

# 3550 HAYDEN AVE CULVER CITY

**FOR LEASE** ± 14,933 RSF  
CREATIVE OFFICE



**redcar**  
development

# INDUSTRY

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CREATIVE OFFICE

PROPERTY DETAILS

**BUILDING DETAILS**

AVAILABLE AREA ±14,933 RSF

**LEASE TERMS**

RATE Call For Pricing

TIMING Q1 2025

TERM 5-10 Years

**PARKING**

RATIO 1.5:1,000 SF

RATE/PASS/Mo. \$250

**WHAT'S DIFFERENT**

**Custom:** 12 foot high ceilings, operable windows, skylights, gated. New kitchen and restrooms. Outdoor patio space and roofdeck.

**Secure:** Private access to the property / latch keyless entry system.

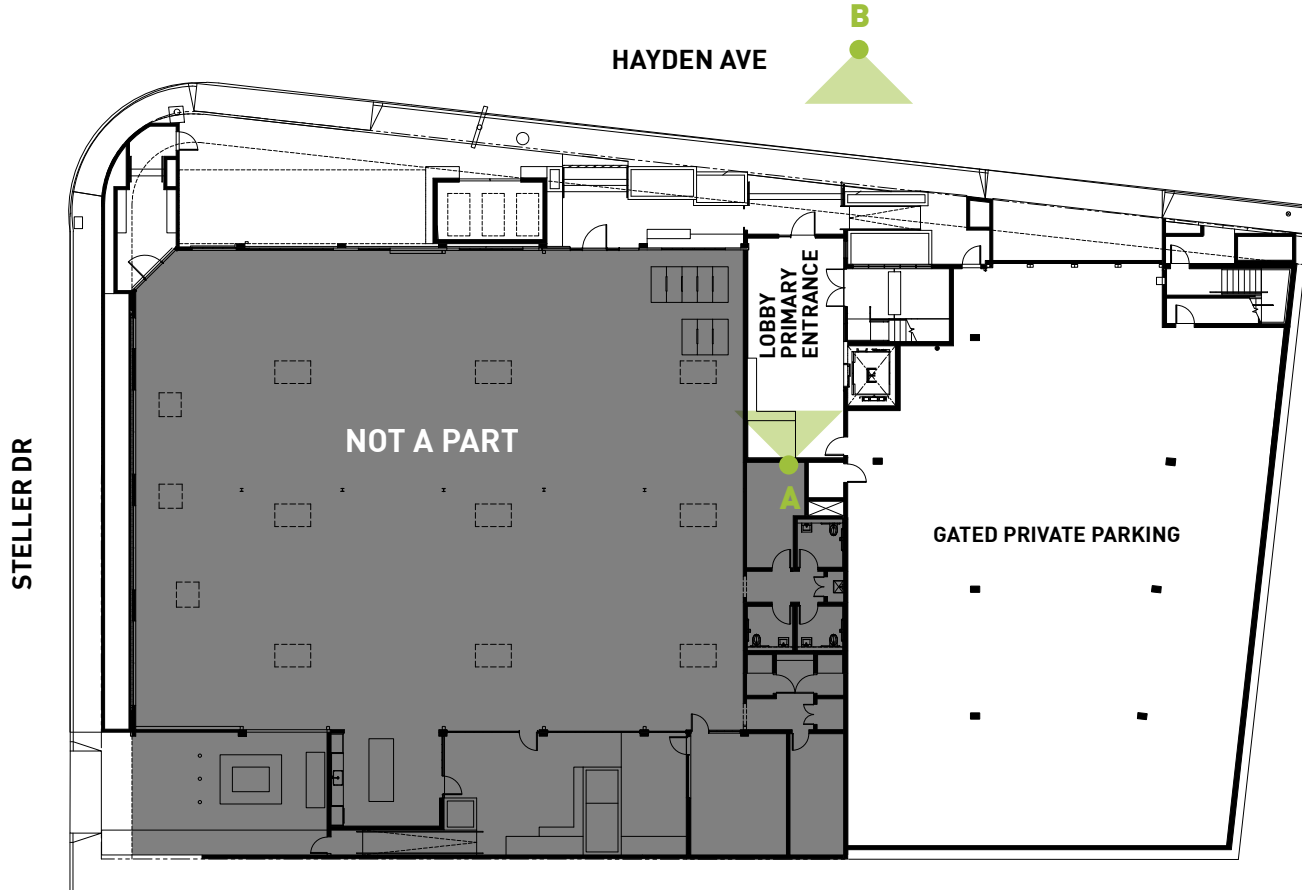
**Parking / Convenience:** Gated private secure stand alone building.

**Location:** Expansive views of Culver City steps. Near to Cumulus project, one of the largest mixed use projects in the region with more than 1,200 residential units and over 100,000 SF of retail, 50,000 of which are occupied by the largest Whole Foods market in Los Angeles.

Located across the street from Metro's Expo Line La Cienega/Jefferson Station.



±14,933 RSF TOTAL



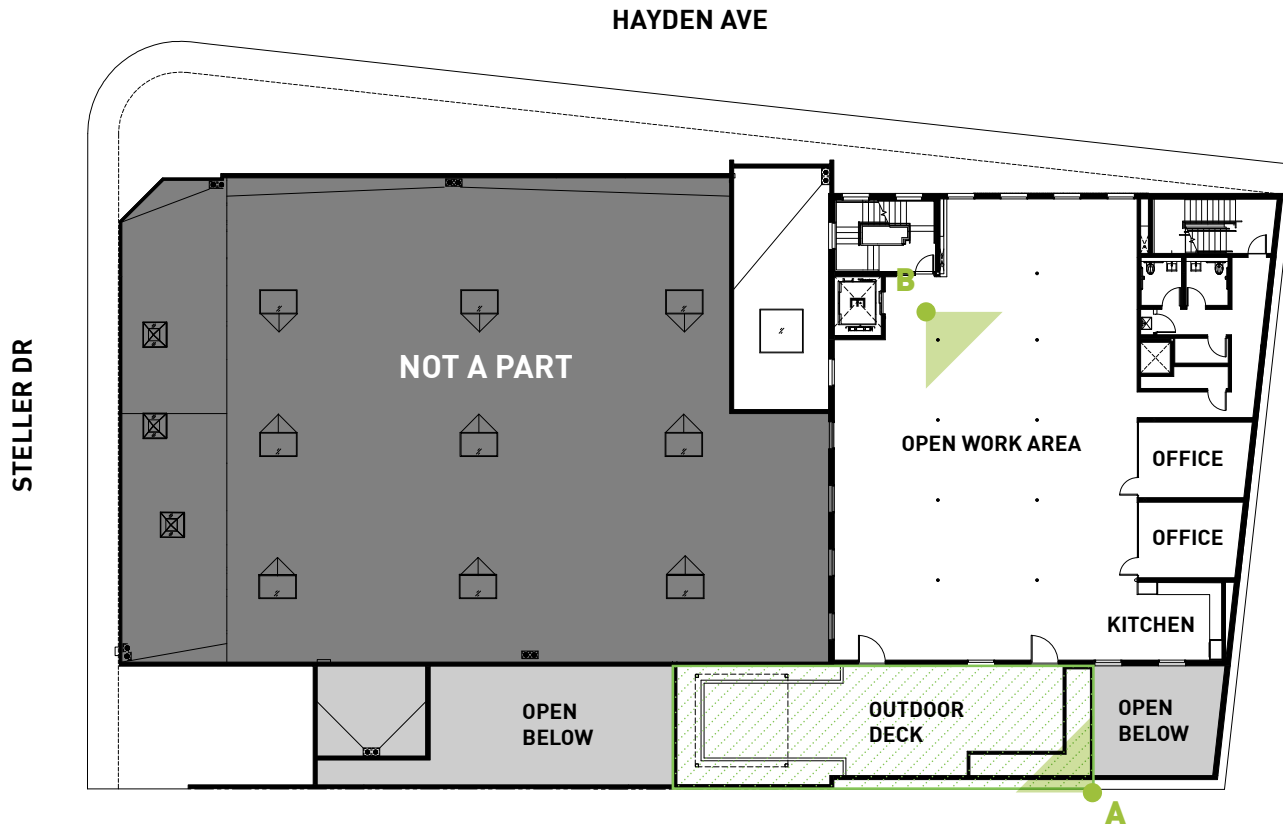
A— LOBBY PRIMARY ENTRANCE



B— FRONT VIEW

FLOOR PLANS | 1ST FLOOR

±14,933 RSF TOTAL



A— OUTDOOR PATIO



B— OPEN OFFICE SPACE

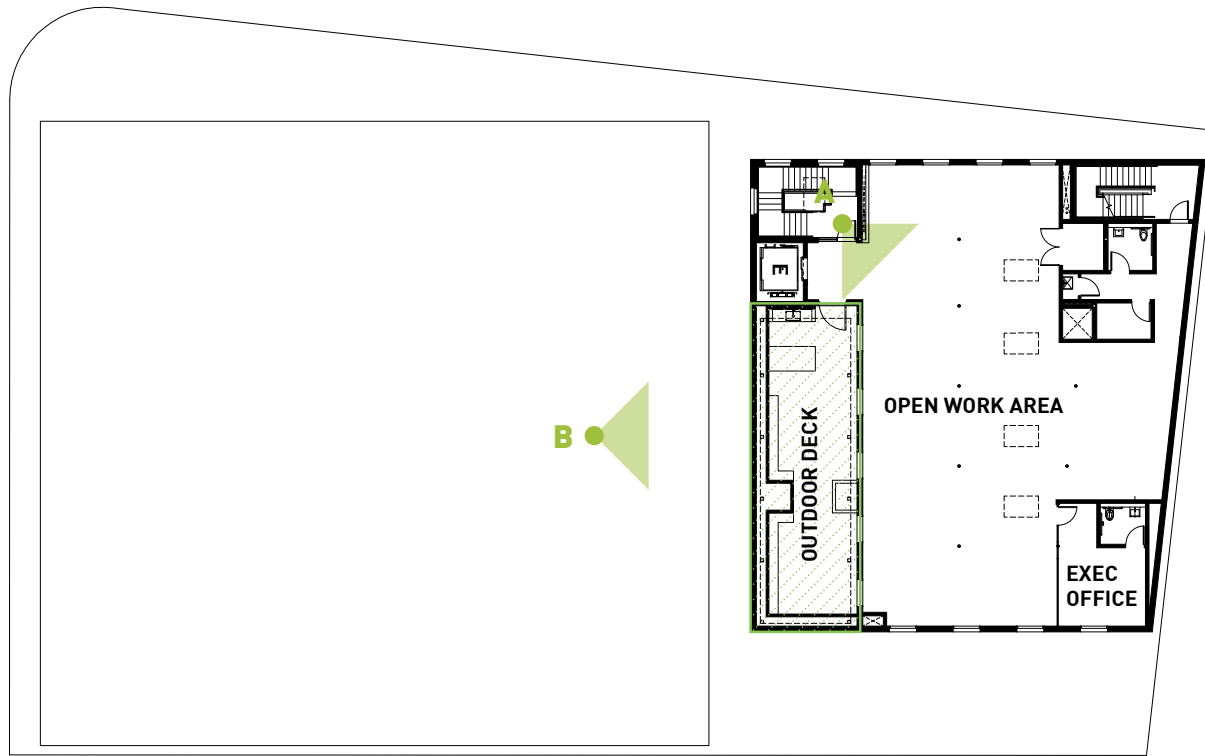
FLOOR PLANS | 2ND FLOOR



±14,933 RSF TOTAL

STELLER DR

HAYDEN AVE



A— EXTERIOR VIEW



B— EXTERIOR VIEW

FLOOR PLANS | 3RD FLOOR





EXTERIOR

RENDERINGS



FOR LEASE

CREATIVE OFFICE

3550 HAYDEN AVE

CULVER CITY CA 90232

AERIAL PHOTOS



CONSTRUCTION PROGRESS



# 10 WITHIN 10

2 min  
DRIVE

**Roberta's:** Roberta's brings its renowned Brooklyn-style pizza to Culver City, offering a menu that includes a variety of creative and delicious pizzas. The relaxed, rustic setting and emphasis on high-quality ingredients make it a favorite among locals and visitors.

6 min  
WALK

**Bar Nine:** A specialty coffee shop that prides itself on sustainability and quality, Bar Nine offers a modern, minimalist atmosphere. It's the perfect spot for coffee aficionados looking to enjoy a meticulously brewed cup.

9 min  
DRIVE

**Father's Office:** Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.

Directly  
Adjacent

**Destroyer:** This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

2 min  
DRIVE

**Etta Culver City:** Etta Culver City offers a warm and welcoming dining experience with a focus on wood-fired dishes and seasonal ingredients. The restaurant's inviting ambiance and delicious menu make it a great spot for gatherings and casual dining.

2 min  
DRIVE

**Loqui:** is a celebrated eatery known for its artisanal Mexican cuisine with a contemporary twist. Located in the Platform complex, it offers a casual yet stylish dining experience, focusing on handmade tortillas and locally sourced ingredients. The menu features a variety of tacos and other Mexican-inspired dishes.

2 min  
DRIVE

**Blue Bottle Coffee (at Platform):** Blue Bottle Coffee at Platform offers a serene space to enjoy freshly brewed coffee made from high-quality beans. The minimalist design and commitment to excellent coffee make it a go-to spot for coffee lovers in the area.

2 min  
DRIVE

**Margot:** Margot offers a refined dining experience with a menu inspired by Mediterranean and California cuisine. The rooftop setting provides stunning views and a chic, stylish ambiance, perfect for a memorable meal with friends or a romantic evening out.

5 min  
DRIVE

**Erewhon (at Culver Steps):** Erewhon at Culver Steps is a high-end grocery store known for its organic and health-focused products. The store's modern design and wide selection of gourmet foods and wellness items provide a unique shopping experience.

4 min  
DRIVE

**Sweetgreen:** A popular eatery specializing in fresh, seasonal salads and bowls. Known for its commitment to sourcing ingredients from local farmers and creating healthy, customizable meals, Sweetgreen offers a menu that caters to diverse dietary preferences.

# AMENITIES



# AT CUMULUS

**7 MIN WALK**



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



**Charcoal** is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



**Jinya Ramen Bar** is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



**Alchemist Coffee Project** is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



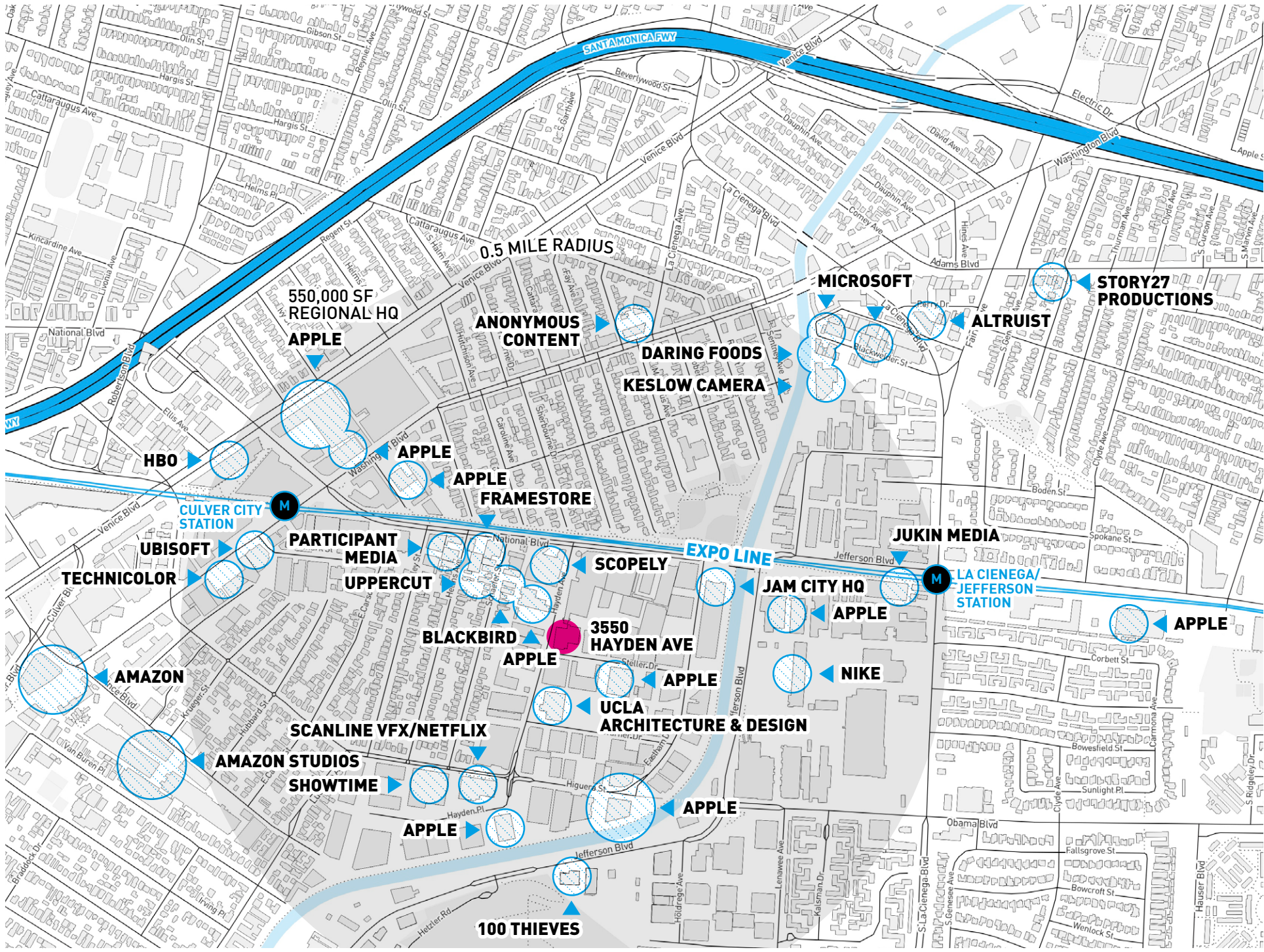
**GymTonic** is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

**AMENITIES**



TENANTS IN THE AREA

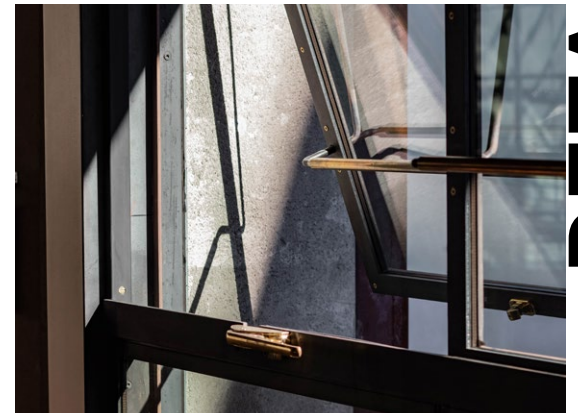
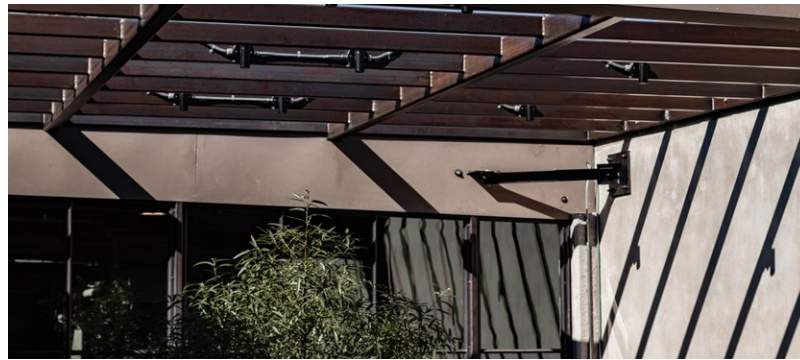
LOCATION | COMPANIES





**Redcar Properties** - the developer of 3550 Hayden Ave - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.

REDCAR PROPERTIES



DETAILS & MATERIALS