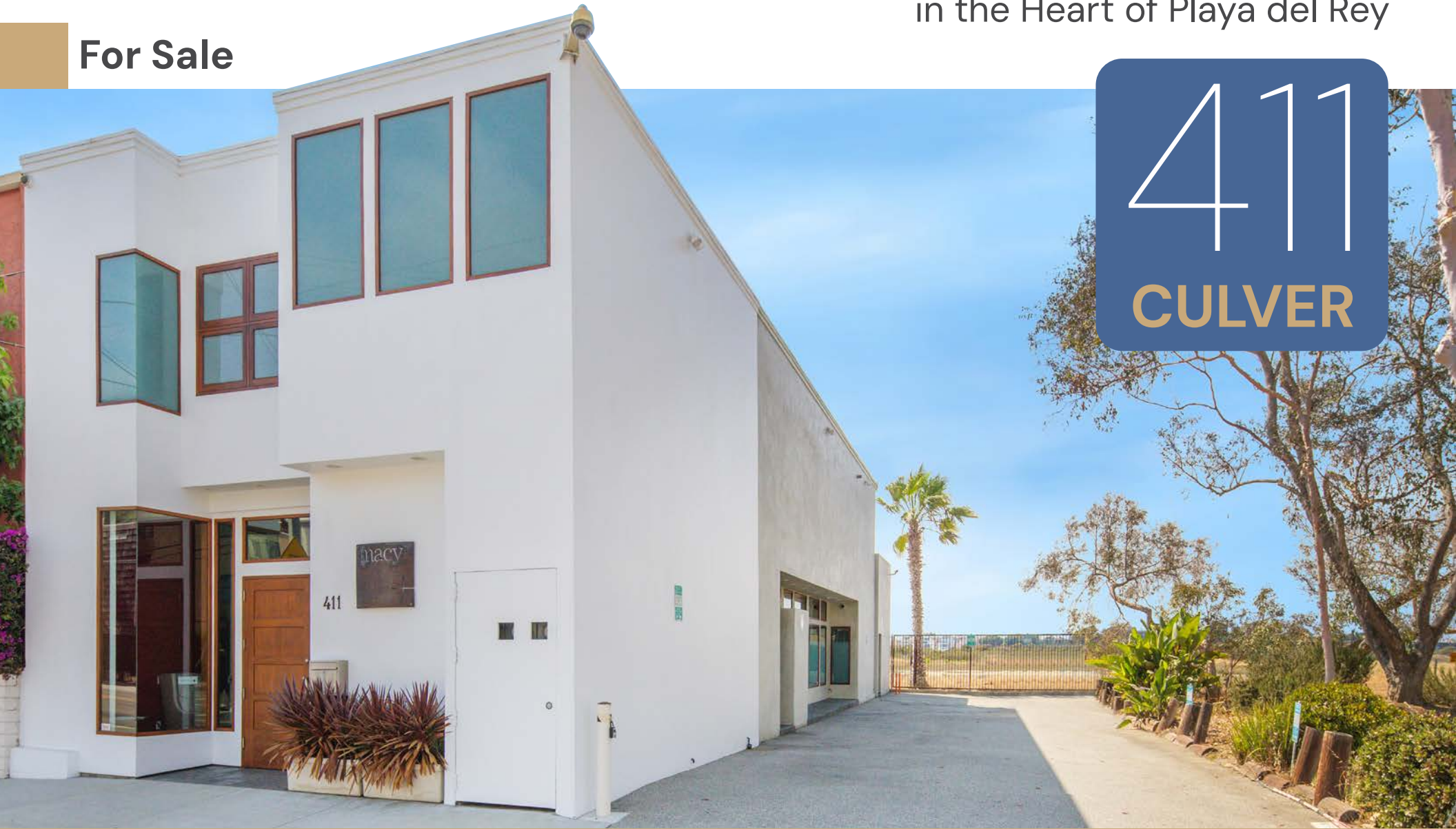


Luxury Live/Work Creative Office Building

in the Heart of Playa del Rey

For Sale

411
CULVER



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

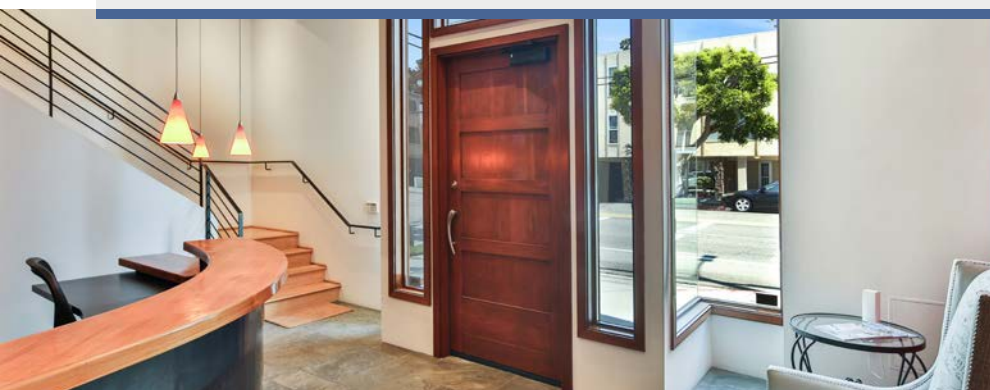
\$4,250,000



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.*





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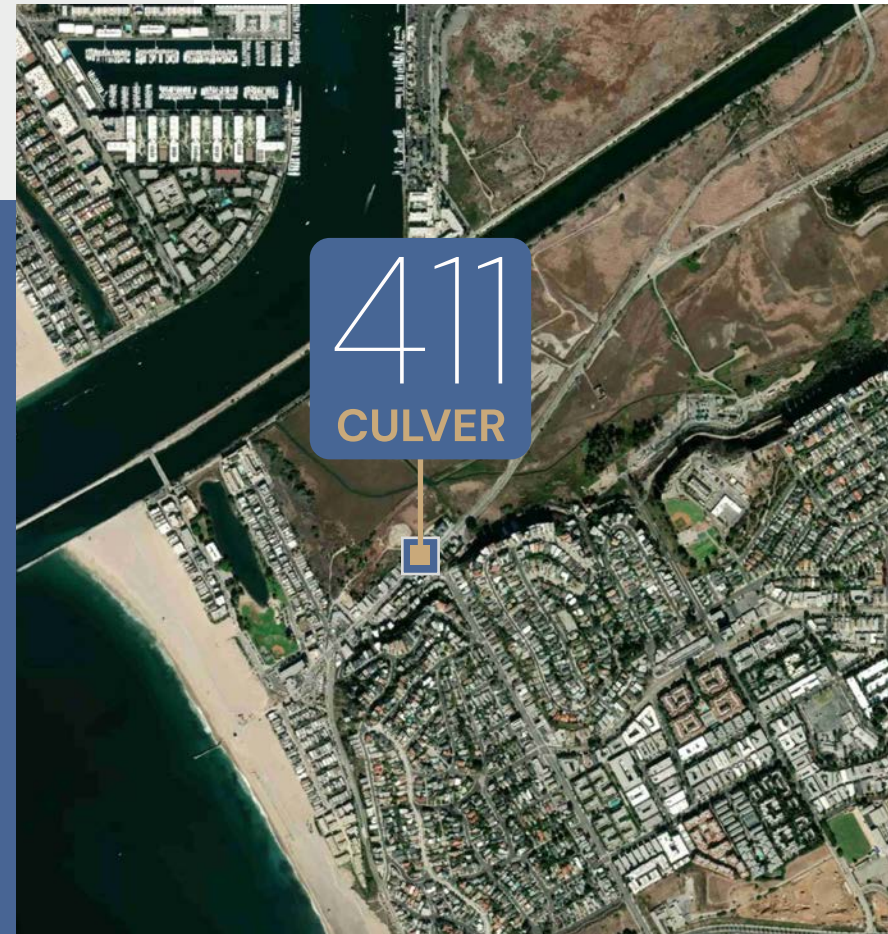
Property Highlights



- 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



LAX

MANHATTAN BEACH

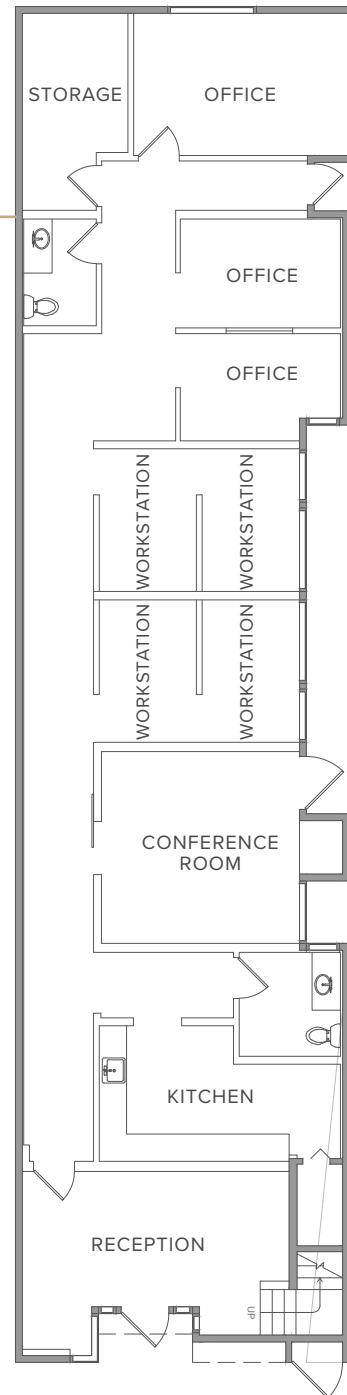
PALOS VERDES

411
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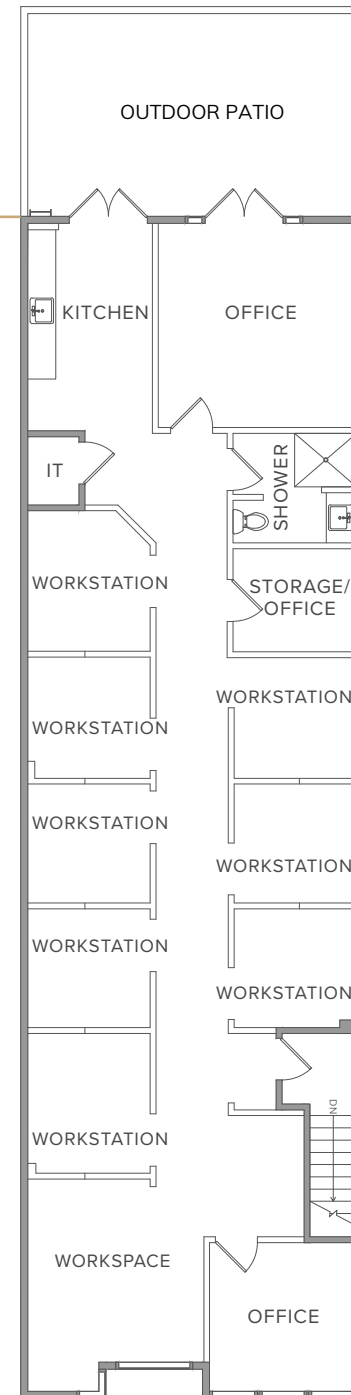
BALLONA CREEK WETLANDS

Floor Plans

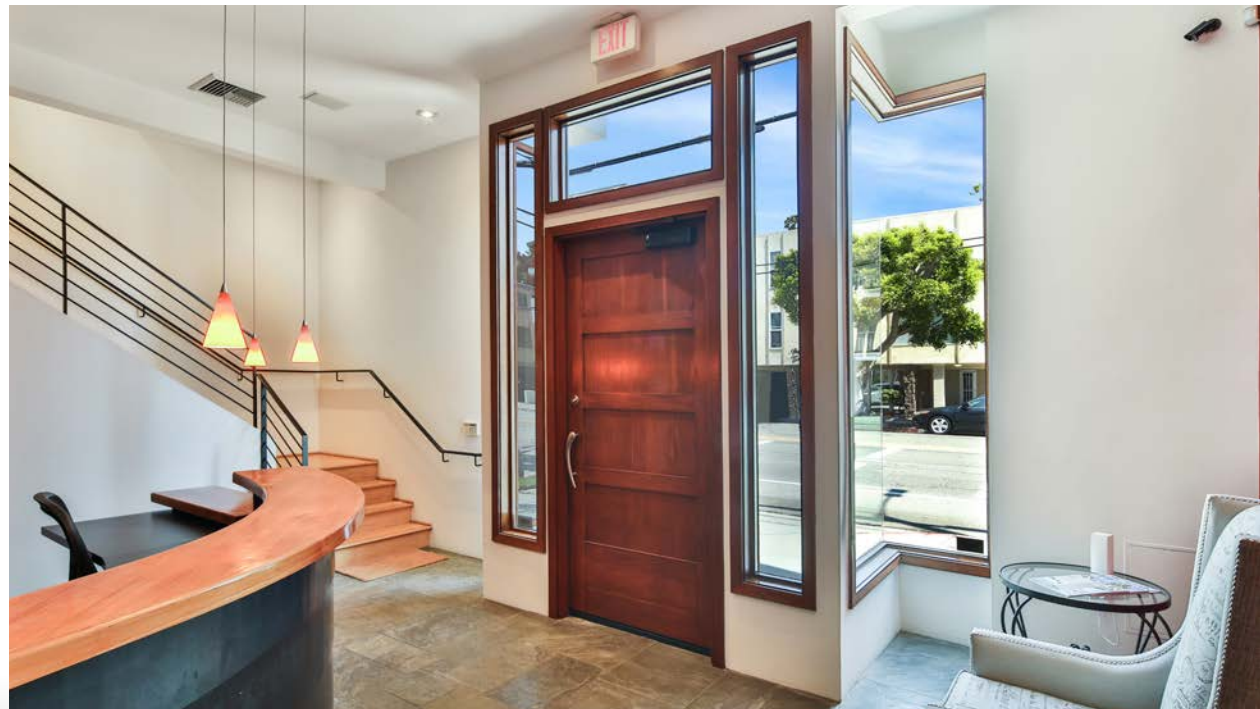
1ST FLOOR



2ND FLOOR



Photos – 1st Floor



Photos —1st Floor



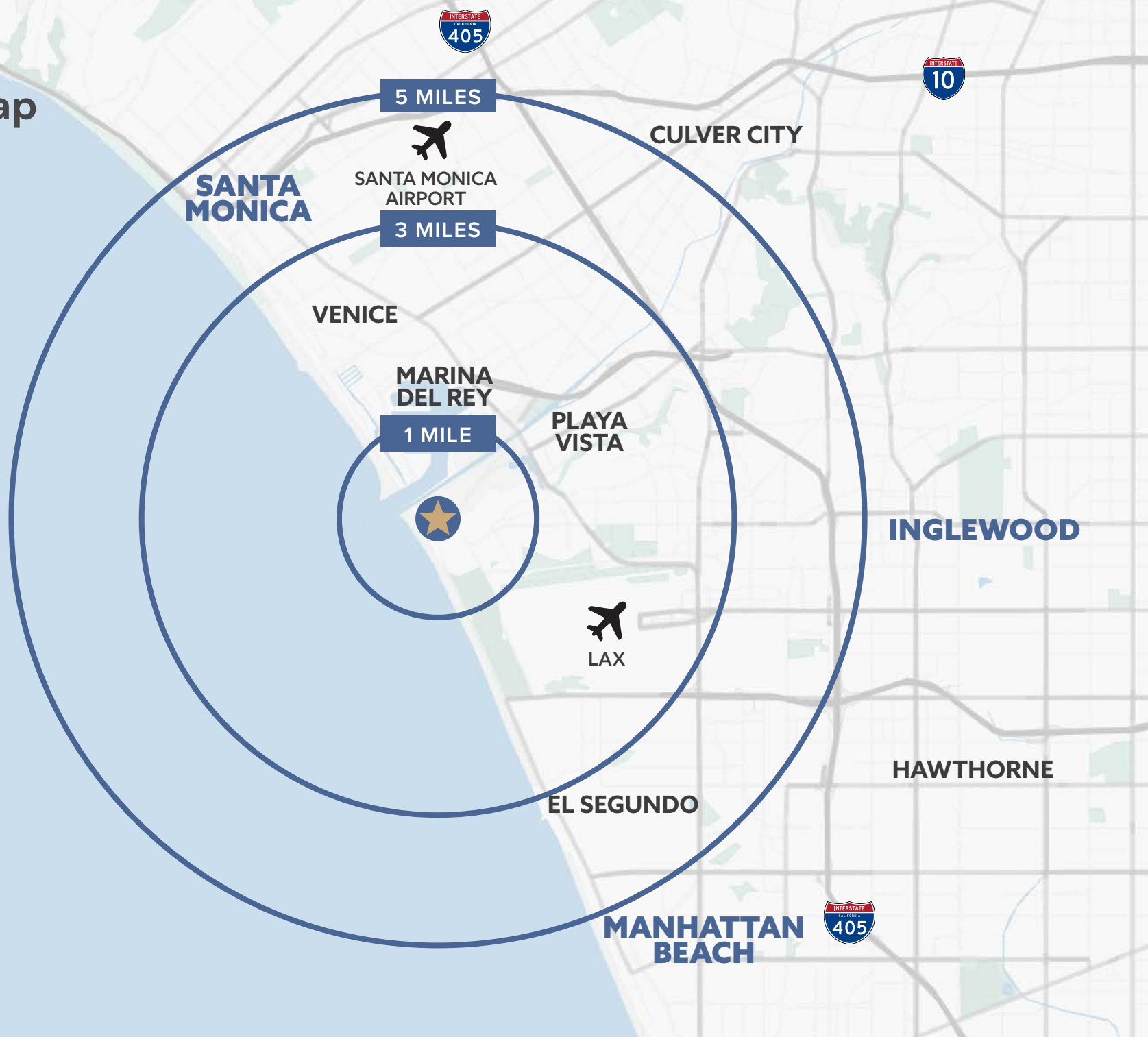
Photos – 2nd Floor



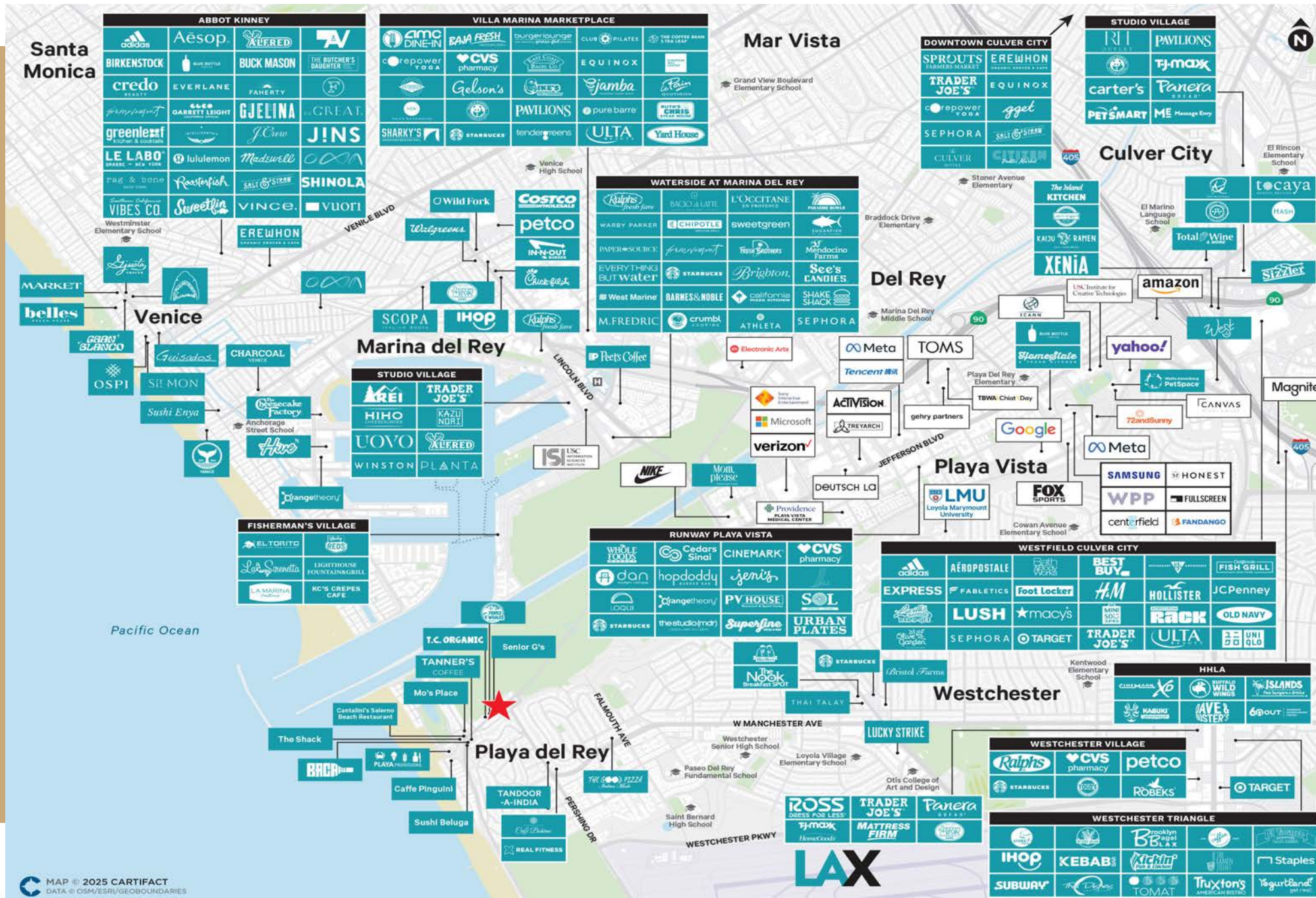
Photos – 2nd Floor



Property Location Map



Nearby Amenities + Tenants



Selected Local Amenities

CAFE PINGUINI



CANTALINI'S SALERNIO



SENIOR G'S



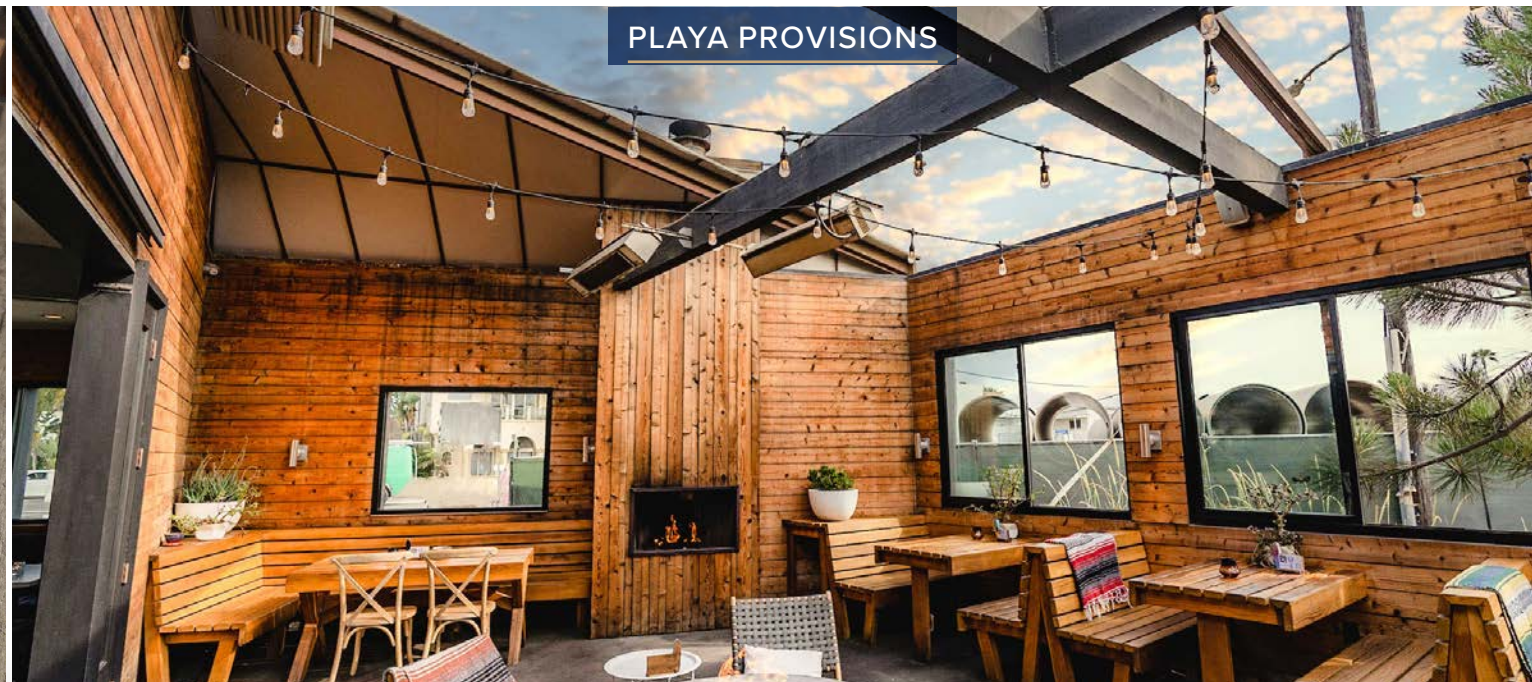
BACARI



SUSHI BELUGA



PLAYA PROVISIONS



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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.

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