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LWLA
A DIVISION OF LEE & ASSOCIATES

R&D / OFFICE BUILDING **FOR SALE**

New Price (Also available for lease)

6065
BRISTOL PKWY

Flexible Office Opportunity in the *Heart of Culver Pointe*

6065 Bristol Parkway offers a ±8,672-square-foot office building situated on a ±8,102-square-foot parcel within the established Park Place Business Center in Culver City. The property provides a functional and flexible environment suitable for a variety of professional and creative office users, with a well-located setting that supports both day-to-day operations and long-term business needs. Its position within the Culver Pointe area places tenants near Westfield Culver City, HHLA, and a wide range of restaurants, hotels, retail, and everyday amenities. The property also benefits from convenient access to the 90 and 405 Freeways, providing excellent connectivity throughout Culver City and the greater Westside. With its efficient building size, established business-center setting, and strategic location, 6065 Bristol Parkway presents an attractive opportunity for users seeking a well-positioned office property with strong regional accessibility.





PROPERTY OVERVIEW

Premises:	6065 Bristol Pkwy Culver City, CA 90230
Property Type:	Office Building
Building:	± 8,672 SF
Land:	± 8,102 SF
Sale Price:	~~$$3,252,750 ($375 Per/SF)~~ **$2,955,000 ($341 Per/SF)**
Lease Rate:	Contact broker for rate details
Association Dues:	$0.16 PSF
Parking:	Approximately 30 parking spaces
Zoning:	MU - HD
APN:	4134-004-017
Features:	• Roof resurfaced in 2024 (warranty in place) • 3 HVAC units replaced within the last 4 years • 600 AMPS power • Modern offices with glass sidelights and single-lite doors. • Polished concrete floor • Multi-tenant flexibility

LEASE VS OWN COMPARISON

LEASE VS. OWN COMPARISON

6065 Bristol Parkway, Culver City, CA 90230

Property Size: **8,672 Square Feet**

• OWN •			• LEASE •		
PURCHASE ASSUMPTIONS:			**LEASE ASSUMPTIONS:**		
	Per Sq. Ft.				
Purchase Price	$340.75	$2,955,000	First floor SF at $2.49 (G)		$10,797
SBA Fees (Financed)		$38,000	Second floor SF at $2.00 (G)		$8,672
Total Project Cost		$2,993,000	Lease rate per month (G)		$19,469
START-UP COSTS			**START-UP COSTS**		
Cash down payment (10%)		$295,500	Prepaid lease payment and security deposit		$38,937
MONTHLY COSTS	Per Sq. Ft.	Amount	**MONTHLY COSTS**	Per Sq. Ft.	Amount
Monthly Payment	$2.13	$18,453	Lease payment	$2.0 - $2.49	$19,469
Property Taxes	$0.31	$2,709	Association Dues	$0.16	$1,388
Association Dues	$0.16	$1,388			
Insurance	$0.02	$173			
Total Monthly Costs	**$2.62**	**$22,722**	**Total Monthly Costs**		**$20,856**
MONTHLY OWNERSHIP BENEFITS			**MONTHLY OWNERSHIP BENEFITS**		
	Per Sq. Ft.	Amount			
Monthly Depreciation estimate	$0.12	$1,061	Monthly Depreciation estimate:		$0.00
Property Tax Benefit	$0.07	$569	Property Tax Benefit		$0.00
Interest Deduction	$0.36	$3,091	Interest Deduction		$0.00
Total Ownership Benefits	**$0.54**	**$4,721**	**Total Ownership Benefits**		**$0.00**
TOTAL EFFECTIVE MONTHLY COST		**$18,001**	**TOTAL EFFECTIVE MONTHLY COST**		**$20,856**

Benefits of owning include: equity growth, control of costs, cash flow, tax benefits, and retirement investment.

Property Taxes: Estimated at 1.1% of purchase price
Insurance: $0.02 per SF
Depreciation: Estimated based upon 80% allocation of purchase price to building cost and 21% tax bracket.
Property Tax Benefit and Interest Deduction: Estimated at 21% tax bracket.
Owner's Equity: Estimated equity after 3 yrs of owning the property (assumes annual appreciation at 3%): $ 274,008

Appreciation Benefits of Ownership	
Rate of Assumed Appreciation per Year	3%
Appr Value Year 1	3,043,650
Appr Value Year 2	3,134,960
Appr Value Year 3	3,229,008

• SBA 504 FINANCING PROGRAM •

Total Project Cost	$2,993,000	*Note that interest rates vary from month to month and*
Cash down payment: 10% of Purchase Price	$295,500	*loan terms differ from one lender to another.*
Amount financed (includes SBA fees)	$2,697,500	Monthly payment $18,453

• The SBA 504 program provides 90% financing by combining a loan from a regular bank for 50% of the total loan amount and a loan from the SBA for 40% of the total loan amount (plus financed SBA loan fees). The buyer provides a 10% cash down payment.

SBA Financing	1st Mortgage by Bank	2nd Mortgage by SBA
Loan Amount	$1,477,500	$1,182,000
Interest Rate	6.70% (estimate)	6.57% Nov 2026
Amortization in years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50.0% of total	40.0% of total
Loan Fee	$7,388 .5% (estimate)	$38,000 2.65% + $6,000 legal fee
Monthly Payment	$10,162	$8,291 (includes SBA fees)

TELECOM AVAILABILITY REPORT

Internet Availability & Coverage Map



We Can Help With

- ✓ Setting up Business WiFi
- ✓ Replacing old phone systems
- ✓ Checking for Fiber availability
- ✓ Temporary Services for Office Moves
- ✓ Coverage Other Than AT&T or Spectrum
- ✓ Keeping Phone # When Moving

Your Satisfaction Is Our Highest Priority

Tenant Telecom Advisors is a FREE consultant and broker for every major voice, internet and cloud provider nationwide. Every service we provide our clients is **completely free.**

Our team of advisors find the services that fit your specific needs and budget so your company can communicate more efficiently, move in on time and underbudget.

TENANT TELECOM ADVISORS
A division of ACS for over 20 years

How it works

1. Expert Telecom Consultation
We review your location, timeline, and technology needs.

2. Receive Provider Options
We compare multiplie providers to find the best fit and pricing *(with an average of 30% savings!)*

3. We Manage the Install
We project manage your move and coordinate install

4. Thats it! Free Ongoing Support
Free customer support for the entirety of your contract

TELECOM AVAILABILITY REPORT

ON-NET Providers:

ACCUverse | AT&TUverse |

Other Available Providers:

ACC | AT&T | Airespring | Beyond Reach |Dobson Fiber |DQE | For2Fi | EarthLink | Fusion | Geolinks | Lumen | Towerstream | TPX |

	SERVICE	ON-NET	SPEED	COST	INSTALL	RATING	DETAILS
DEDICATED Internet	**FIBER**		10Mb - 10Gb	**$350+**	90 - 120 days	★★★★★	Rolls Royce of Internet
	FIXED WIRELESS		5Mb - 1Gb	**$150+**	7 - 10 Days	★★★★★	Microwave dish on roof
SHARED Internet	**SHARED FIBER**	✓	300Mb - 1Gb	**$70-$190**	5 - 15 Days	★★★★	Fast Download & Upload
	BUSINESS CABLE		Not Available			★★★★	What you have at home
WIRELESS Internet	**4G/5G LTE**	✓	100Mb - 400Mb	**$70+**	7 - 10 Days	★★★	Cellular towers for connectivity
	SATELLITE (StarLink)	✓	100Mb - 400Mb	**$285+**	15 - 20 Days	★★★	Available virtually anywhere

VOICE	SERVICE	INSTALL	DETAILS
	HOSTED PHONE	7 - 14 Days	Modern business phones via WiFi
	PRI/SIP TRUNK	5 - 7 Days	Great cost savings for very large businesses
	Alarm/Elevator/Fax	5 - 7 Days	Phone lines

CLOUD	SERVICE	DETAILS
	OFFICE 365	Subscription of Microsoft apps accessible on multiple devices
	DATA CENTER	A virtual server in a data center accessible anywhere
	PRIVATE NETWORK	SD-WAN, Direct Conect, Ethernet Private Line
	DISASTER RECOVERY	Protects from critical events and maintains critical functions
	MANAGED SECURITY	Protects from access and corruption on all apps and platforms
	REMOTE DESKTOP	Software allows access of data and resources on a computer

1ST FLOOR - INTERIOR









2ND FLOOR - INTERIOR









2ND FLOOR - INTERIOR

Sample Remodel Option





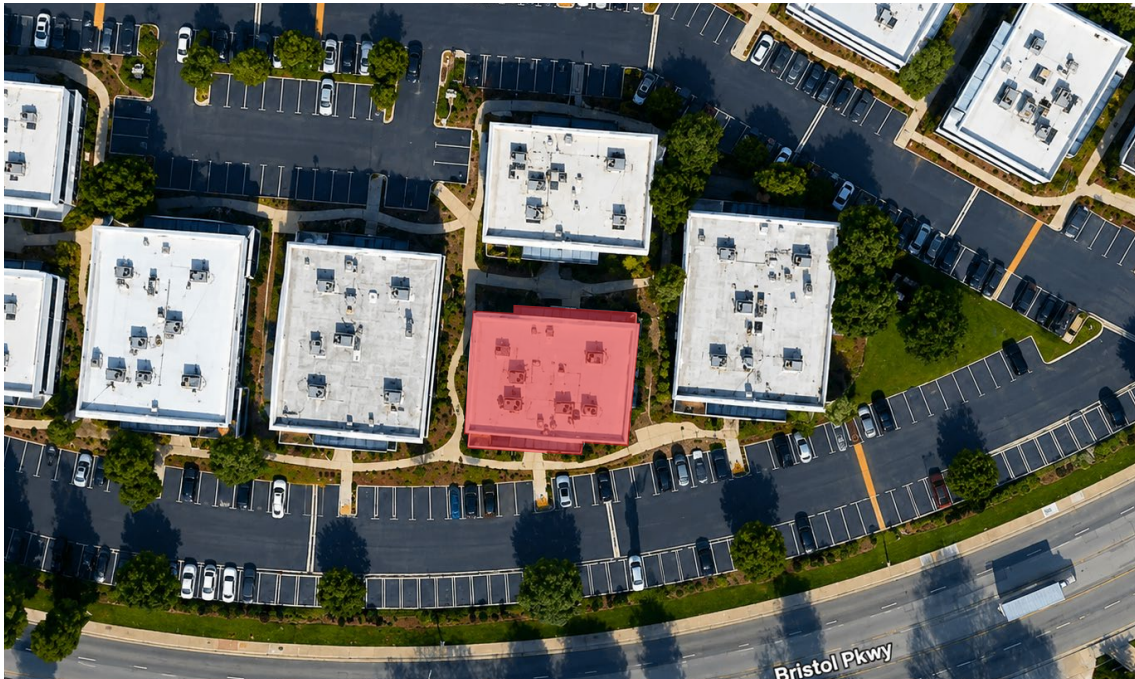


SITE PLAN


4134 4
SHEET 2
SCALE 1" = 60'
N
PKWY.
BRISTOL
NWLY Ln Lot 12 Tr. No. 37263
SWLY Ln Lot 12 Tr. No. 37263
TRACT NO. 37263 M. B. 945-45-46
For common area see sheet 1.


6065
BRISTOL
PARKWAY


6065
ASPINA


Bristol Pkwy

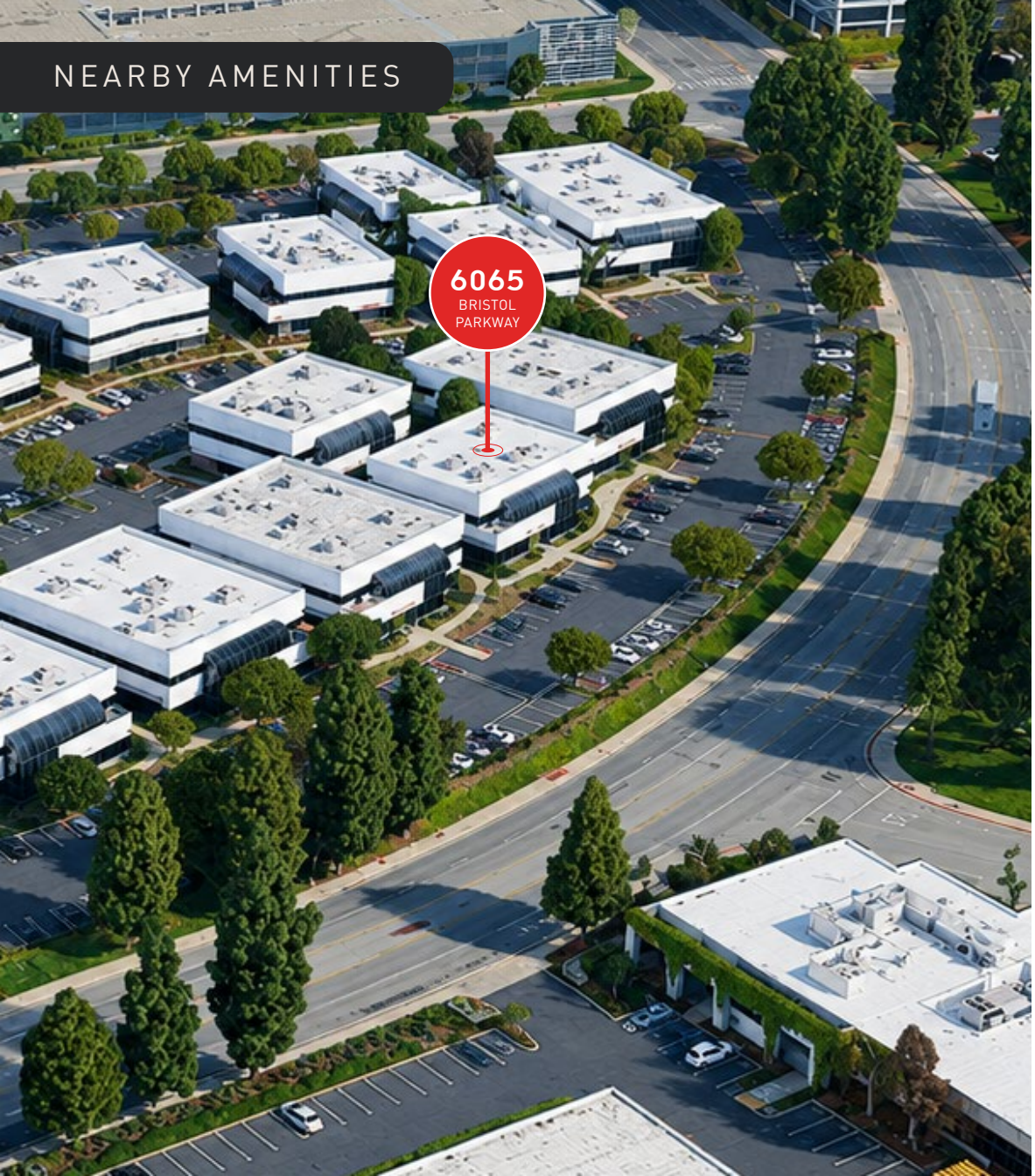


At the Center of Culver City

Located within Culver City's dynamic creative and innovation corridor, Culver Pointe offers a compelling workplace environment surrounded by an exceptional concentration of restaurants, cafés, boutique retail, and creative businesses. The campus benefits from a walkable setting that gives employees convenient access to dining, coffee, fitness, and everyday amenities throughout the workday.



NEARBY AMENITIES



BJ's
CHAGEE 霸王茶姬
CHIPOTLE MEXICAN GRILL
COURTYARD BY MARRIOTT
DAVE & BUSTER'S
Extra Space Storage
FIVE GUYS BURGERS and FRIES
FOUR POINTS BY SHERATON Los Angeles Westside
Hilton LOS ANGELES CULVER CITY
IN-N-OUT BURGER
OAK BERRY
SHAKE SHACK
SPROUTS FARMERS MARKET
STONEOVEN GOURMET SANDWICHES & SALADS
Super Dumpling
TRADER JOE'S
Westfield CULVER CITY
WHOLE FOODS MARKET



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