



CREATIVE CAMPUS FOR LEASE IN DOWNTOWN CULVER CITY

9050 WASHINGTON BLVD
CULVER CITY, CA

(HIGHLIGHTS)



3.6 Acre exclusive,
self-contained, three
building private campus



In the heart of amenity
rich Culver City with
high walkability



70-seat screening room



607 underground striped
parking spaces (3/1,000)



Lush outdoor spaces
and balconies



Onsite commissary



Proximity to Metro Rail



EV parking 15 Blink stations



BUILDING C

±27,133 RSF
(2 stories)

BUILDING B

±26,309 RSF
(3 stories)

BUILDING A

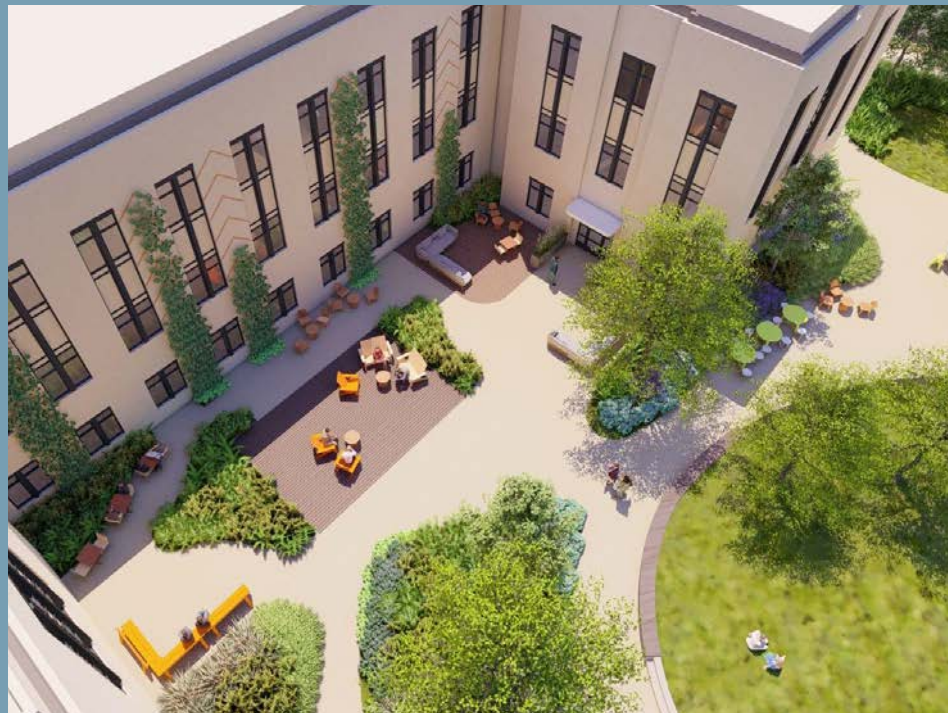
±144,684 RSF
(3 stories)

TOTAL

±198,126 RSF



(EXTERIOR RENDERINGS)

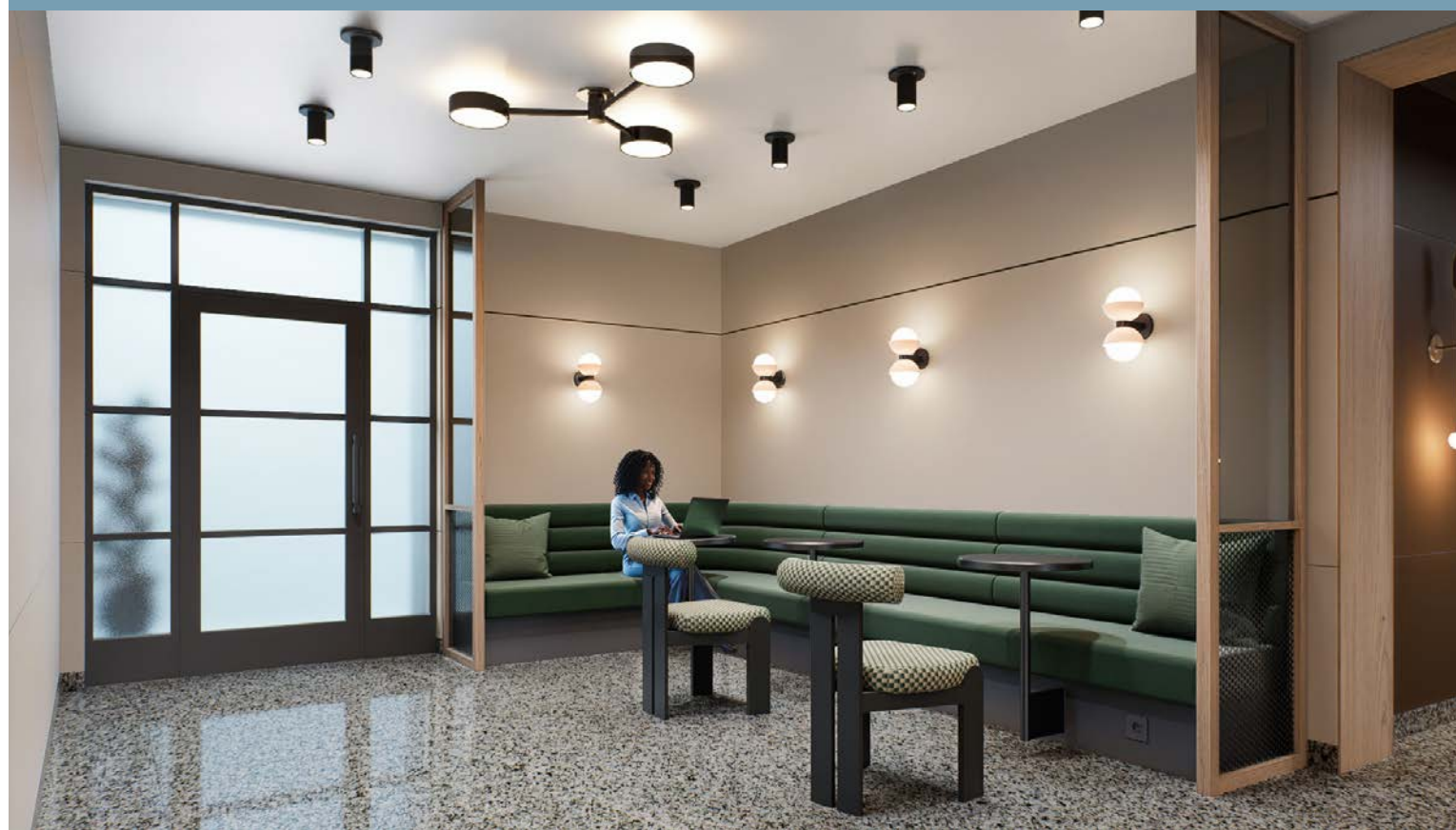


IN DOWNTOWN CULVER CITY

CREATIVE CAMPUS FOR LEASE

(INTERIOR RENDERINGS)

**CREATIVE CAMPUS FOR LEASE
IN DOWNTOWN CULVER CITY**



BUILDING



(FLOOR PLANS)

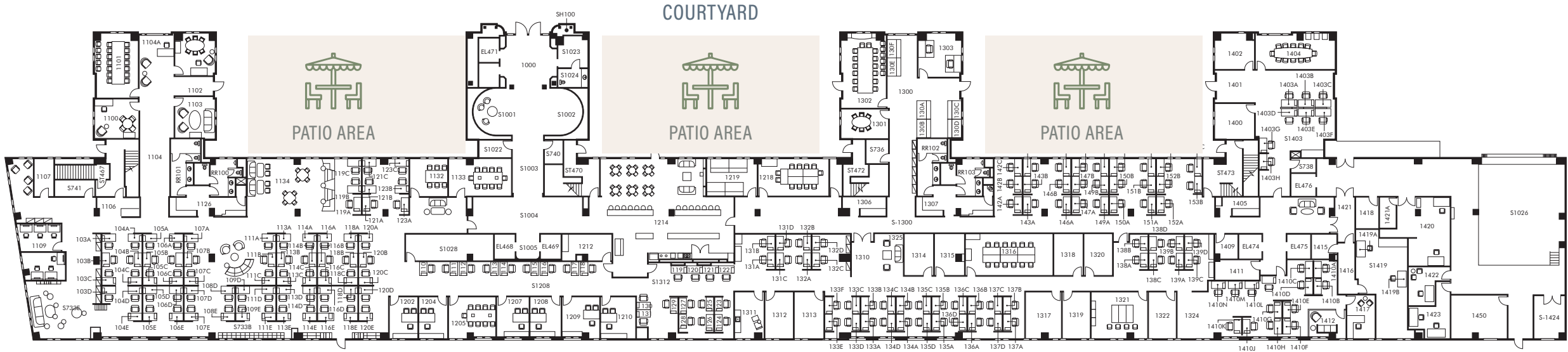
BUILDING A

±144,684 RSF
(3 stories)

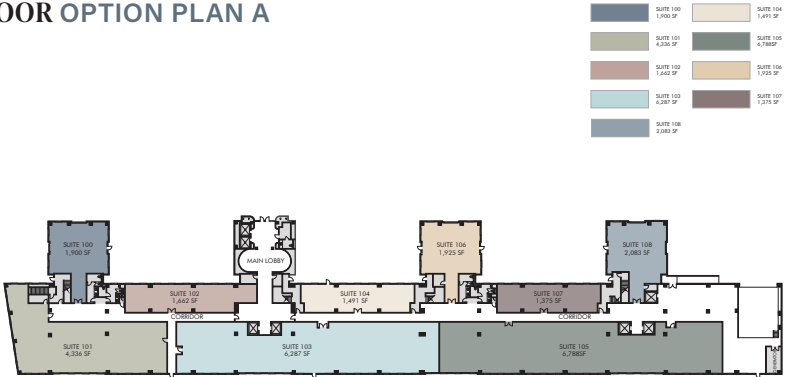


FLOOR 01

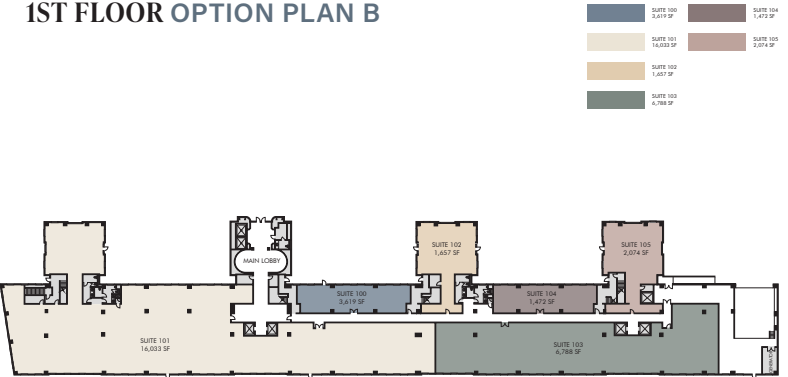
± 47,120 RSF



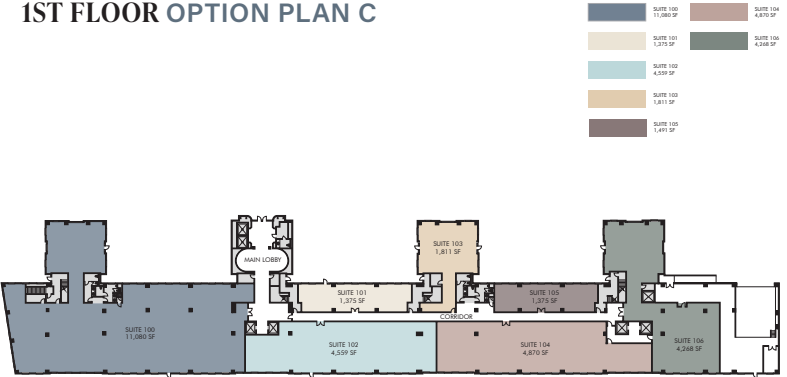
1ST FLOOR OPTION PLAN A



1ST FLOOR OPTION PLAN B



1ST FLOOR OPTION PLAN C



HYPOTHETICAL DEMISING PLANS

(FLOOR PLANS)

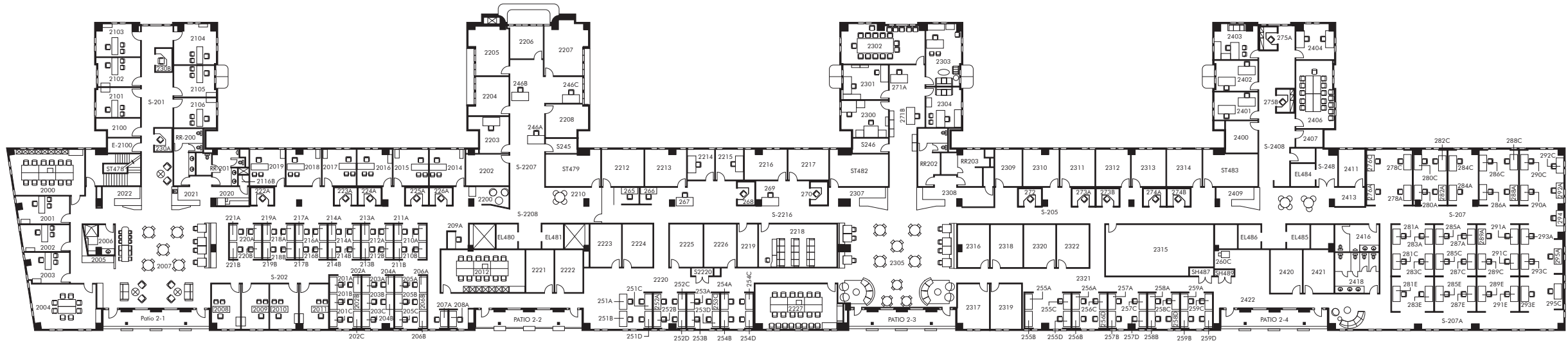
BUILDING A

±144,684 RSF
(3 stories)

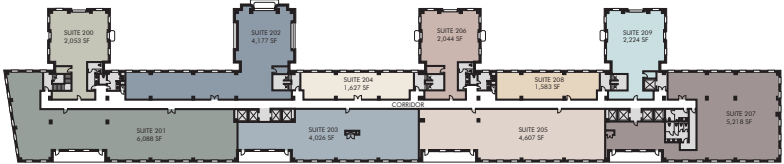
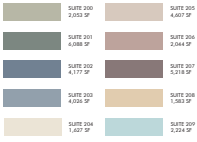


FLOOR 02

± 48,217 RSF

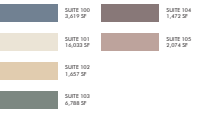


2ND FLOOR OPTION PLAN A

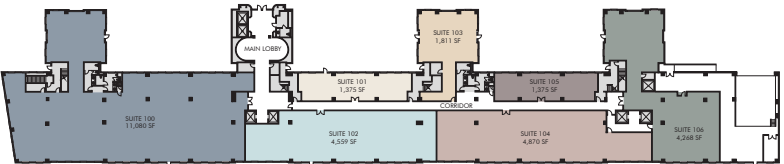
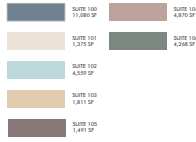


9050 WASHINGTON BLVD 2ND FLOOR OPTION A - FLOOR PLAN

2ND FLOOR OPTION PLAN B



2ND FLOOR OPTION PLAN C



HYPOTHETICAL DEMISING PLANS

(FLOOR PLANS)

BUILDING A

±144,684 RSF
(3 stories)

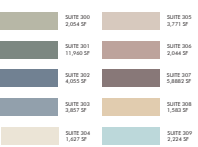


FLOOR 03

± 49,347 RSF

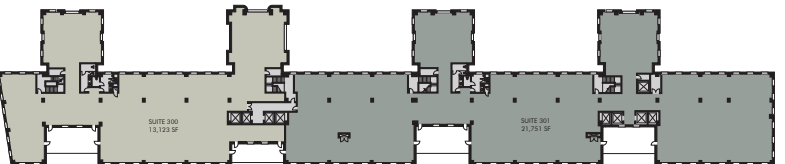


3RD FLOOR OPTION PLAN A

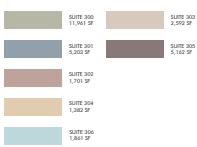


9050 WASHINGTON BLVD 3RD FLOOR OPTION A - FLOOR PLAN

3RD FLOOR OPTION PLAN B



3RD FLOOR OPTION PLAN C



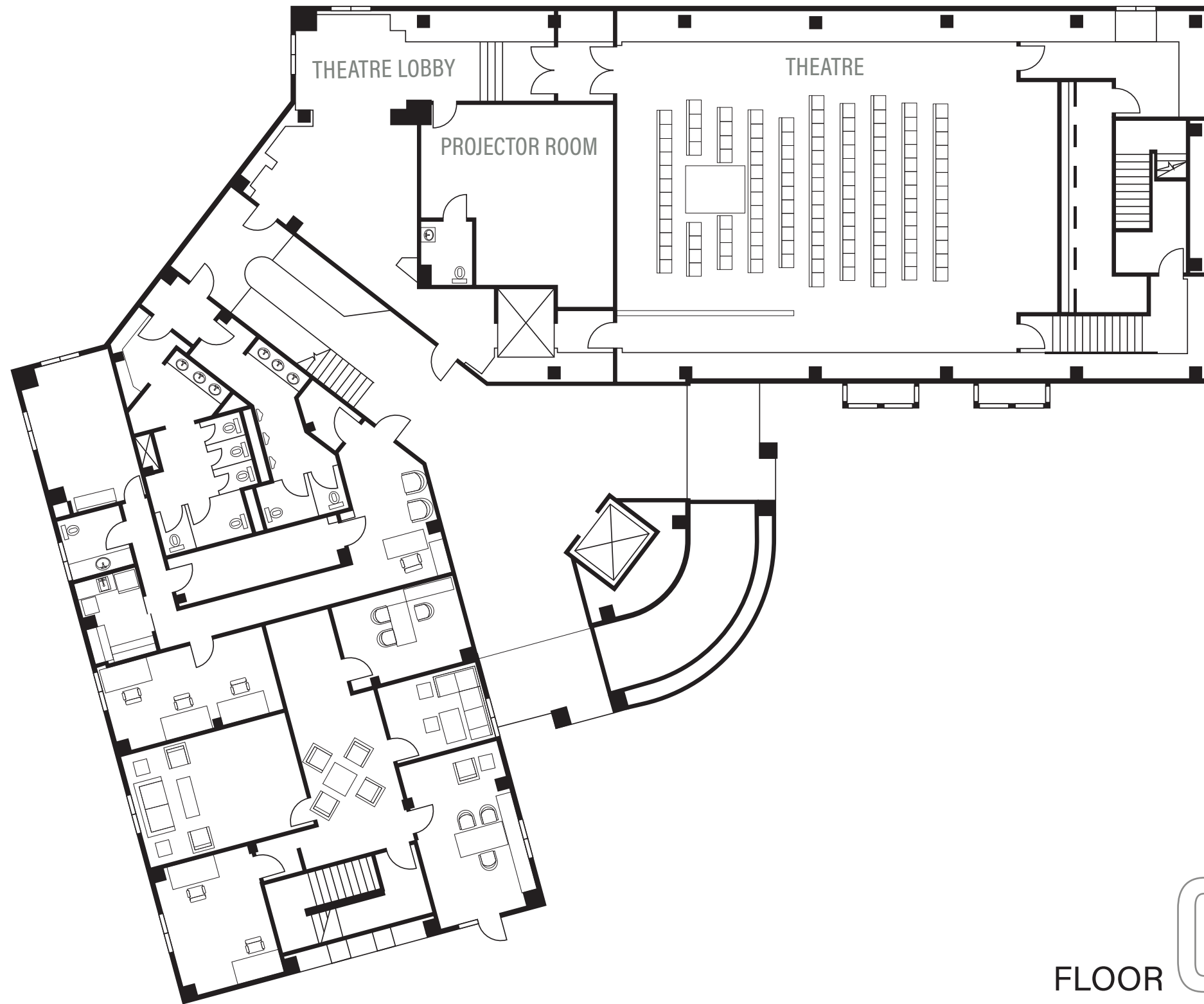
HYPOTHETICAL DEMISING PLANS

BUILDING B



BUILDING B

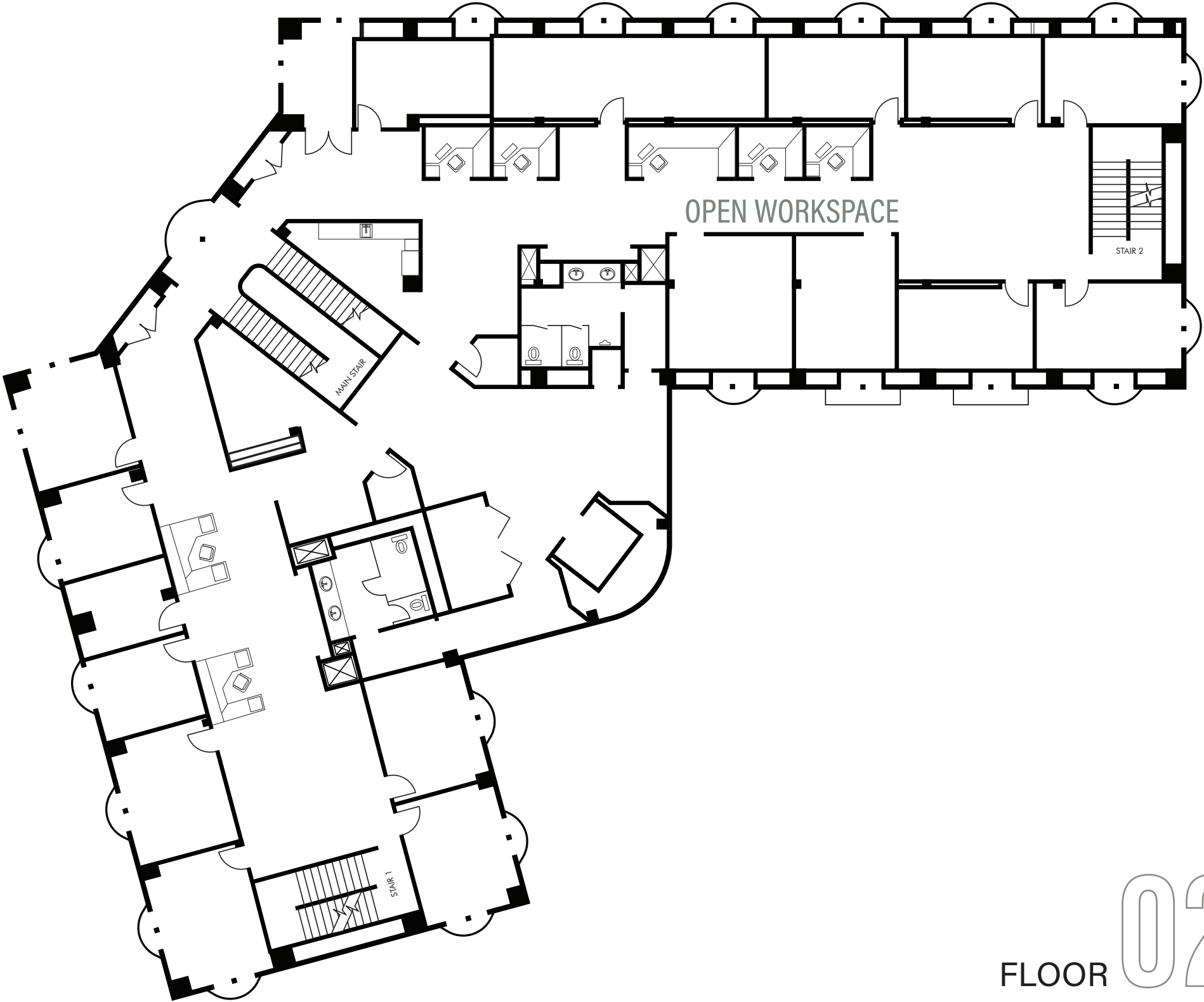
±26,309 RSF
(3 stories)



FLOOR **01** ± 8,715 RSF

BUILDING B

±26,309 RSF
(3 stories)



FLOOR **02** ± 8,797 RSF

BUILDING B

±26,309 RSF
(3 stories)



FLOOR **03** ± 8,797 RSF

BUILDING



BUILDING C

±27,133 RSF
(2 stories)



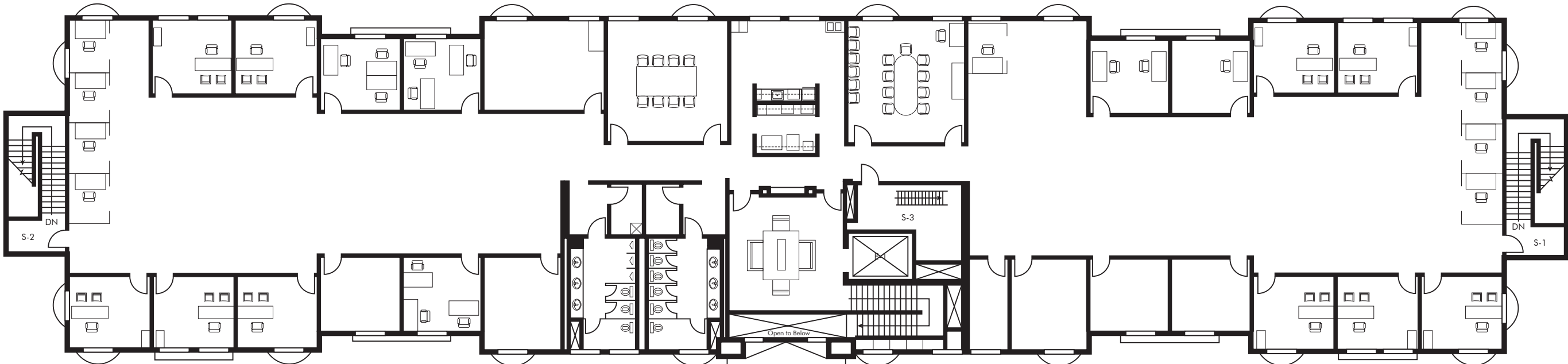
PATIO AREA



FLOOR **01** ± 13,565 RSF

BUILDING C

±27,133 RSF
(2 stories)



FLOOR 02 ± 13,568 RSF

(CULVER CITY)

THE HEART OF CREATIVITY, INNOVATION & TECH

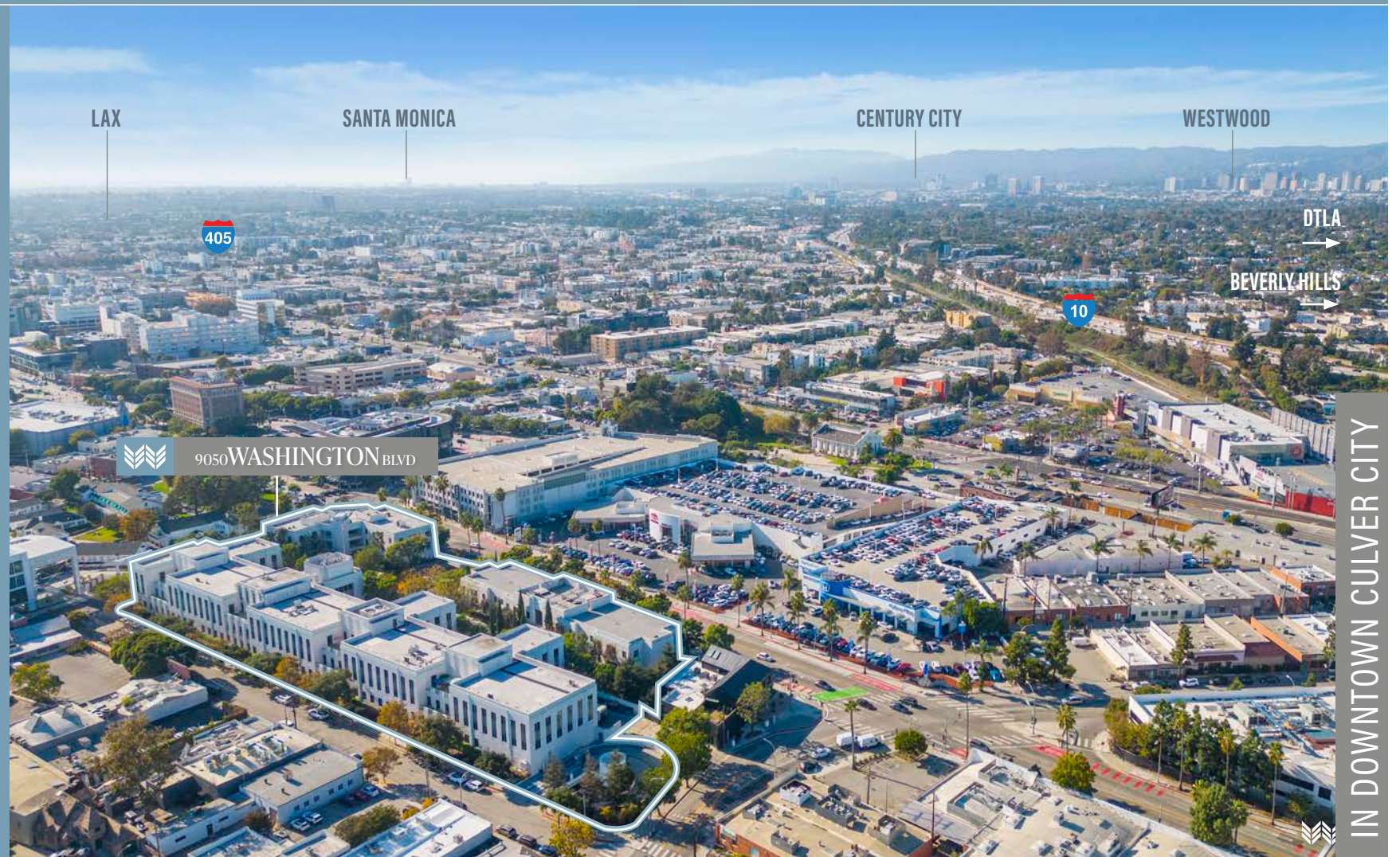


Culver City emerges as the active hub of the tech and media world within Los Angeles and a gem for local real estate. Its strategic location offers smooth connectivity to Downtown Los Angeles, Santa Monica and Beverly Hills, as well as numerous free-ways, public transit, and proximity to LAX, providing unmatched access to an array of essential amenities.

IVY STATION



THE CULVER STEPS



IN DOWNTOWN CULVER CITY

CREATIVE CAMPUS FOR LEASE

(SURROUNDING AMENITIES)



Retail

- Aesop
- Best Buy
- Blum & Poe
- Corepower Yoga
- CVS Pharmacy
- Design Public
- Equinox
- Erewhon
- HD Buttercup
- Juliet
- LA Fitness
- Mayweather Boxing|Fitness
- Orange Theory
- Ralph's
- Reformation
- RITE AID
- Rolling Greens
- ROSS
- Scandinavian Designs
- Sephora
- Sprouts
- StretchLab
- Target
- Trader Joe's
- The Shay
- Whole Foods
- Yoga Six
- and more...

Dining

- Afuri
- B'
- Bianca
- Blue Bottle Coffee
- Breakaway Cafe
- Breakfast Republic
- Cafe Vida
- California Pizza Kitchen
- CAVA
- Citizen Public Market
- Dave's Hot Chicken
- Destroyer
- EK Valley Restaurant
- Equator Coffees
- Etta
- Father's Office
- GGet
- In-N-Out
- Jameson's
- Sephora
- Jersey Mike's
- K ZO
- Loqui
- Los Angeles Ale Works
- Lustig
- Margot
- Meet In Paris
- Mendocino Farms
- Mod Pizza
- Pasta Sisters
- Phil's Coffee
- Pop's Bagels
- Public School Restaurant/Bar
- Robek's
- Roberta's
- Salt & Straw
- Sidecar Doughnuts
- Sweetfin
- Sweetgreen
- Tendergreens
- The Auld Fella
- The Coffee Bean & Tea Leaf
- Van Leeween
- Versailles
- Vespertine
- Wing Stop
- and more..

Lodging

- The Culver Hotel

(SURROUNDING EMPLOYERS)



This extraordinary opportunity positions you

IN THE HEART OF THE TECH & CREATIVE INDUSTRY ELITE

with neighbors including industry giants.



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