

Luxury Live/Work Creative Office Building

in the Heart of Playa del Rey

For Sale



CBRE

411 Culver Blvd | Playa del Rey, CA

Executive Summary

CBRE, Inc. is pleased to present a meticulously maintained, best-in-class creative office building acquisition opportunity located 3 blocks from the beach in the heart of Playa del Rey.

The building has been owner occupied and is in pristine condition, boasting high end finishes throughout. The 1st floor consists of open workspace with built-in cubicles, a large conference room, offices, storage, work room, ADA-compliant restroom and open kitchen. Hard-lid ceilings are expansive at approx 12 feet with recessed lighting fixtures. The 2nd floor can be occupied as either a live/work unit or 2nd floor office. It is currently configured as office space and is connected via internal stairwell to the 1st floor. The 2nd floor consists of a large open workspace, private restroom with shower, an executive office with unobscured views and an open concept kitchen with high end appliances and stove – perfect for entertaining. The 2nd floor features skylights throughout and opens up to a beautiful outdoor, turf-covered deck with expansive views of the Ballona Wetlands and Marina del Rey skyline and waterway.

411 Culver offers a move-in-ready opportunity for any owner/user or investor who is looking for a beautifully designed, high-end office or live/work opportunity located only blocks from the beach and minutes from the 90 and 405 freeways.



Property Overview

	Property Address	411 Culver Blvd, Playa del Rey, CA 90293
	Building Size	4,755 RSF
	Lot Size	2,501 SF (0.06 AC)
	Zoning	LAC4
	Parking	8-10 cars*
	Asking Price	\$4,250,000
	PPSF	\$894/SF

*Ownership has an exclusive parking agreement with the city to the parking area directly next to the building which can accommodate 8-10 cars.



Contacts

JEFF GERLACH

Lic. 01942825

+1 310 550 2507

jeff.gerlach@cbre.com

STAN GERLACH

Lic. 01520962

+1 310 550 2662

stan.gerlach@cbre.com

Property Highlights

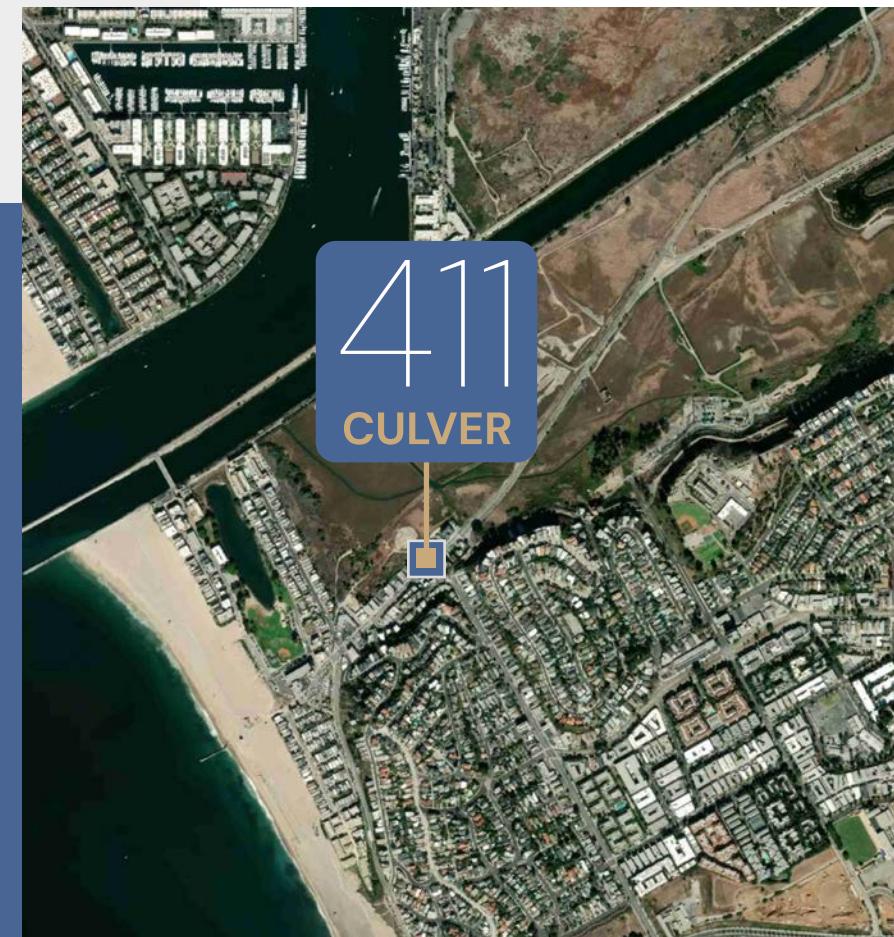


- High-end, architectural designed building with great natural light
- Large outdoor private, turf-covered deck with panoramic views of the Marina Estuary, Ballona Westlands, and Marina del Rey
- Built in, flush ceiling mounted, speaker system throughout
- Hard lid ceilings and skylights throughout
- High-end kitchens with full size SS refrigerators, stove top (2nd Fl), Teak Counter top, SS Bosch and Fisher Paykel Dishwashers
- Flexible design for single occupant tenant or multi-tenant divisibility
- Live/work opportunity for 2nd floor
- Move-in ready condition
- Short walk to the beach and immediate walk to countless food and retail amenities
- Great visibility with signage potential



Area Highlights

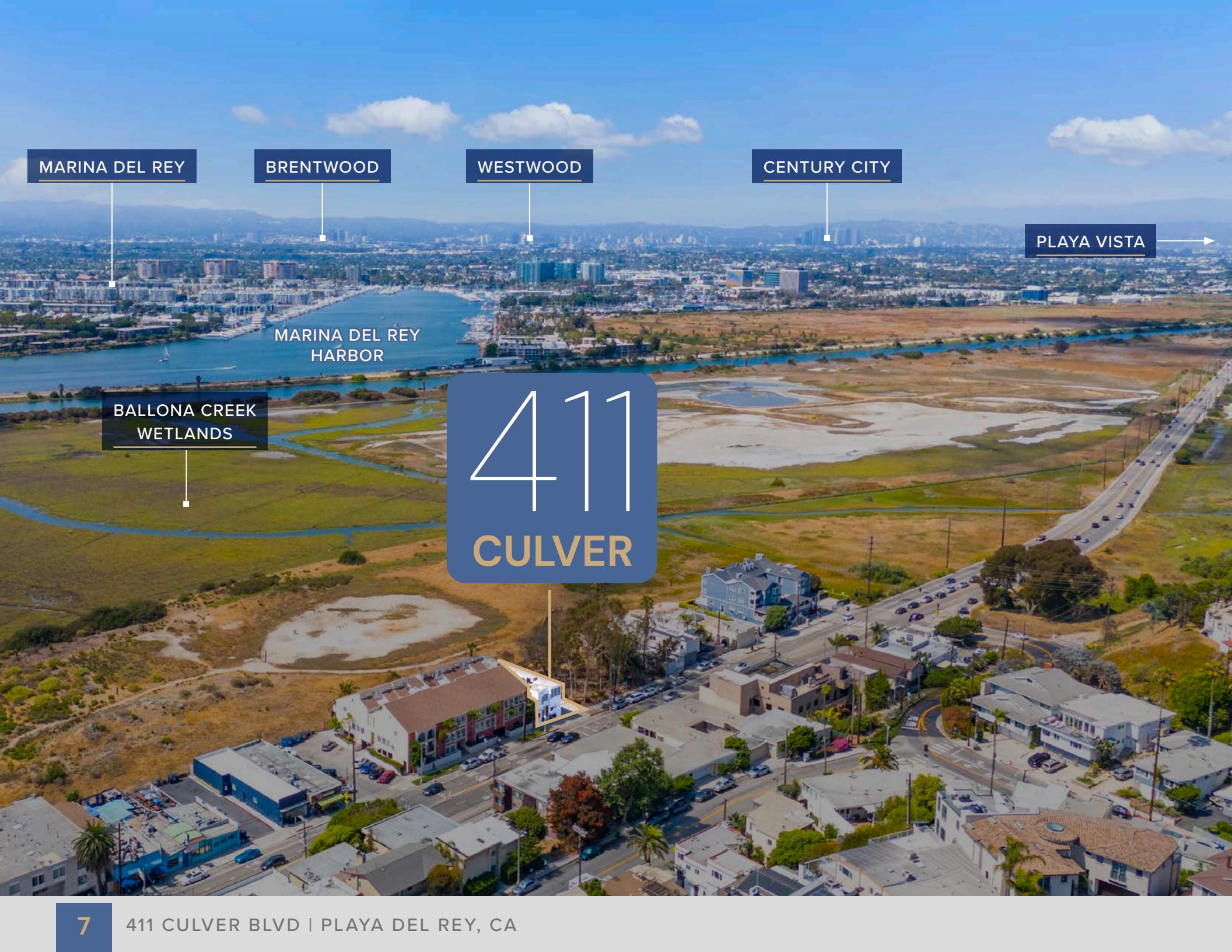
The property is located in the seaside community of Playa del Rey, in the heart of Silicon Beach with immediate walking access to countless culinary options bars and retail amenities. The central location features direct access to Playa Vista, Venice, Marina del Rey, LAX, Manhattan Beach and the South Bay communities.





2nd floor outdoor deck





MARINA DEL REY

BRENTWOOD

WESTWOOD

CENTURY CITY

PLAYA VISTA

MARINA DEL REY
HARBOR

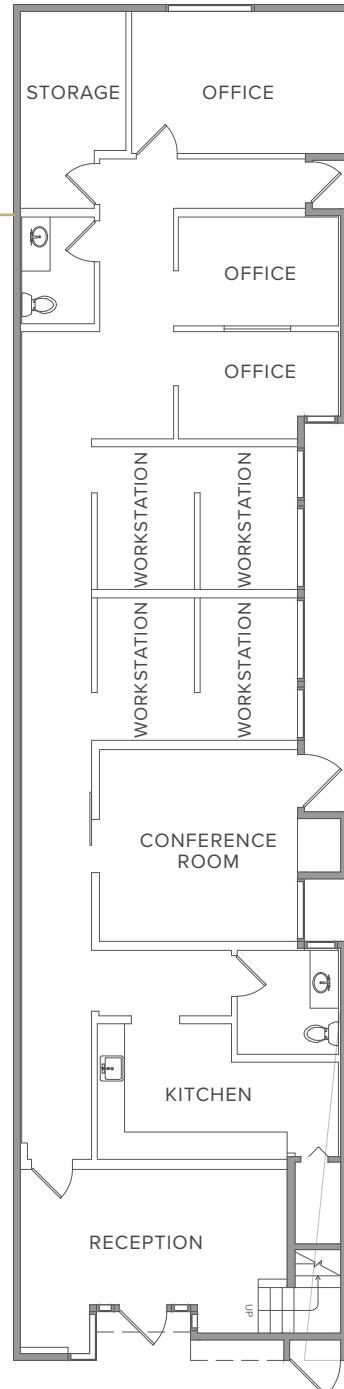
BALLONA CREEK
WETLANDS

411
CULVER

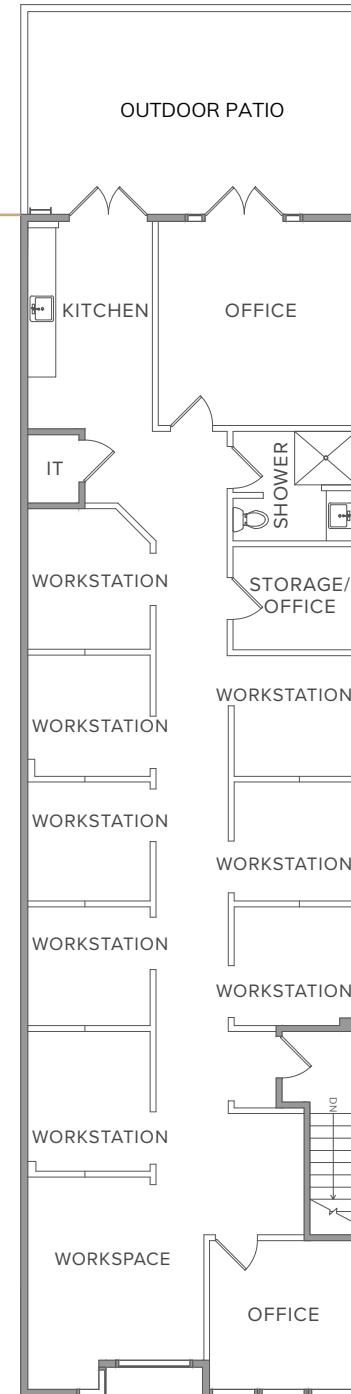


Floor Plans

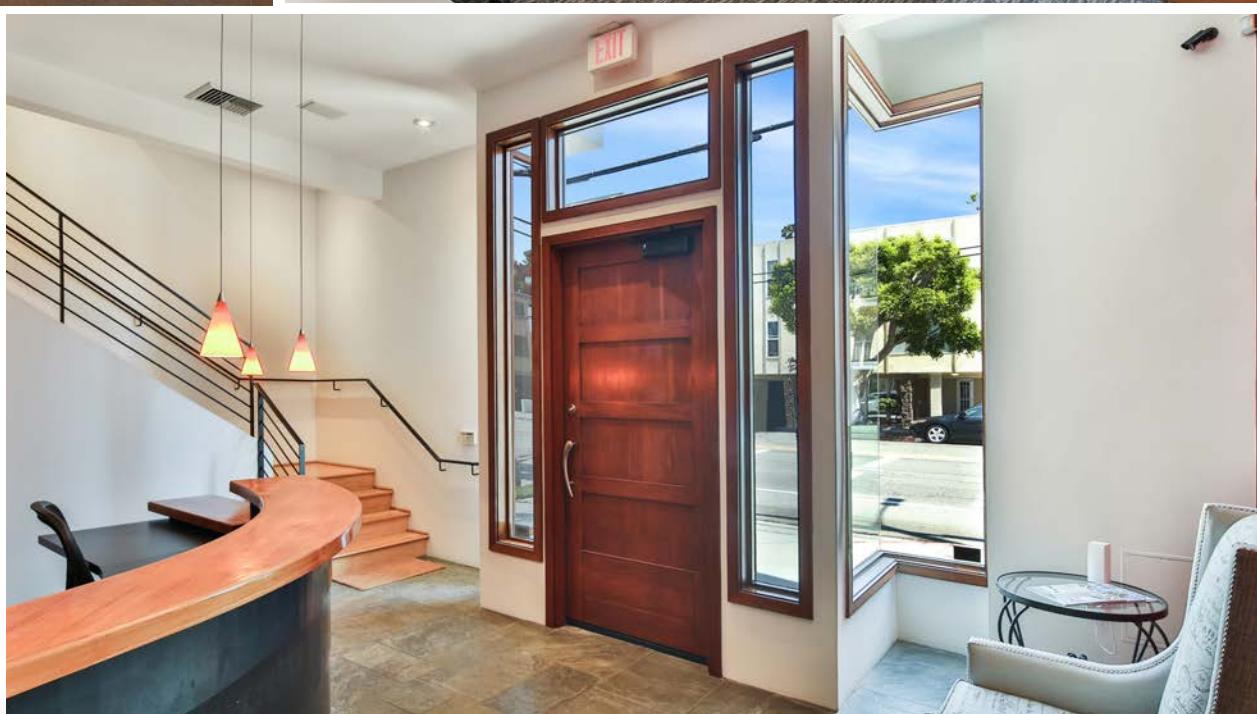
1ST FLOOR



2ND FLOOR



Photos - 1st Floor



Photos ~1st Floor



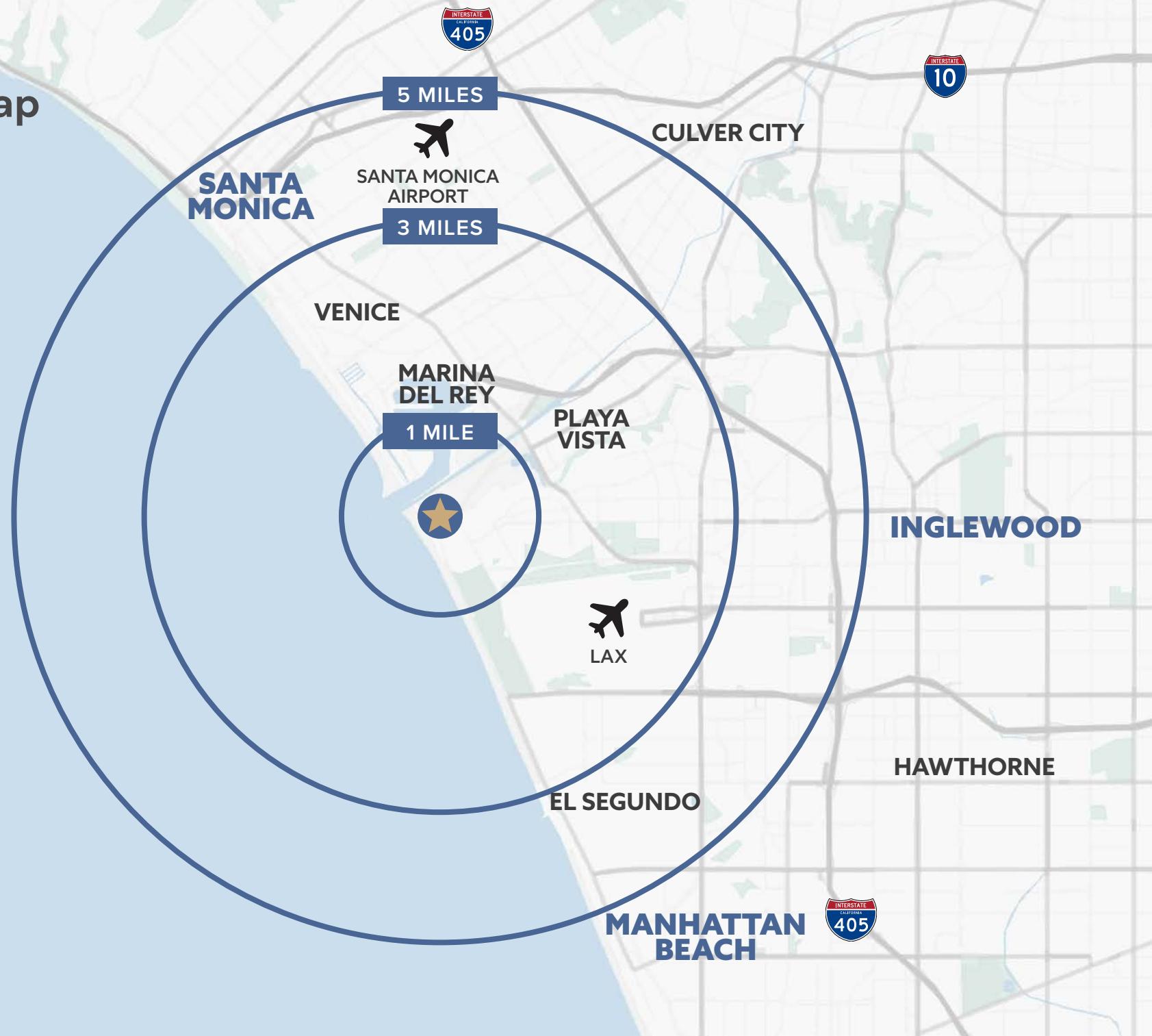
Photos - 2nd Floor



Photos - 2nd Floor



Property Location Map



Nearby Amenities + Tenants



Selected Local Amenities

CAFE PINGUINI



CANTALINI'S SALERNIO



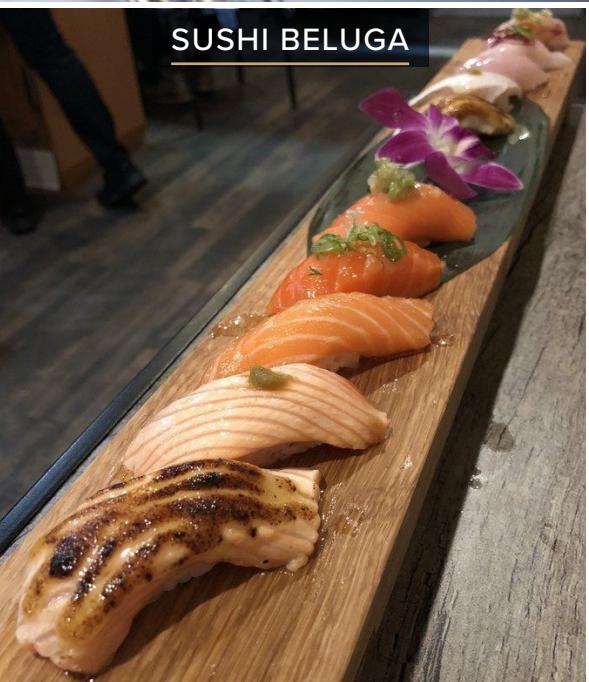
BACARI



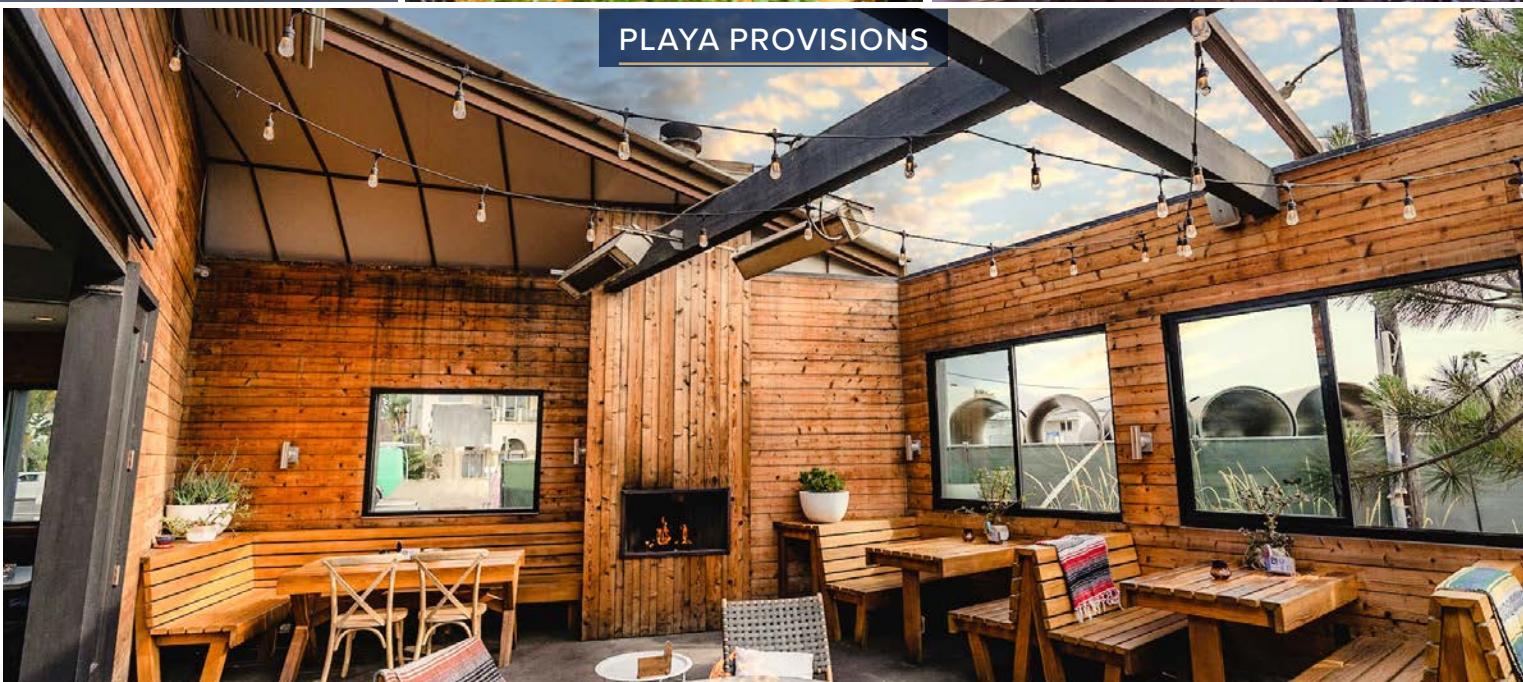
SENIOR G'S



SUSHI BELUGA



PLAYA PROVISIONS



AFFILIATED BUSINESS DISCLOSURE

© 2025 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 411 Culver_OM_Gerlach_v07_GH 09/09/25

411
CULVER

Contacts

JEFF GERLACH

Lic. 01942825
+1 310 550 2507
jeff.gerlach@cbre.com

STAN GERLACH

Lic. 01520962
+1 310 550 2662
stan.gerlach@cbre.com

CBRE

© 2025 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 411 Culver_OM_Gerlach_v07_GH 09/09/25