

12100

AVAILABLE FOR SUBLEASE

12100 W. Washington Blvd. Culver City, CA 90066



The Phronesis Group
Custom Tailored CRE Solutions

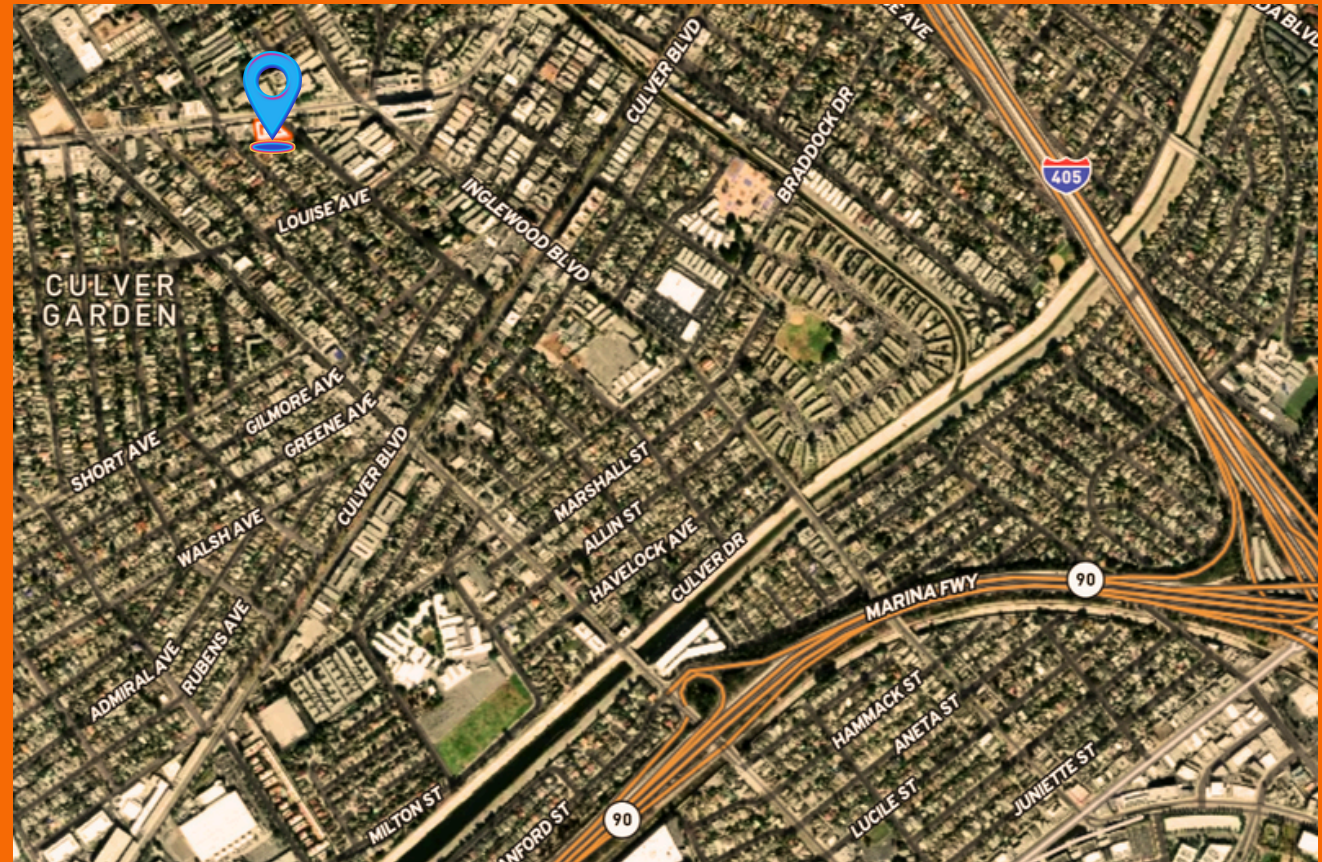
Creative Office & Warehouse Sublease in Prime Culver City Corner Location @ 12100 W. Washington Blvd.

**AVAILABLE FOR
SUBLEASE
±12,022 SF**

Discover a fully built-out creative office opportunity in the heart of Culver City.

This ±12,022 SF freestanding building offers a rare combination of high-finish interiors, generous onsite storage/warehouse, and proximity to the R-90 and I-405 freeways.

Ideal for tech, media, design, or professional services firms seeking a turnkey solution with a flexible layout and ample parking.



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Jamie H. Kim, CCIM | Broker / Founder
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21073 Pathfinder Rd. Suite 175, Diamond Bar, CA 91765

LOCATION ADVANTAGES

- Prime Culver City West location at Washington Blvd. & Lindblade Dr.
- Exceptional access to the R-90 and I-405 freeways
- Walkable to restaurants, cafés, and neighborhood amenities

INTERIOR FEATURES

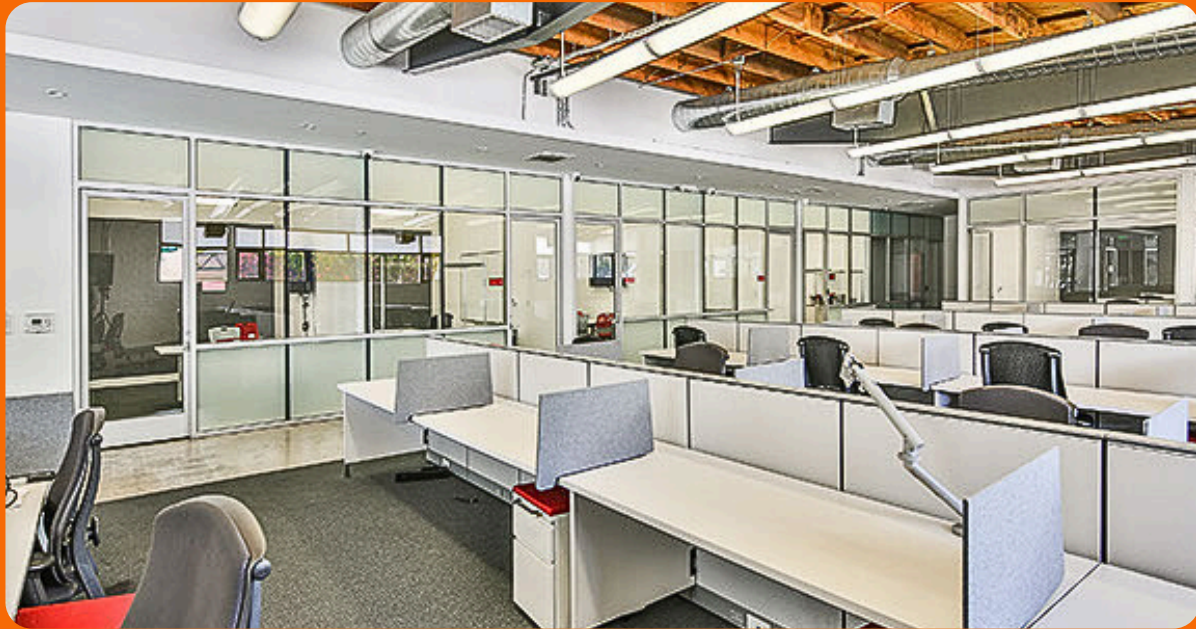
- ±8,000 SF of creative office space with 10 Private Offices, 4 Conference/Training Rooms, and large bullpen areas
- Full kitchen and lunchroom, reception/lobby, and server room
- Three ADA-compliant restrooms, including multi-stall and gender-neutral options
- State-of-the-art Kastle security system

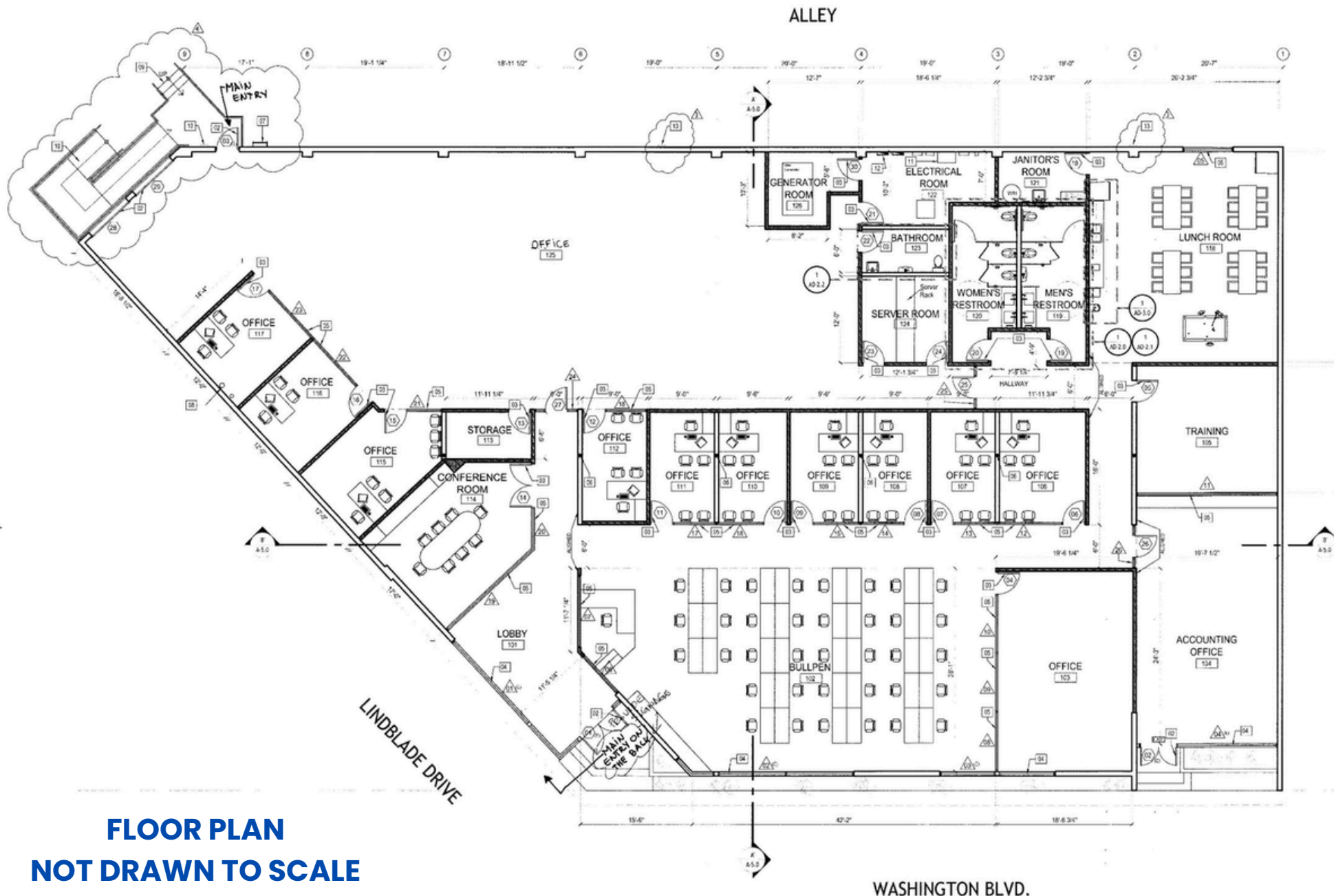
BUILDING & SITE DETAILS

- ±12,022 SF total | ±4,022 SF warehouse/storage with grade level roll-up doors
- Clear ceiling heights from 9'11" to 16'4"
- 100% HVAC throughout office areas
- 400 amps of power with multiple subpanels
- 25 parking spaces: 22 tandem, 1 single, 2 ADA
- Zoned CCC3YY (Warehouse/Industrial)





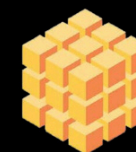




FLOOR PLAN
NOT DRAWN TO SCALE

Creative Offices with Partially Exposed High Ceilings

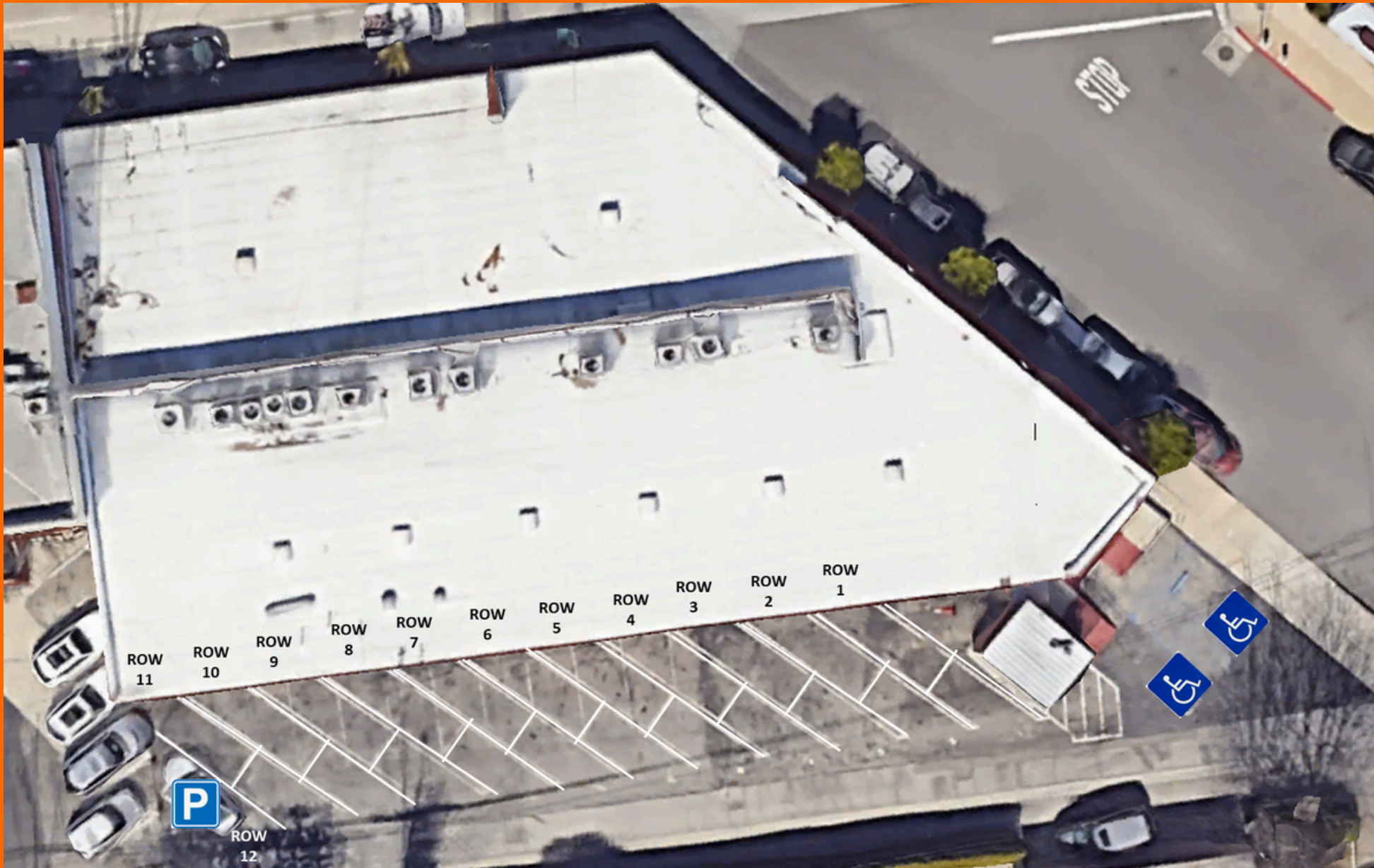
- ±12,022 SF
- 10 Private Offices
- Conference Rooms
- Training Rooms
- Kitchen
- Open Bullpen Area
- Reception / Lobby
- Server Room
- Three Restroom Areas
- On-site Storage
- Grade-Level Roll-Up Door with Ramp



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PARKING PLAN

25 on-site parking stalls located at the rear of the building

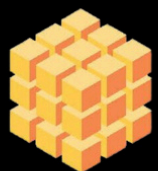
- 22 tandem
- 1 single
- 2 ADA-compliant



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