

Standalone Hayden Tract Bow Truss Lease Opportunity

Unique Creative Improvements

3562-3582 Eastham Drive

Culver City, CA 90232

CBRE

Property Overview

For Lease
Standalone Hayden Tract
Bow Truss Lease Opportunity



Size

3562 Eastham - 40,000 RSF
3576 Eastham - 10,500 RSF
3578 Eastham (N) - 5,226 RSF
3578 Eastham (S) - 5,142 RSF
3582 Eastham - 10,301 RSF
Total - 71,169 RSF



Price

\$4.25/SF NNN (\$0.60/SF)



Timing

Available Immediately



Parking

2.7/1,000 parking at
\$150/UR & \$200/R



Property Highlights

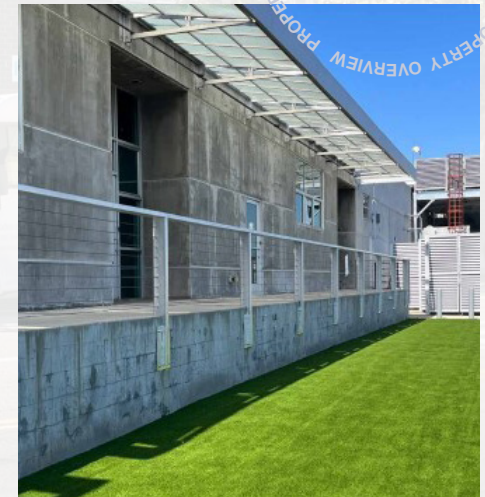
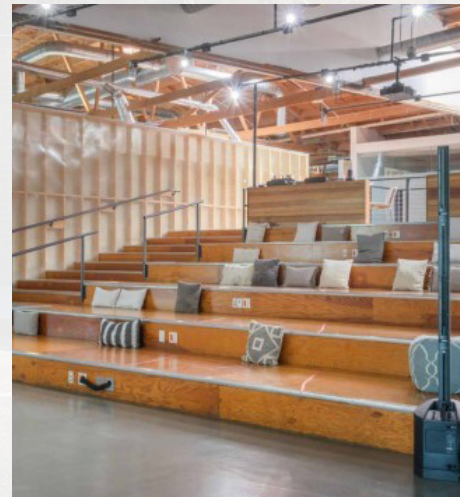
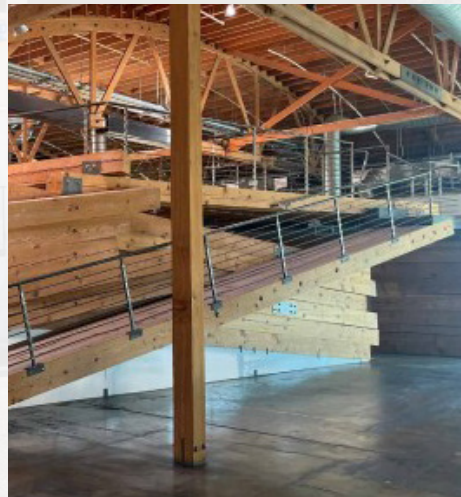
One-of-a-kind single story high ceiling bow truss standalone building perfectly situated at the corner of Jefferson and La Cienega Boulevards.

Size flexibility from 5,000 - 71,169 SF with the opportunity to customize spaces or modify high-end high-dollar-per-square-foot 2nd generation improvements.

Boutique motivated ownership with the ability to transact and deliver strong concessions packages.

Situated minutes away from Whole Foods, Destroyer, Jackson's Cafe, Leo's Tacos and Vespertine, among others.

Ample surface parking located directly outside the building accompanied by outdoor space and direct access off the parking and interior spaces.

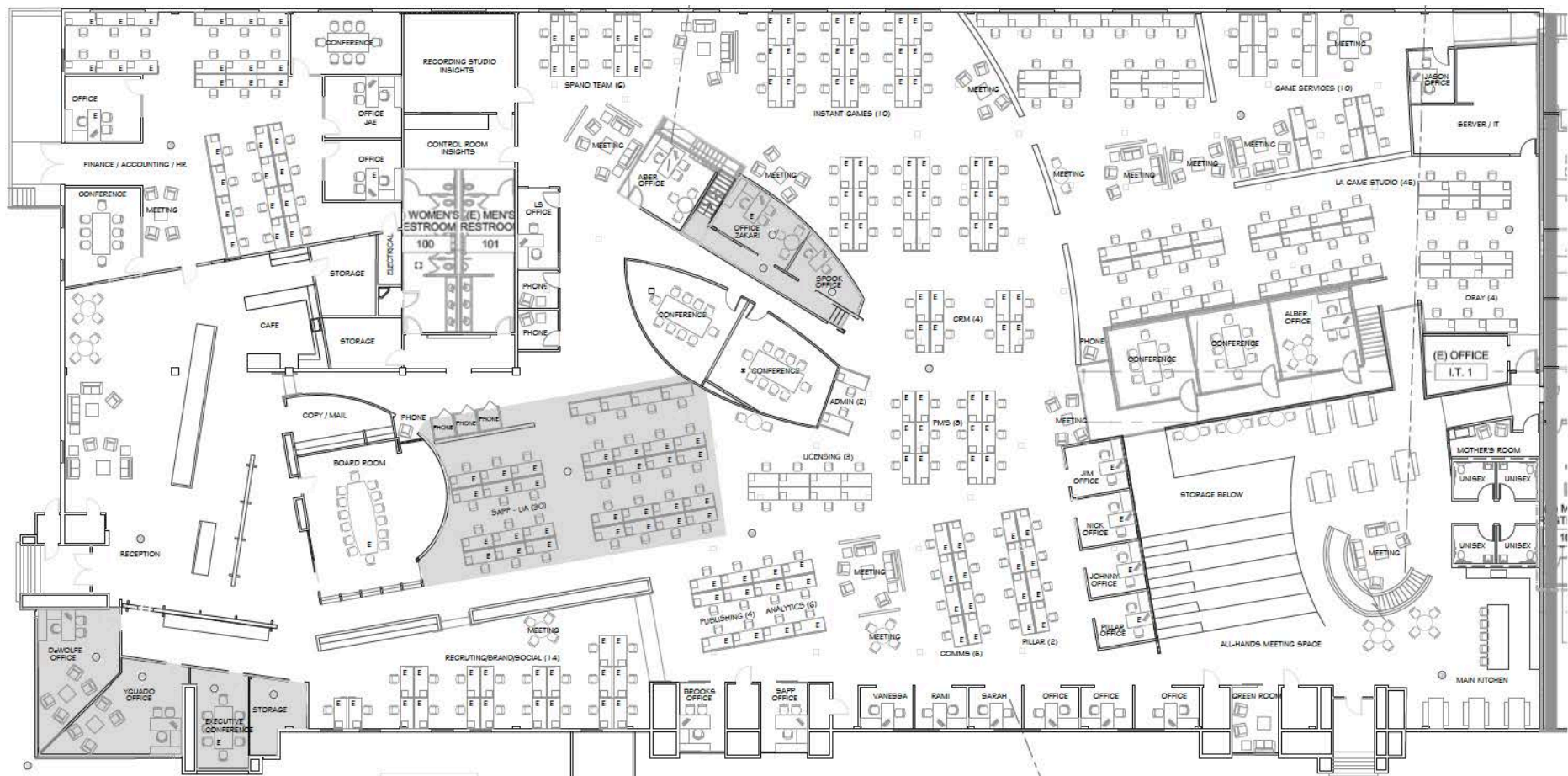




GALLERY GALLERY GALLERY GALLERY GALLERY GALLERY GALLERY GALLERY GALLERY GALLERY

3562 Eastham

40,000 SF



FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN

3576 Eastham

10,500 SF

FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN



3578 Eastham

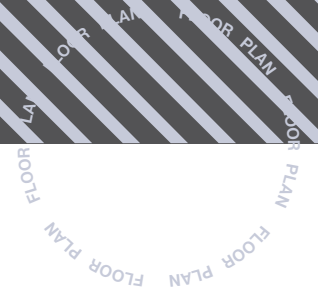
(N) 5,226 SF

FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN
FLOOR PLAN



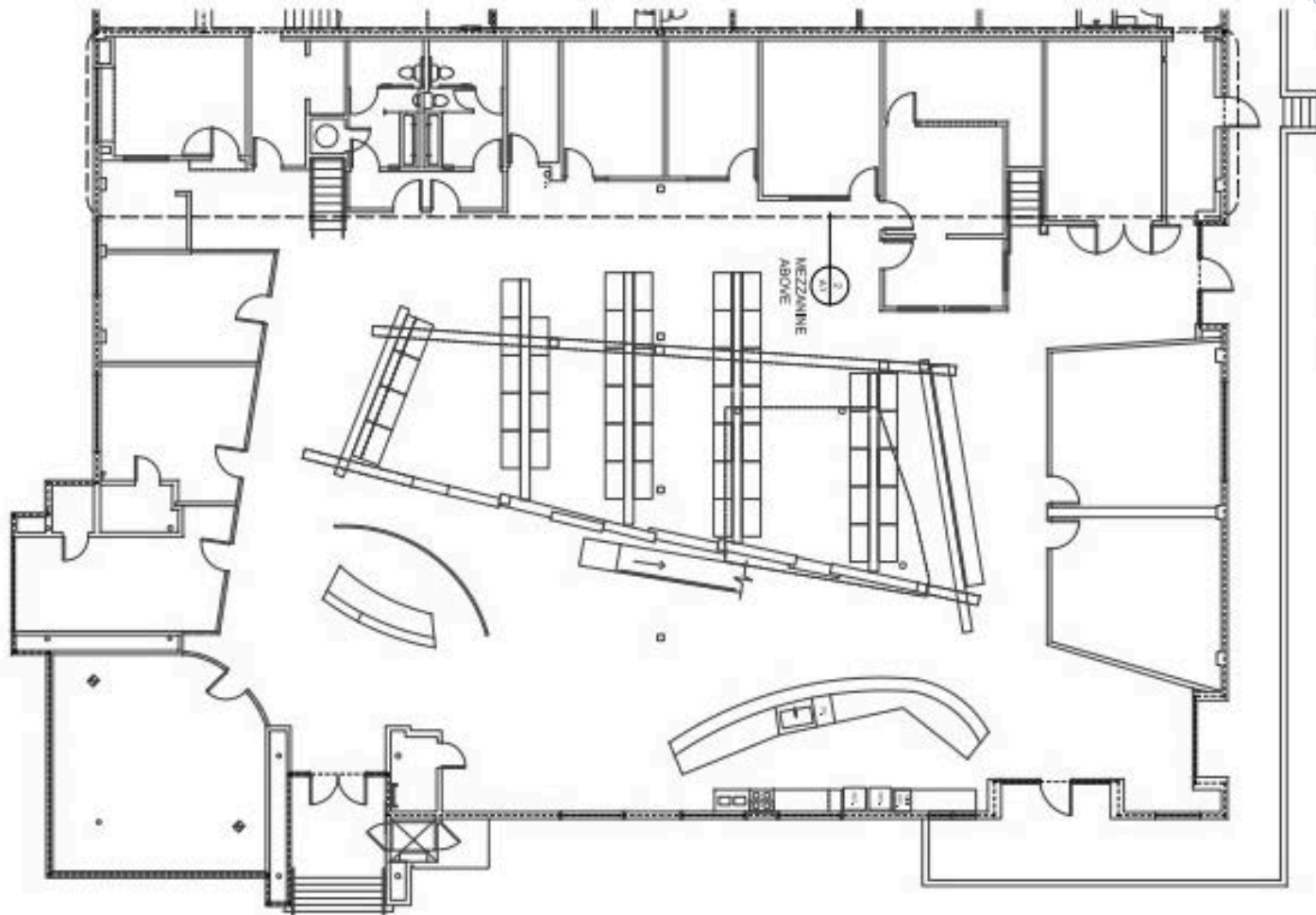
3578 Eastham

(S) 5,142 SF

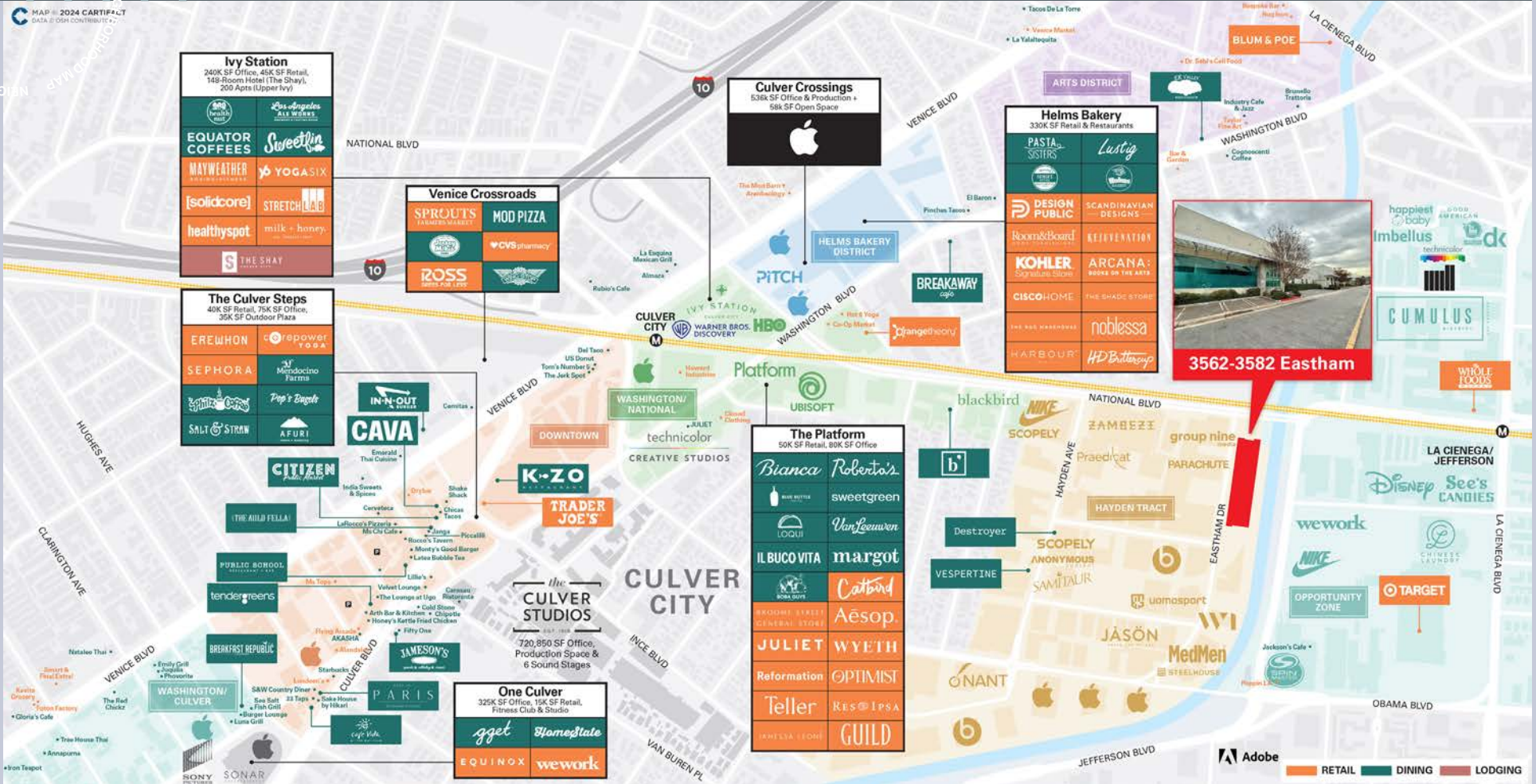


3582 Eastham

10,301 SF



Area Map





3562–3582 Eastham Drive

Culver City, CA 90232

CONTACTS

Drew Pion

Associate

+1 310 550 2566

drew.pion@cbre.com

Lic. 02085229

Jeff Pion

Vice Chairman

+1 310 550 2566

jeff.pion@cbre.com

Lic. 00840278

Michelle Esquivel-Hall

Executive Vice President

+1 310 550 2525

michelle.esquivel@cbre.com

Lic. 01290582



© 2024 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 marks 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.