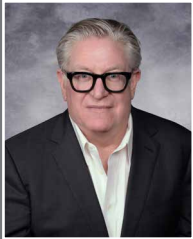


**3576**  
**3578**  
**3582**

**EASTHAM DR**  
**CULVER CITY**

**FOR LEASE**

**CREATIVE OFFICE**  
**SHOWROOM**  
**FLEX SPACE**



**IAN STRANO**

Executive Vice President  
310 806 6108 direct  
istrano@naicapital.com  
Cal DRE Lic #00991977

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**WEST LOS ANGELES**  
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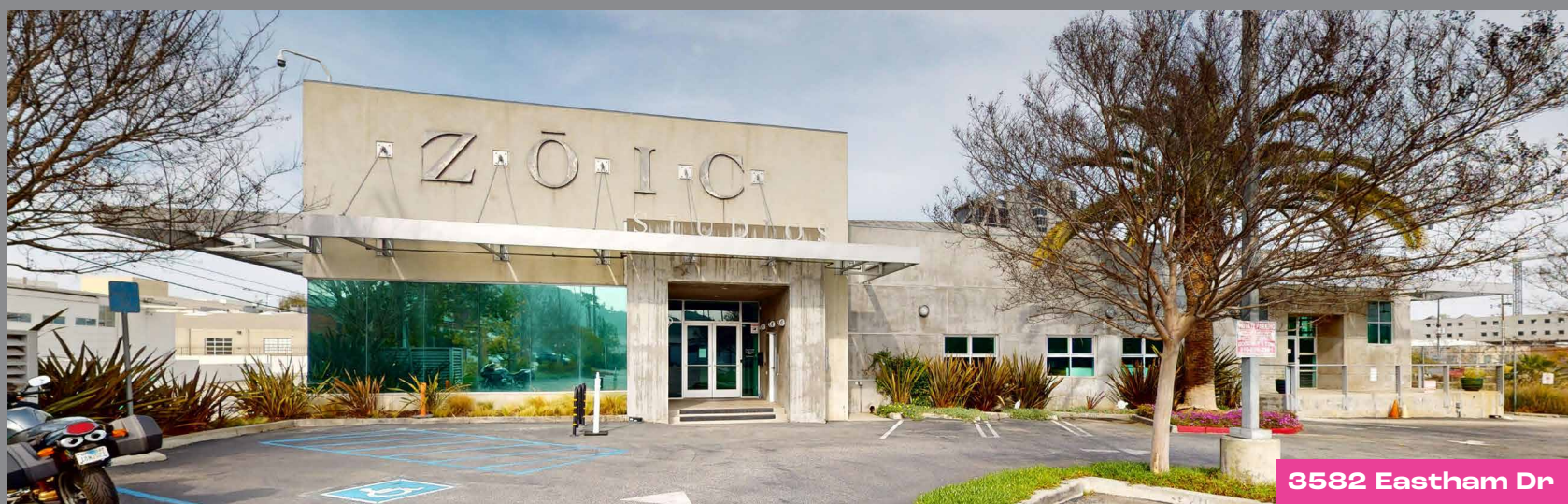
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**3576 Eastham Dr**



**3578 Eastham Dr**



**3582 Eastham Dr**





**3562 EASTHAM DR**  
 40,000 SF  
 SUBLEASE  
 (EXPIRES AUG. 2025)

**3576 EASTHAM DR**  
 10,500 SF  
 IMMEDIATE

**3578 EASTHAM DR**  
 6,109 SF  
 IMMEDIATE

**3582 EASTHAM DR**  
 17,000 SF  
 NOVEMBER 2024

**+**  
 CAN BE COMBINED  
 APPROX 16,609 SF

**+**  
 CAN BE COMBINED  
 APPROX 56,609 SF

**+**  
 CAN BE COMBINED  
 APPROX 33,609 SF

**ENTIRE BUILDING**  
 APPROX 73,609 SF

**SPACES FOR LEASE**

**3576 Eastham Drive, Culver City:**  
 Approx. 10,500 sf

**3578 Eastham Drive, Culver City:**  
 Approx. 6,109 sf

**3582 Eastham Drive, Culver City:**  
 Approx. 17,000 sf (Divisible)

**BASE RENTAL RATE**

\$3.80 per square foot/ month, NNN. ( NNN's are low). Tenant controls its own cleaning protocol and electricity.

**SCREENING ROOM**

20 person, call for information.

**TENANT IMPROVEMENTS**

Spaces are highly improved. Quick to occupy.

**PARKING**

Spaces are single reserved. No tandem parking.  
 \$165 per space/month.





3576 Eastham Dr



3578 Eastham Dr

3578 Eastham Dr



Roll Up Door to Patio

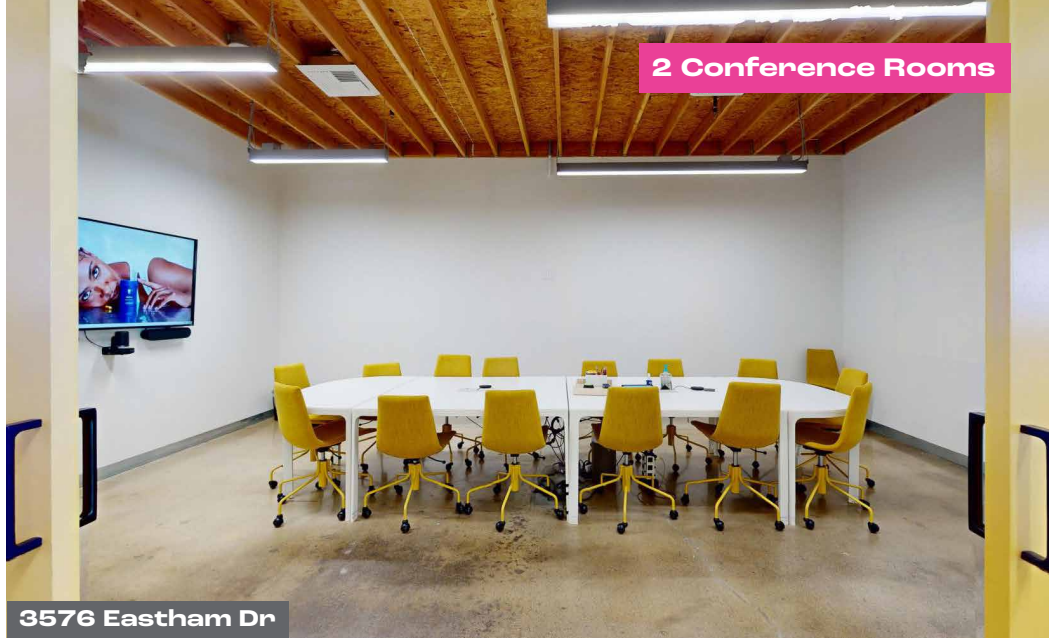


Stainless Steel Appliances



3576 Eastham Dr

2 Conference Rooms



3576 Eastham Dr

### HIGHLIGHTS

- ◀ A former industrial building fully renovated to functional creative office space.
- ◀ 73,000-sf project.
- ◀ No tandem parking spaces.
- ◀ Direct access to the premises from preferred parking.
- ◀ Self-contained HVAC units exclusive to the tenant.
- ◀ Screening Room
- ◀ Prime Hayden Tract location.
- ◀ Glass Rollup door with patio (3578 & 3582 Eastham).
- ◀ 24 hour access.
- ◀ Bow Truss roof with concrete floors, exposed ducting, large windows and skylights for natural light.
- ◀ Building Signage.

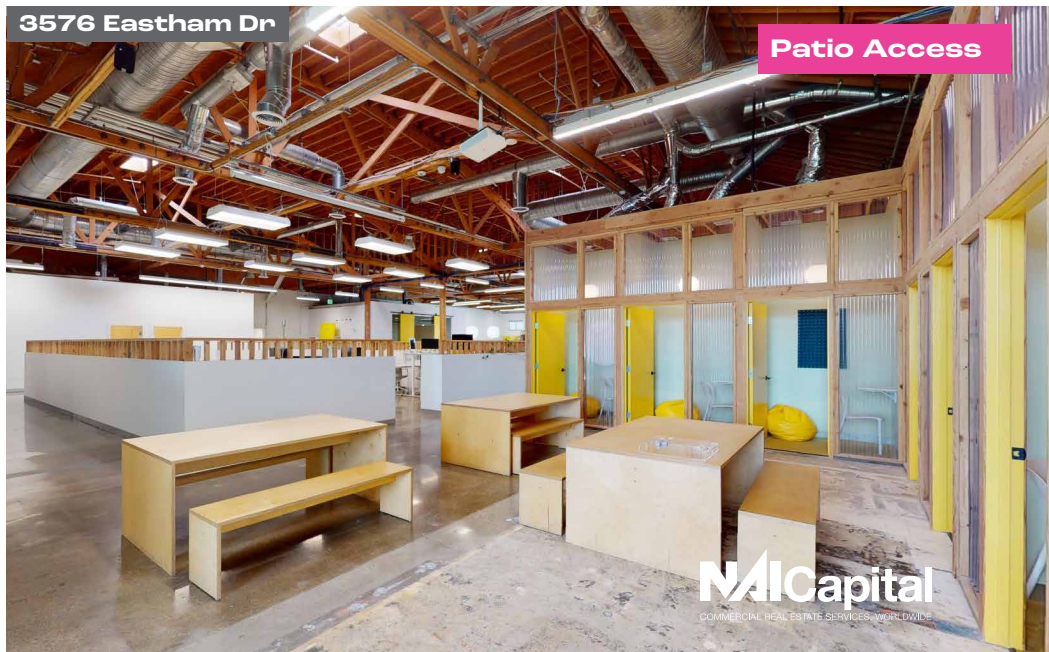
Space includes shower



3578 Eastham Dr

4 | 3576-3582 EASTHAM DRIVE, CULVER CITY

Patio Access

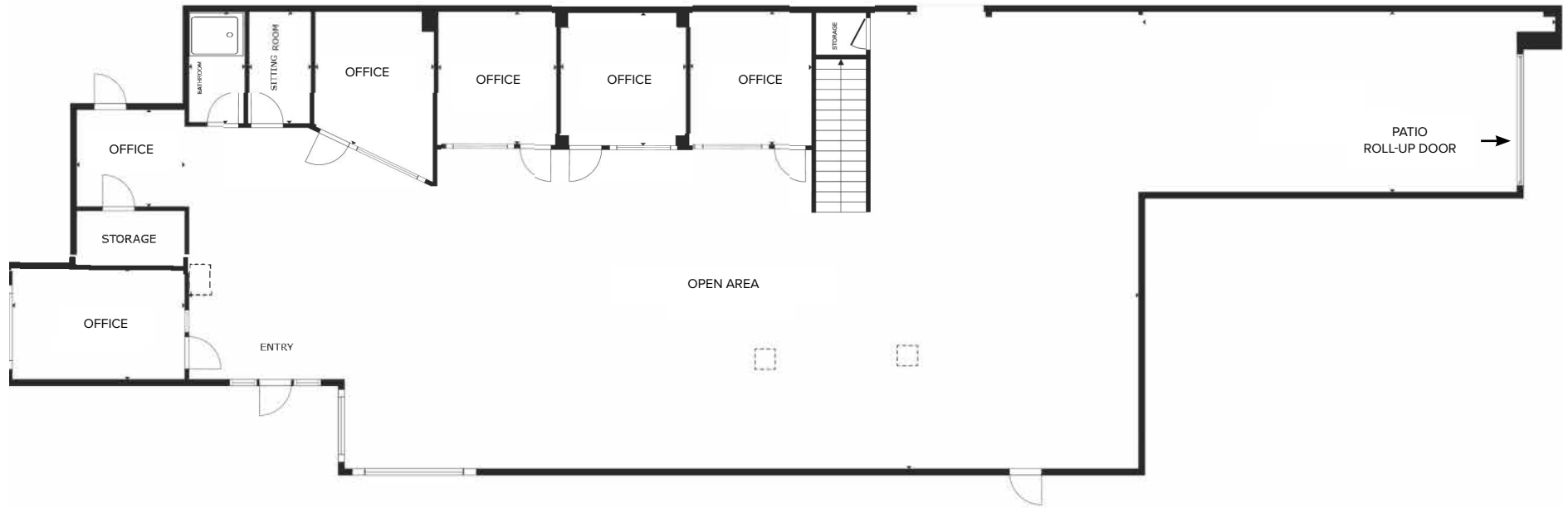


3576 Eastham Dr

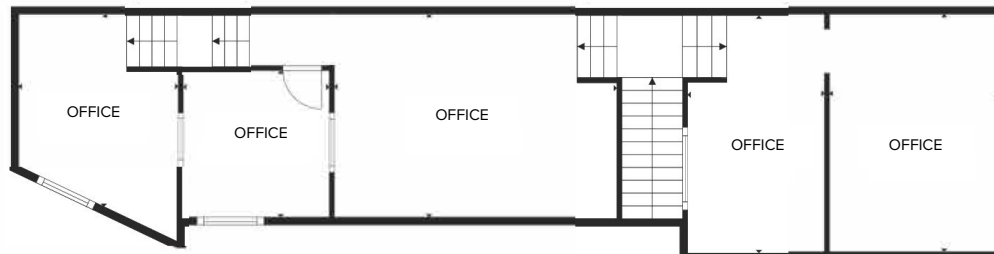
# 3576 EASTHAM DRIVE FLOOR PLAN



# 3578 EASTHAM DRIVE FLOOR PLAN

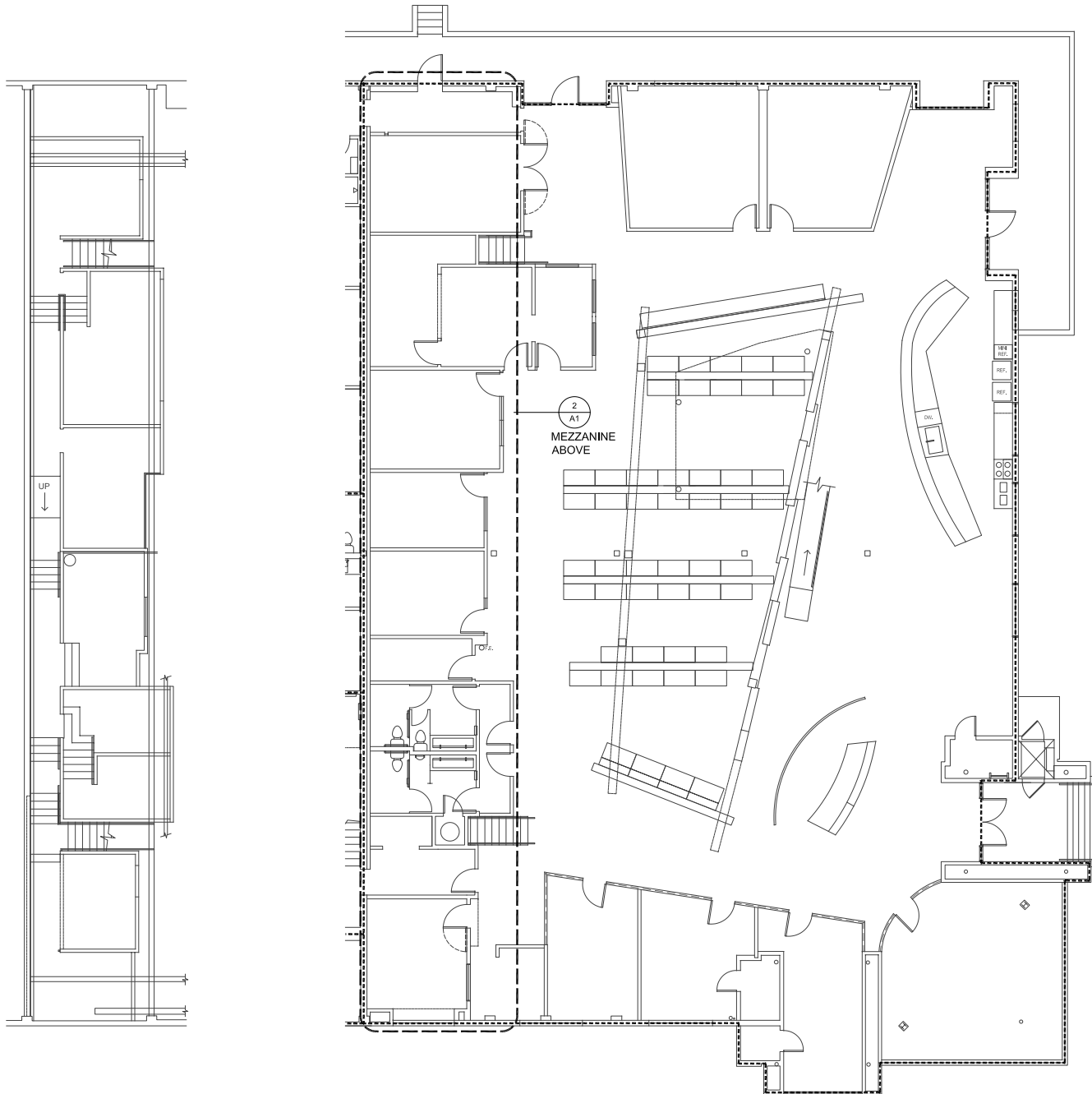


FLOOR 1

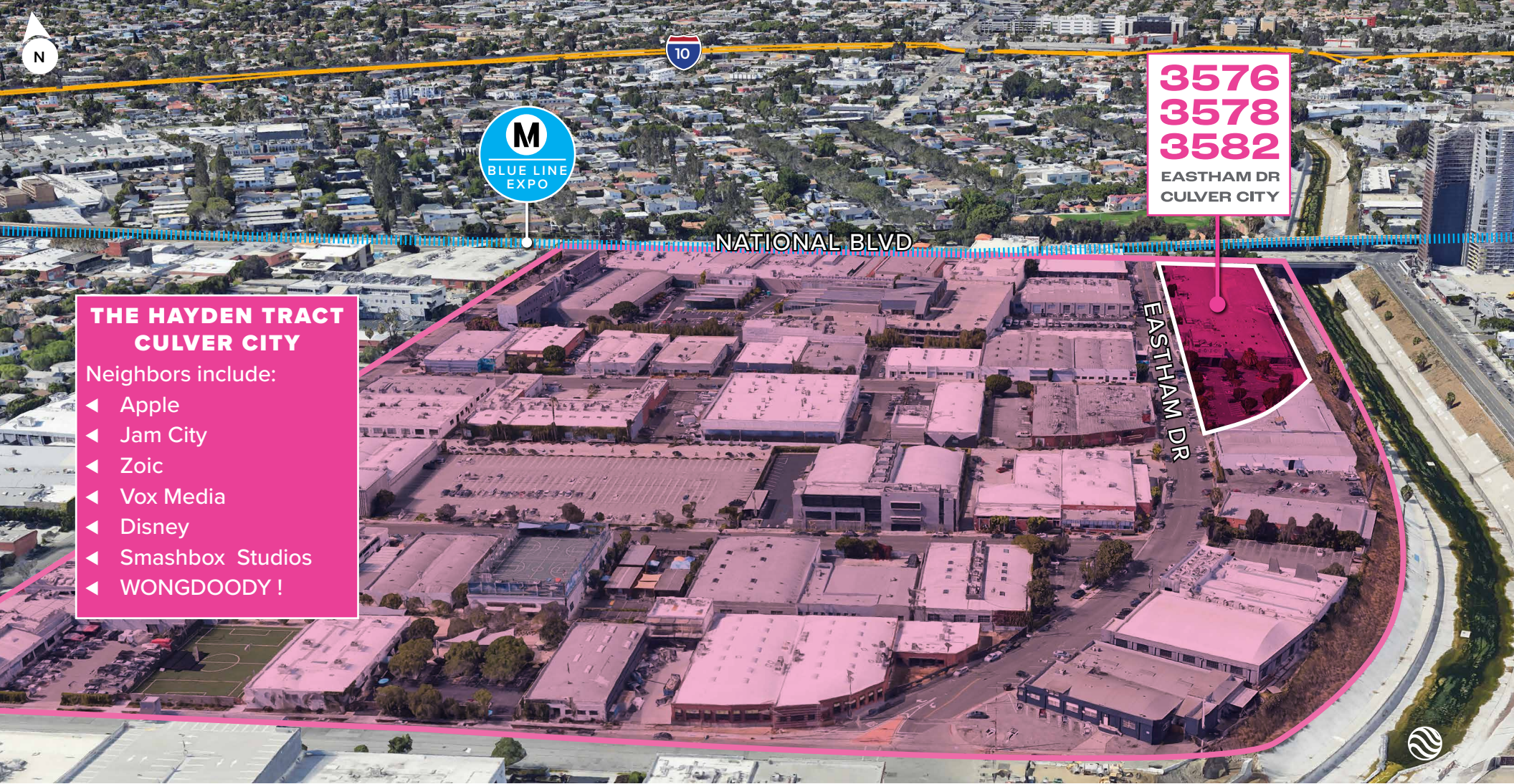


FLOOR 2

# 3582 EASTHAM DRIVE FLOOR PLAN





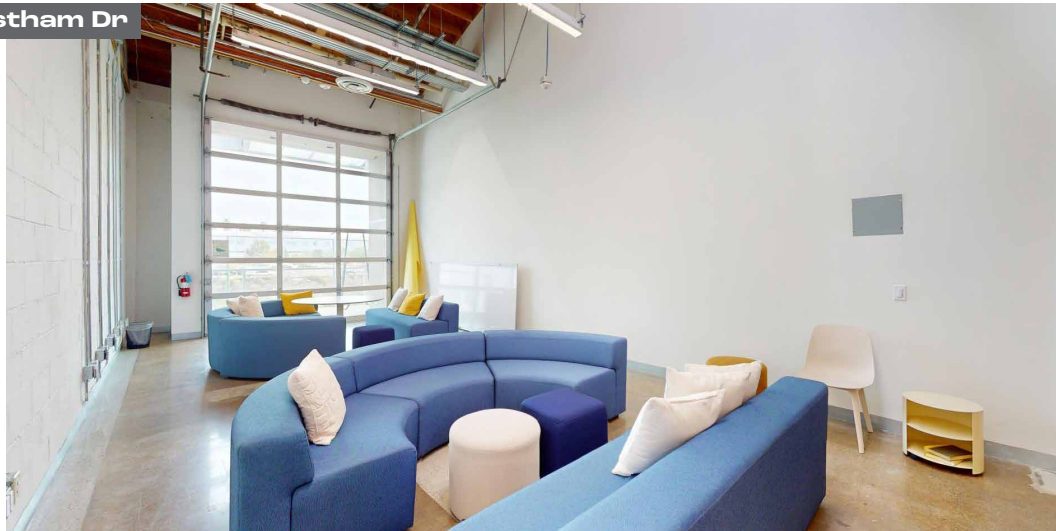
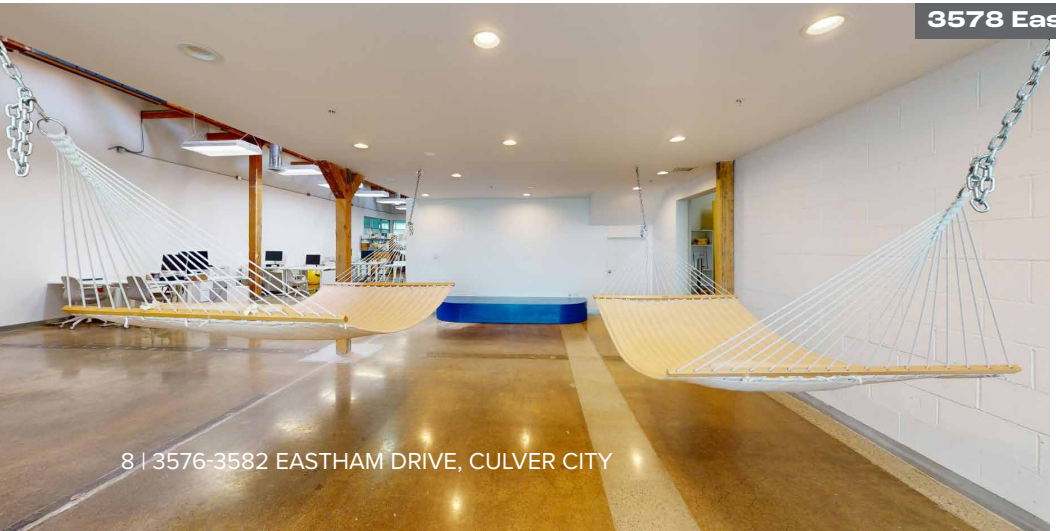


**THE HAYDEN TRACT  
CULVER CITY**

- Neighbors include:
- ◀ Apple
  - ◀ Jam City
  - ◀ Zoic
  - ◀ Vox Media
  - ◀ Disney
  - ◀ Smashbox Studios
  - ◀ WONGDOODY!

**3576  
3578  
3582**  
EASTHAM DR  
CULVER CITY

3578 Eastham Dr





# CREATIVE OFFICE SPACE FOR LEASE

**3576**  
**3578**  
**3582**  
EASTHAM DR  
CULVER CITY

\* Landlord will determine in its sole discretion the details of the free parking period granted during the term. Lease terms must be a minimum of three years. Additional terms and conditions to be discussed with Landlord's broker. This offer will expire January 31st, 2025.

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