

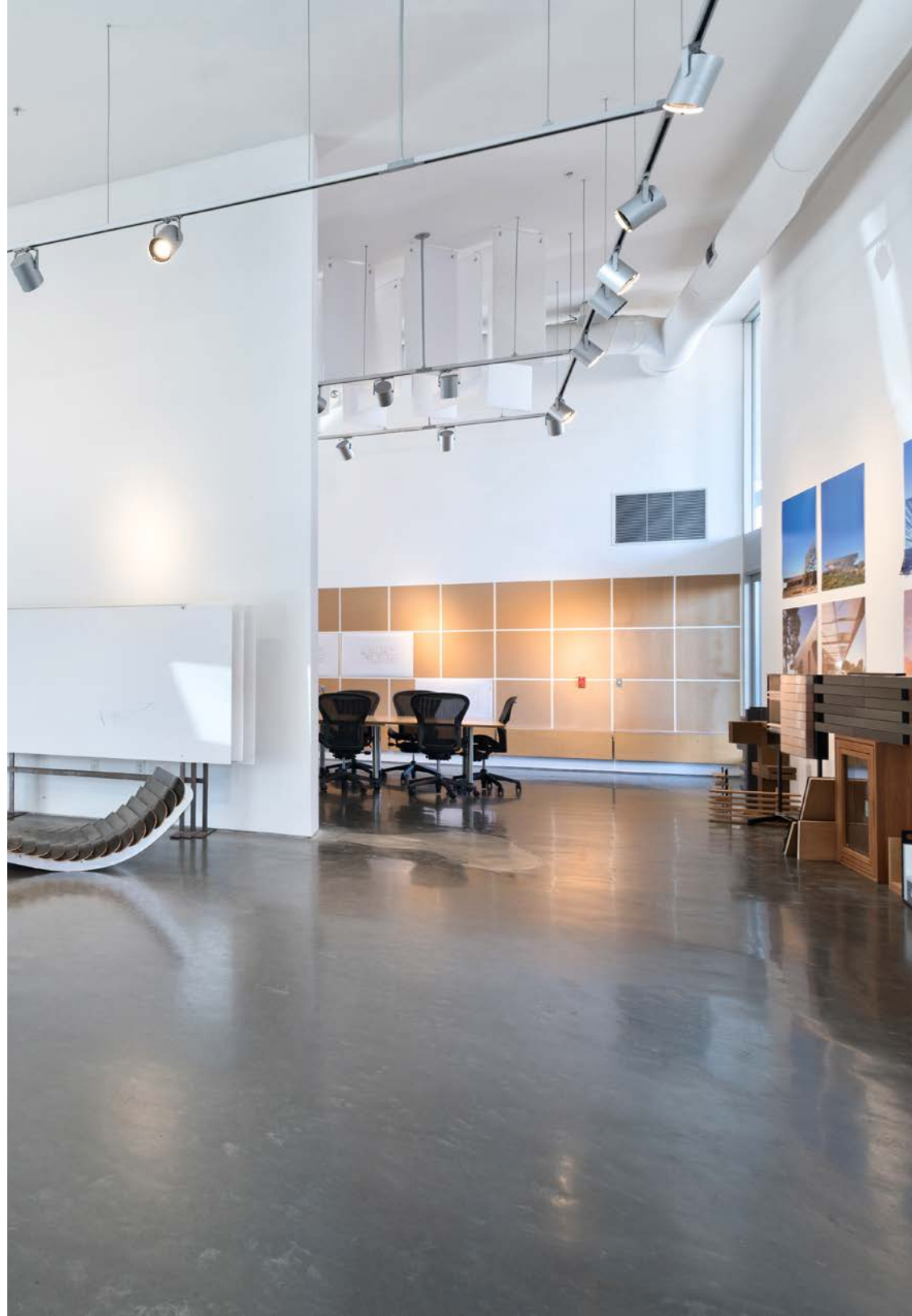
MODAA LOFTS

8601-8631 Washington Boulevard, Culver City, CA



PROPERTY DETAILS

PREMISES	8607 Washington: 2,300 SF 8611 Washington: 2,000 SF 8615 Washington: 2,000 SF 8619 Washington: 2,000 SF 8627 Washington: 2,000 SF 8631 Washington: 4,000 SF
RENT	\$3.95/SF MG
TERM	2-5 years
OCCUPANCY	Immediate to 30 days
PARKING	3/1000 at \$175/car/month
FEATURES	• 21' ceilings • Operable windows • Concrete floors • Abundant natural light • Secure parking • Full kitchen in every unit. • 90 Walk score • Walking distance to Helms bakery, Platform, Ivy Station. • 5 minutes to 10 freeway.



PHOTOS



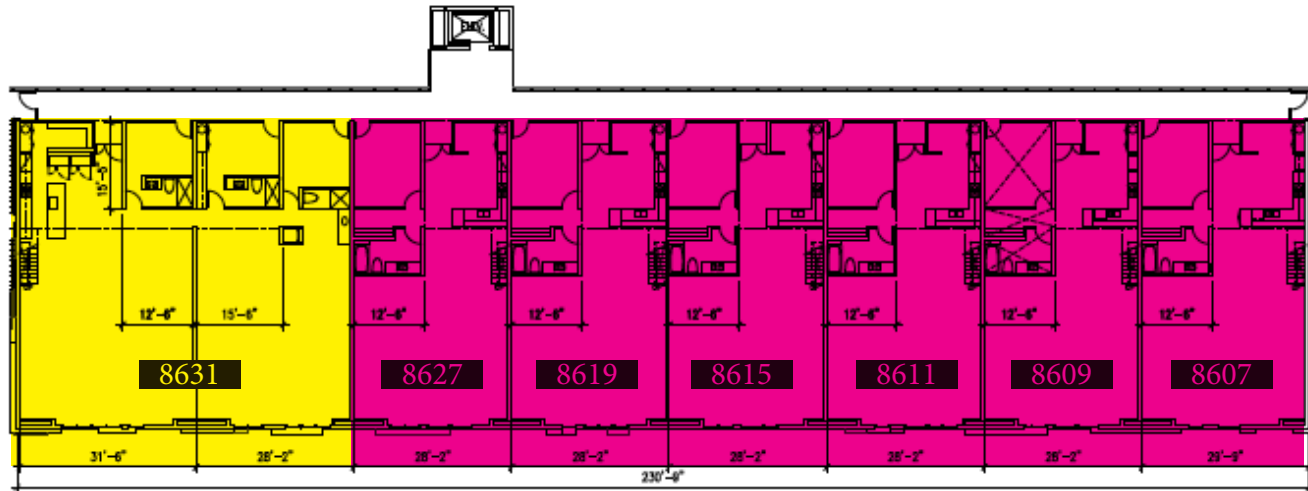
PHOTOS



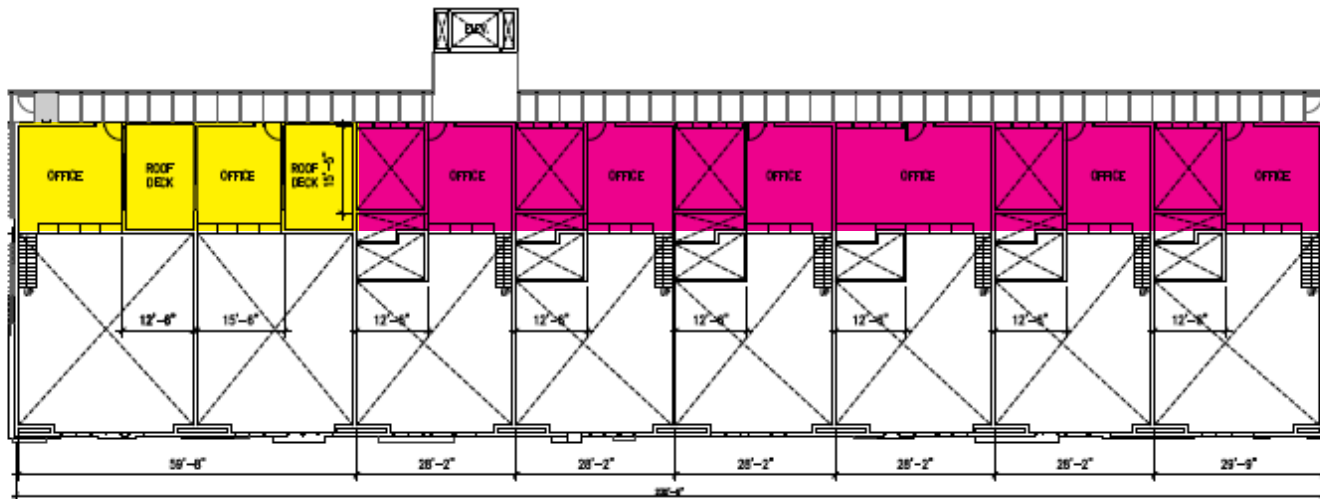
FLOOR PLANS

SECOND FLOOR

- 8607 -8626 Washington:
1 private office, full kitchen,
restroom, mezzanine office
- 8631 Washington:
3 private offices, 3 restrooms, full
kitchen, mezzanine office and 2
patios

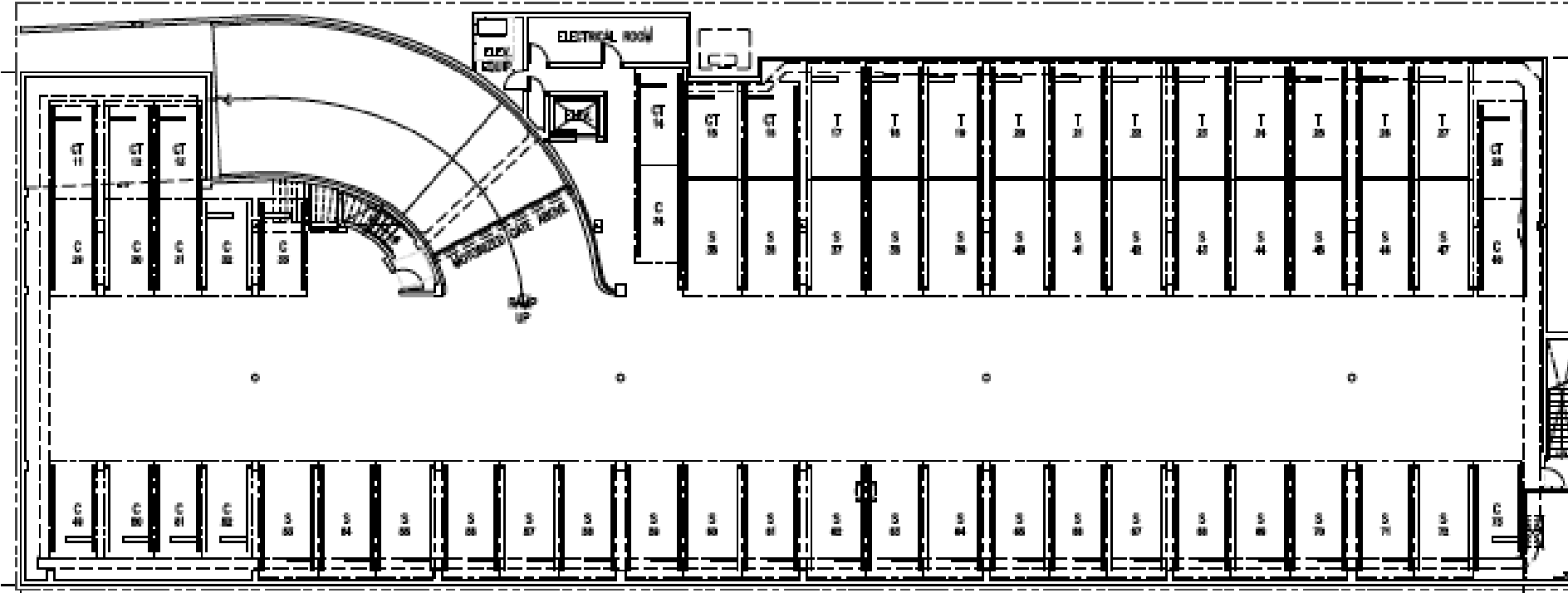


MEZZANINE



FLOOR PLANS

PARKING



NEIGHBORHOOD TENANTS





Tibor Lody, SIOR

Principal

310.899.2720

tlody@leewestla.com

AGT DRE 01261129



Adam Levine

Senior Associate

310.899.2703

alevine@leewestla.com

AGT DRE 02104830



Keith Fielding

Principal

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915



Aleks Trifunovic, SIOR

Principal

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109



Tommy Isola

Principal

310.899.2709

tisola@leewestla.com

AGT DRE 01974024