

FOR LEASE

8575 Washington Blvd

CULVER CITY, CALIFORNIA 90232

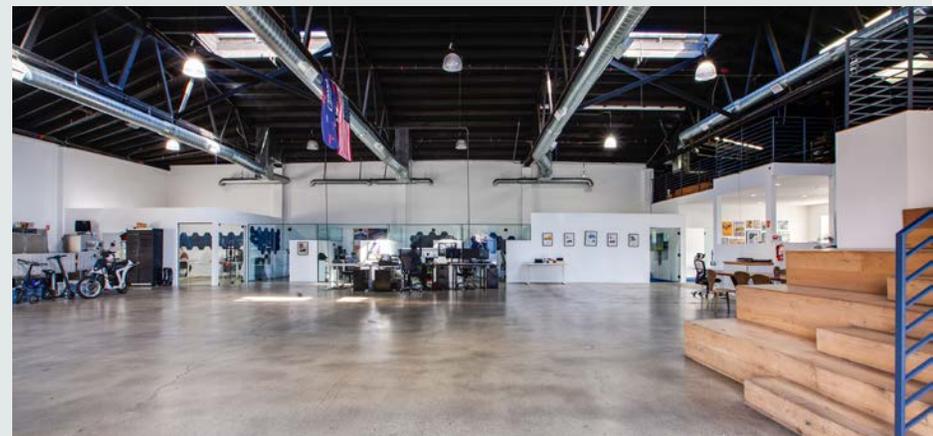


CBRE



Freestanding Building Flex Office/Retail Showroom

- + Prime retail, showroom or creative office space located in the heart of Culver City.
- + Located three blocks from Helms Bakery and 6 blocks from the Expo Line rail station.
- + 5,874 SF move-in ready space with exposed ceilings, skylights, kitchen/break area, washer/dryer and two restrooms, one with shower.
- + Multi Purpose Mezzanine Level
- + Located at the NEC of Washington and Cattaraugus Ave. within 0.50 miles of 500,000 SF+ of new retail and office space and more than 590 residential units and hotel rooms.
- + Excellent access to the Santa Monica (10) Freeway and walking distance to the Metro Expo Line Culver City Station.



The Opportunity



Available
Immediately



\$3.95/SF/month, NNN



5,874 RSF

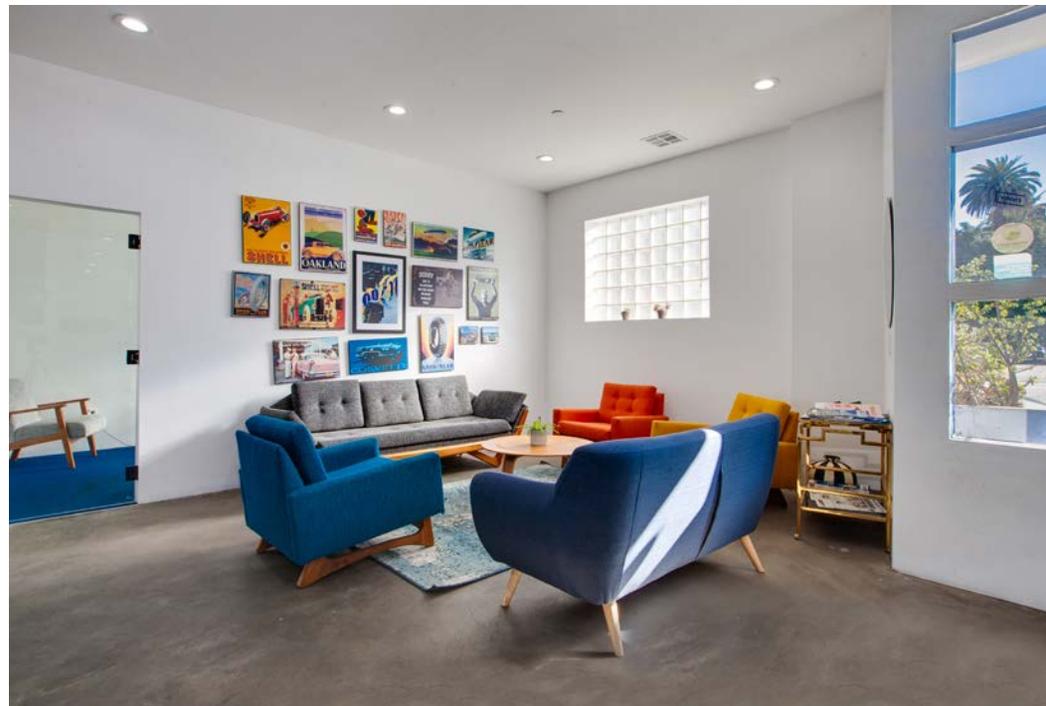
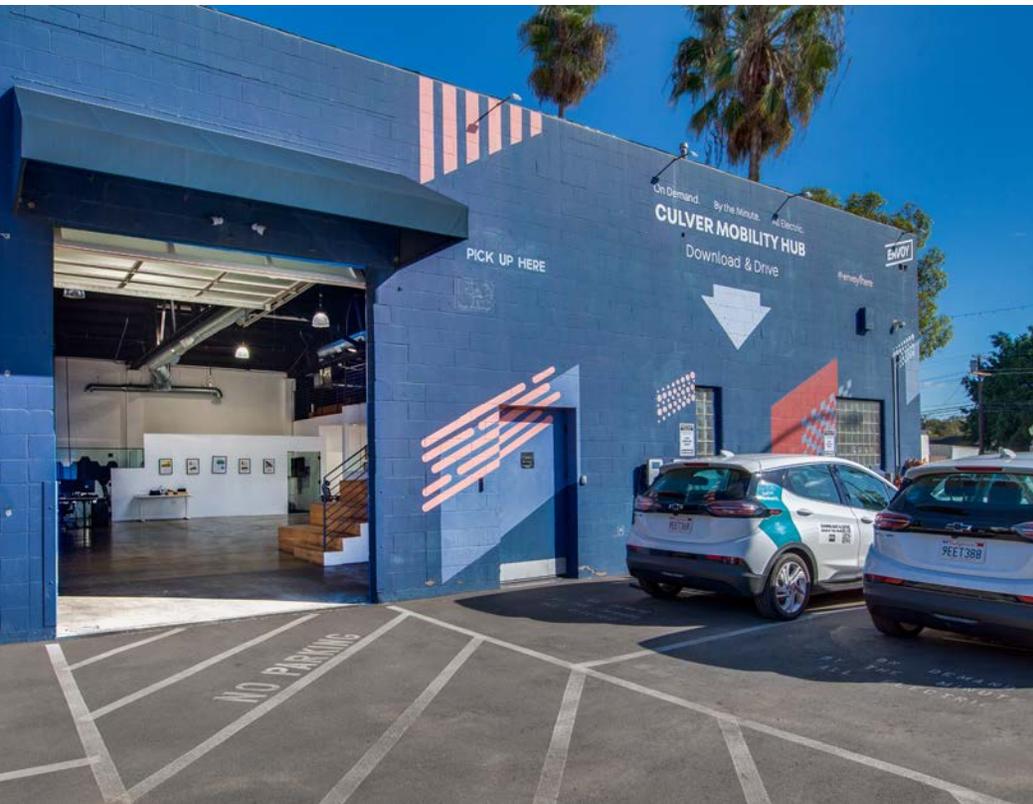


Parking - 6 total spaces
(3 tandem)



3 EV Charging Stations
(2 exterior, 1 interior)

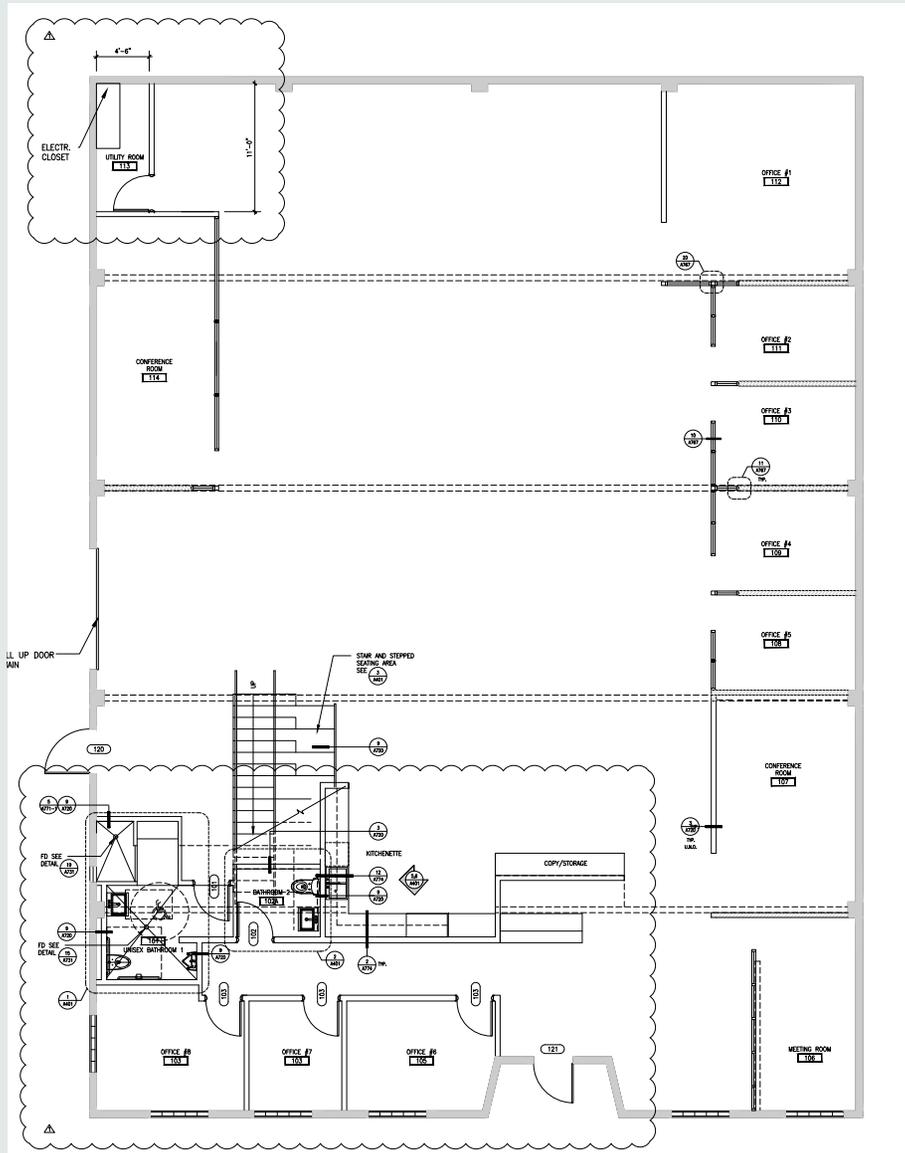




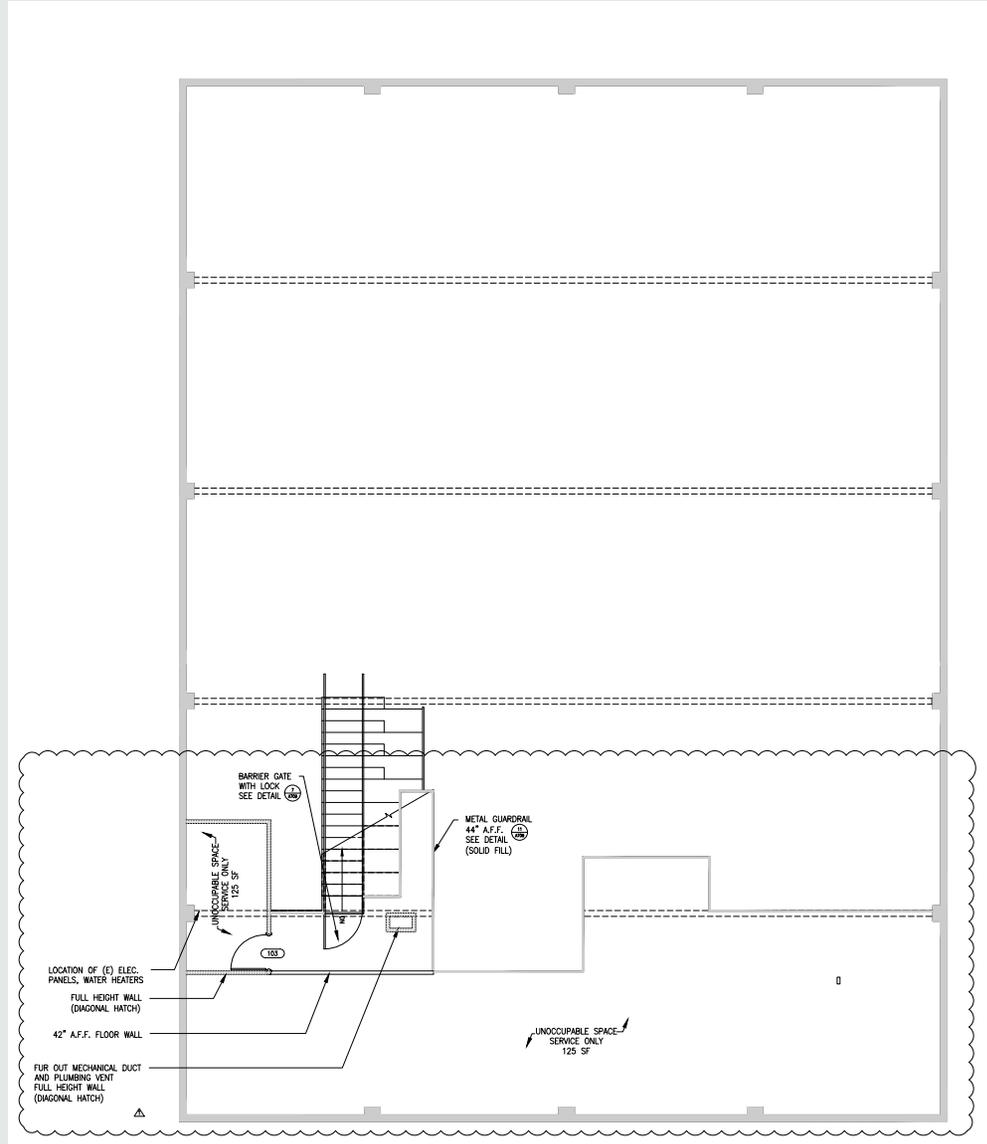


Floor Plans

GROUND FLOOR



MEZZANINE



The Location





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CBRE

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