

For Sale or Lease

CREATIVE OFFICE PROPERTY IN THE HEART OF HAYDEN TRACT



8509 - 8511 STELLER DRIVE | CULVER CITY, CA 90232



DISCLAIMER

KWP Real Estate (“Broker”), exclusive marketing representative of 8511 Steller Drive LLC. (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in **8509 - 8511 Steller Drive, Culver City, CA 90232** (the “Property”), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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Property Overview

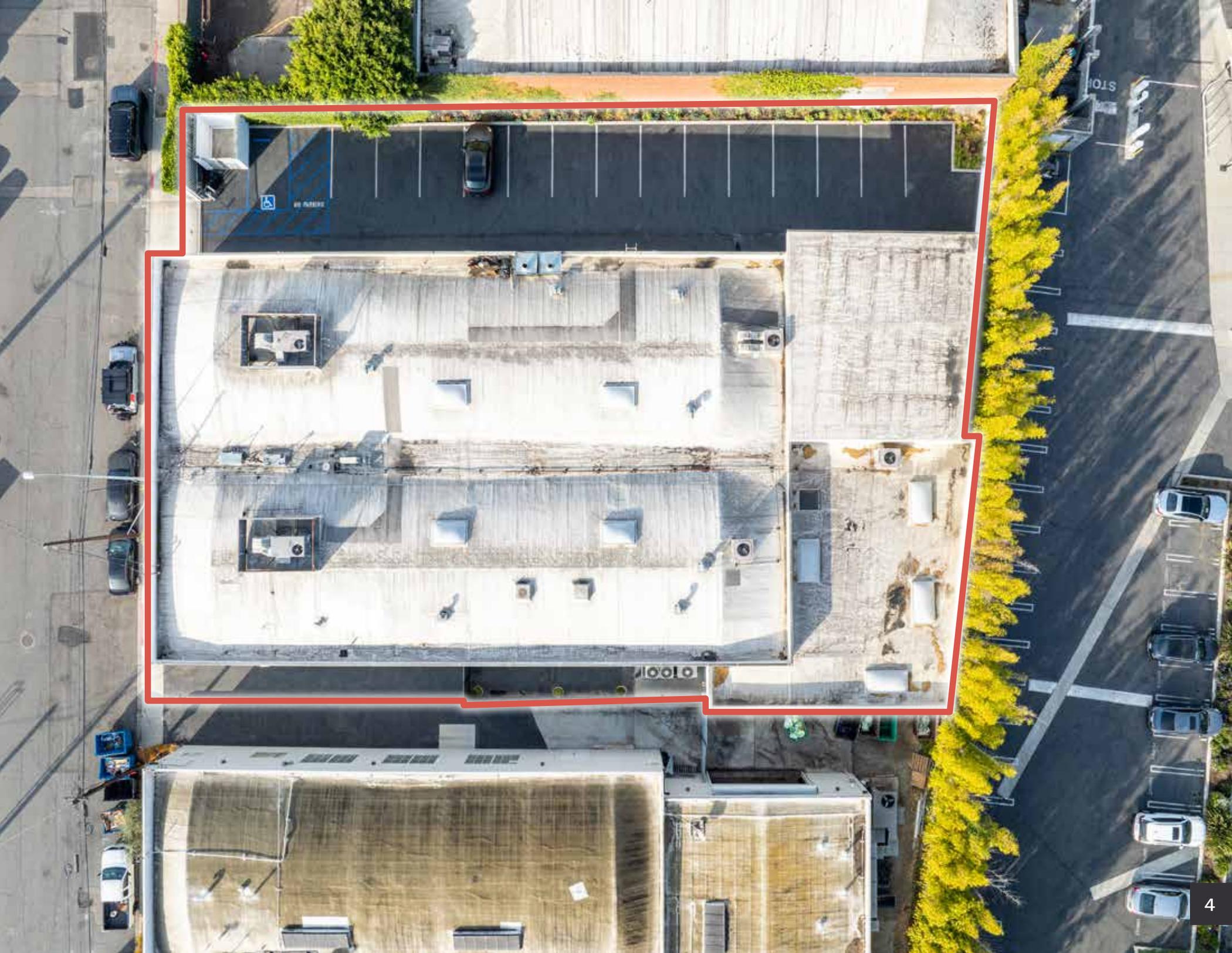
ADDRESS:	8509-8511 Steller Drive, Culver City 90232
PRODUCT:	Office/Flex
BLDG. SIZE:	13,500 SF
LOT SIZE:	21,344 SF / 0.49 AC
STORIES:	1
PARKING:	15 Surface Spaces
ZONING:	CCM1*
YR. BUILT:	1946
APN:	4205-021-014

8509-8511 Steller Drive offers an incredibly rare opportunity to acquire a 13,500 square foot creative office property in the Heart of Culver City's Hayden Tract submarket.

This standalone building sits in close proximity to some of the most prolific tech, media, and entertainment companies in the world.

The opportunity presents immediate upside for a future buyer, due to its move-in ready nature including 12' bow truss ceilings, a 10x12 roll-up garage door, polished concrete floors, 640A of power, on-site server room, and an abundance and an abundance of private offices and conference rooms.

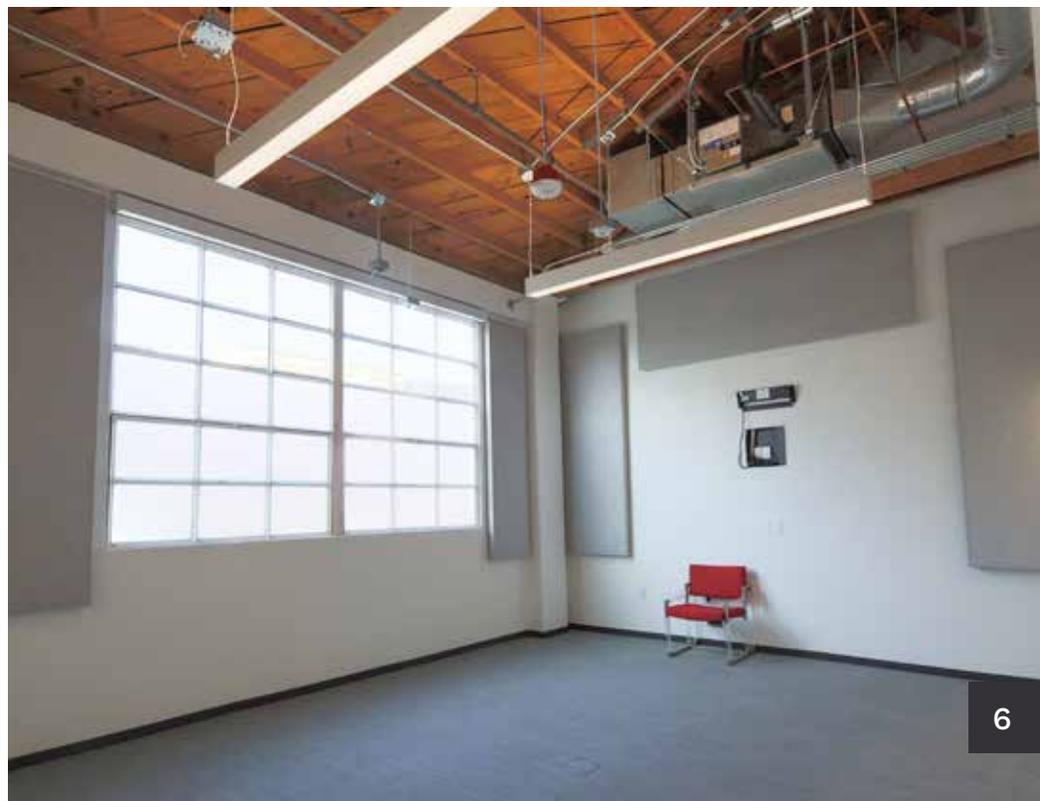
The property is offered unpriced. Please contact broker for lease details.

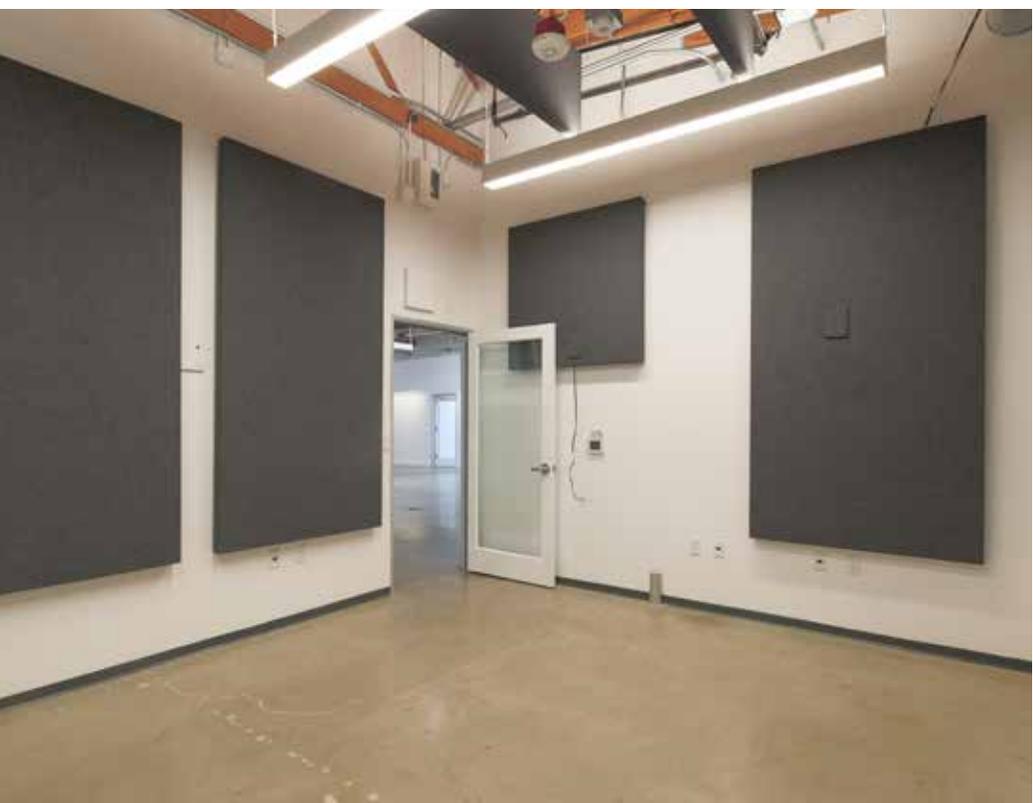




Investment Highlights

- Rare opportunity to acquire trophy, single story, standalone creative office/flex property in Culver City's coveted Hayden Tract neighborhood
- Move-in ready with 12' bow truss ceilings, 10x12 roll-up garage door, polished concrete floors and an abundance of exterior private offices and conference rooms
- Well-maintained and recently upgraded building with limited need for capital expenditure
- On site server/data room, equipped with 640A and potential for additional fiber optics.
- Upgrades include new roof with warranty, 100% air conditioned and sprinklered, ample power: 640A, 240-240; 3P; 4W (buyer to verify)
- Side entrance with garage roll-up door providing operational efficiency for content/production users and inventory management
- Architectural integrity and curb appeal
- Gated, secure parking currently striped for 15 stalls







Potential content production opportunity



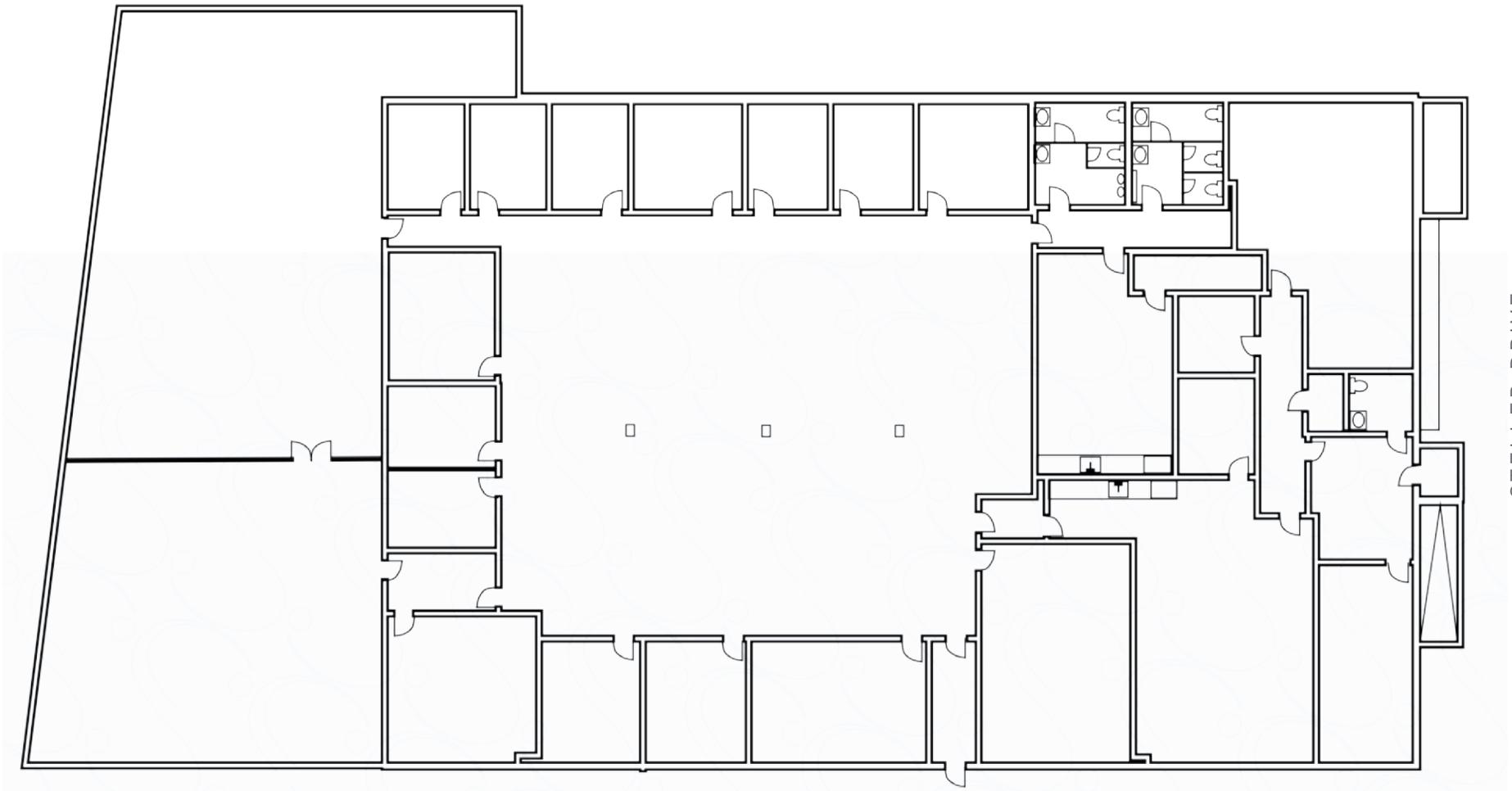
Secure, gated parking





Building frontage

Floorplan



* NOT TO SCALE, BUYER TO VERIFY

Looking West



AMAZON STUDIOS

SONY PICTURES

PLATFORM
MARGO
VAN LEEUWEN
BLUE BOTTLE
COFFEE
SWEETGREEN
REFORMATION
AESOP

IVY STATION
THE SHAY
WARNER BROS./
DISCOVERY
ZAYTINYA
SWEETFIN
EQUATOR COFFEES
MAYWEATHER
HEALTHY SPOT
MILK+HONEY
CARBON HEALTH

HELMS BAKERY DISTRICT
FATHER'S OFFICE
CISCO HOME
ARCANA
KOHLER
PASTA SISTERS
ADOTTA

VEPERTINE

CHOW NOW

DESTROYER

8509-8511
STELLER DR.

VAYNERMEDIA

BLACKBIRD

SCOPELY

ZAMBEZI

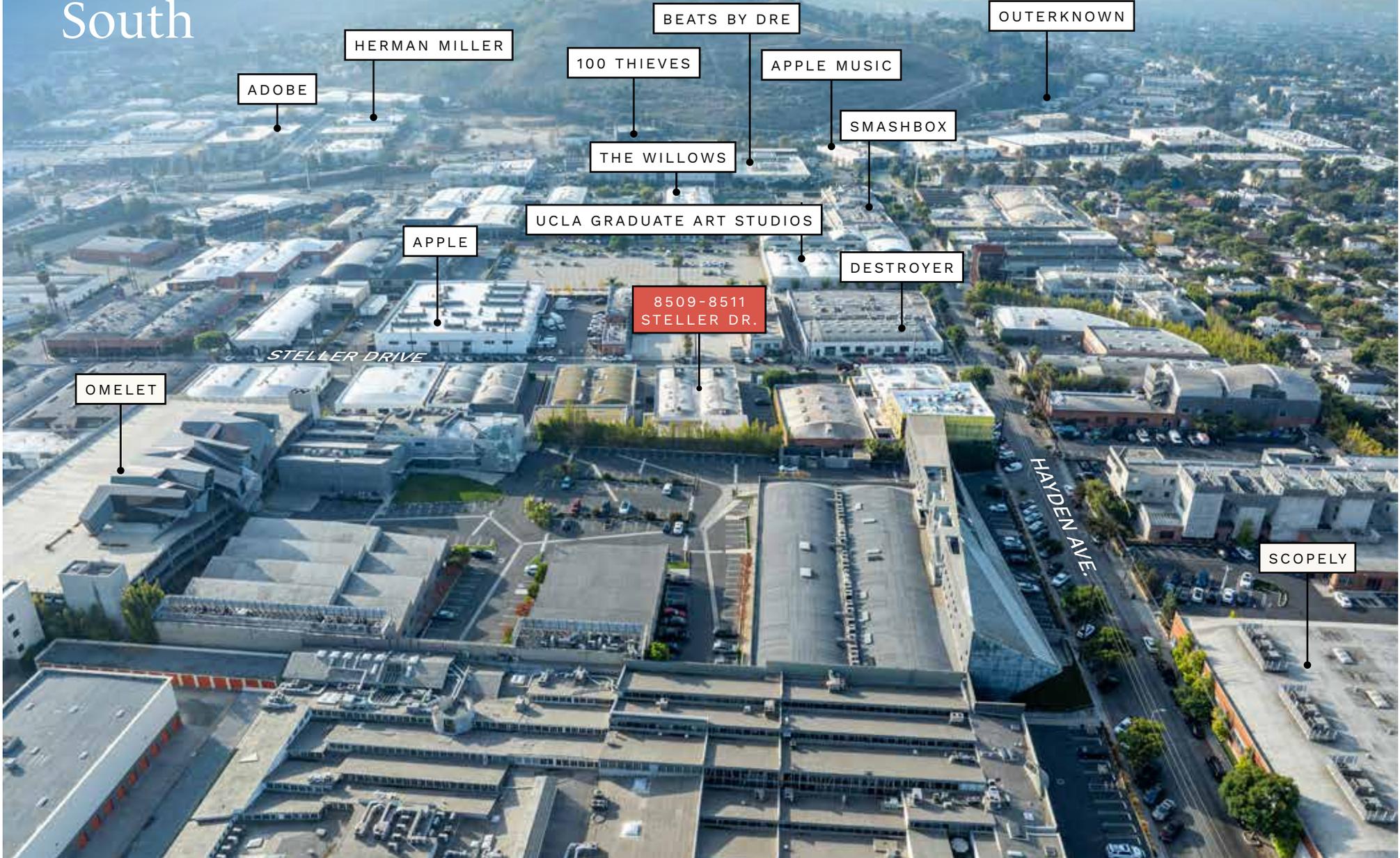
APPLE

STELLER DRIVE

OMELET

HAYDEN AVE.

Looking South





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