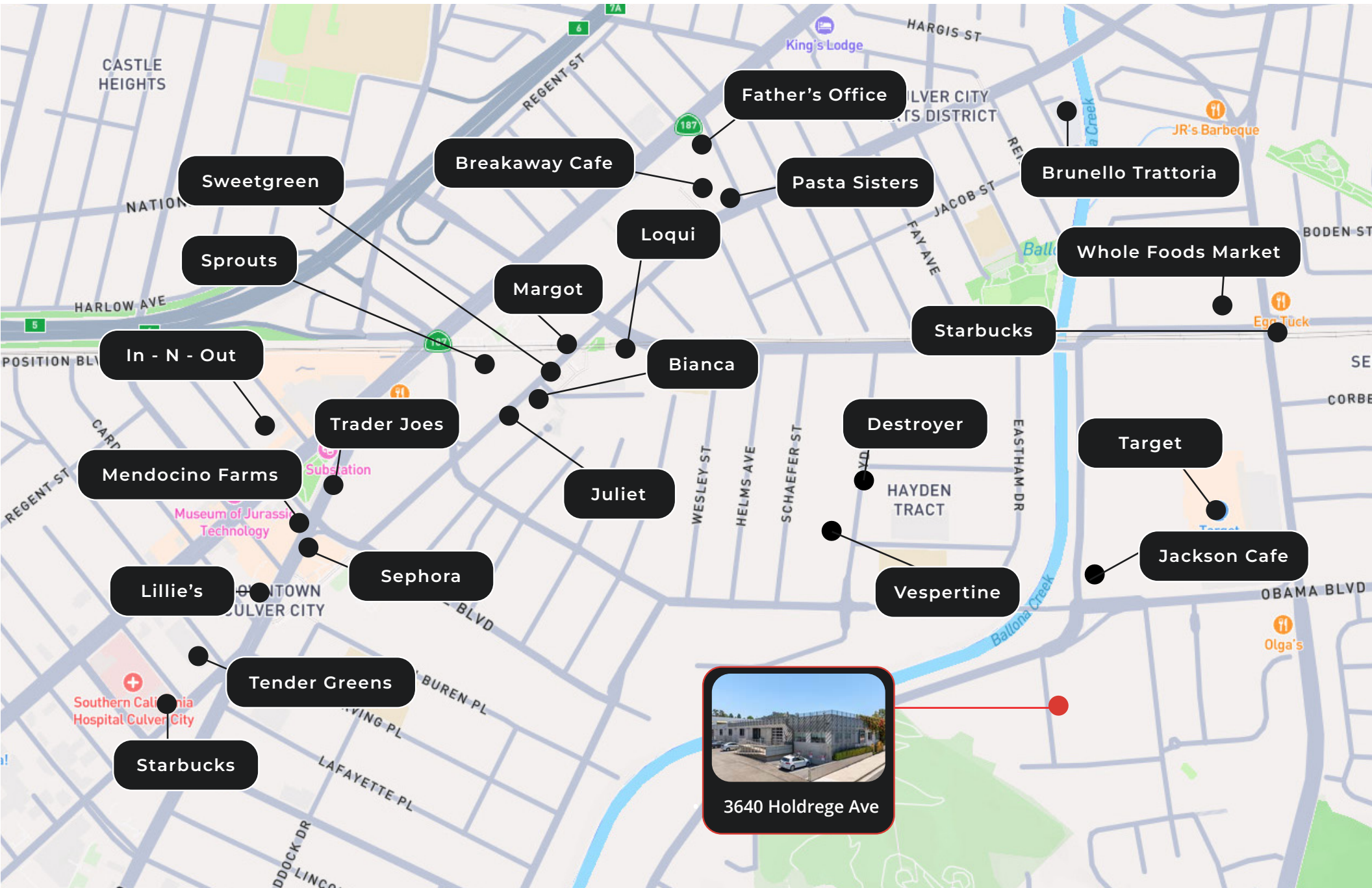












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