



AVAILABLE FOR  
**SUBLICENSE**

*12100 W. Washington Blvd. Culver City, CA 90066*



**The Phronesis Group**  
Custom Tailored CRE Solutions

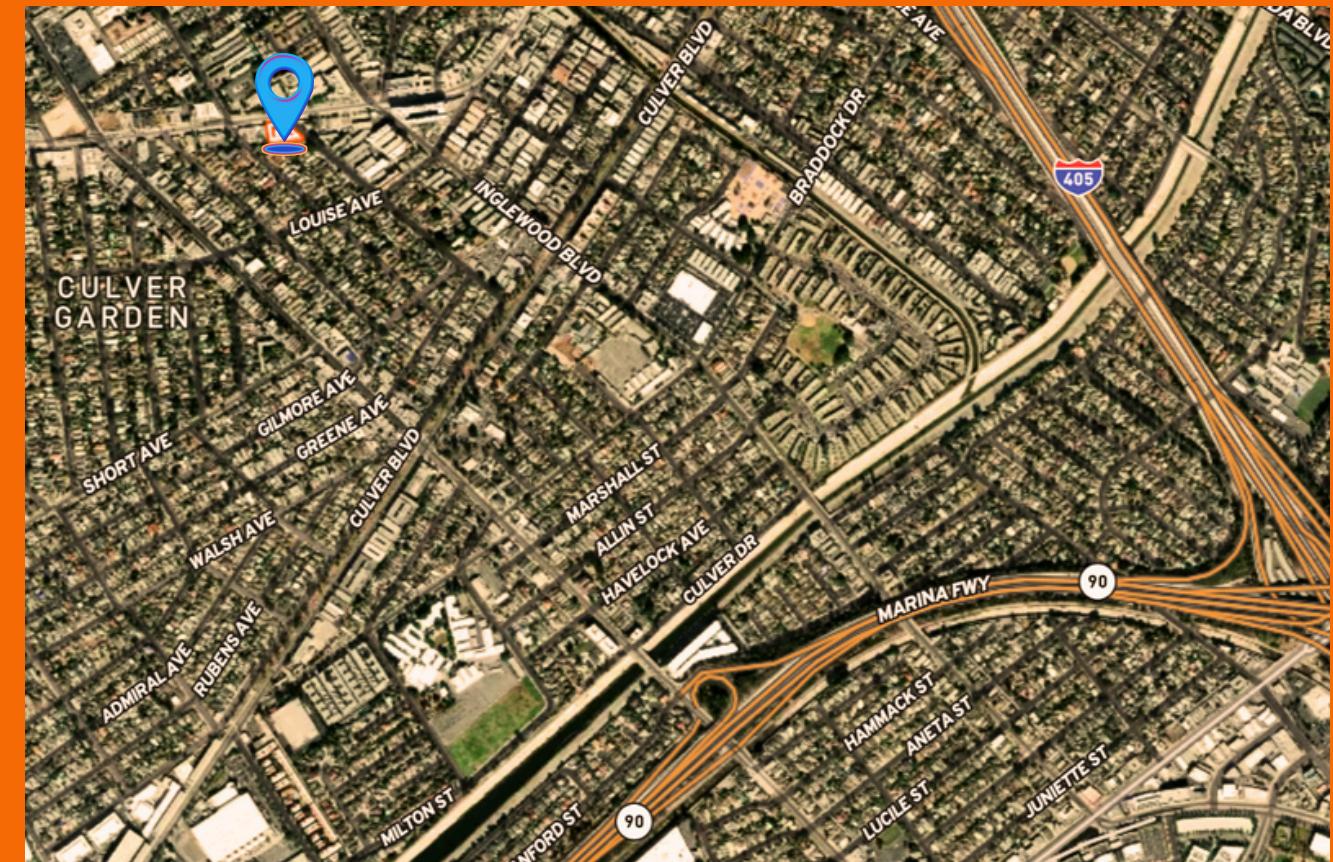
*Creative Office & Warehouse Sublease  
in Prime Culver City Corner Location  
@ 12100 W. Washington Blvd.*

**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.



Jamie H. Kim, CCIM | Broker / Founder  
The Phronesis Group  
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**714.329.5650** | [jamie.kim@thephronesisgroup.com](mailto:jamie.kim@thephronesisgroup.com)  
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

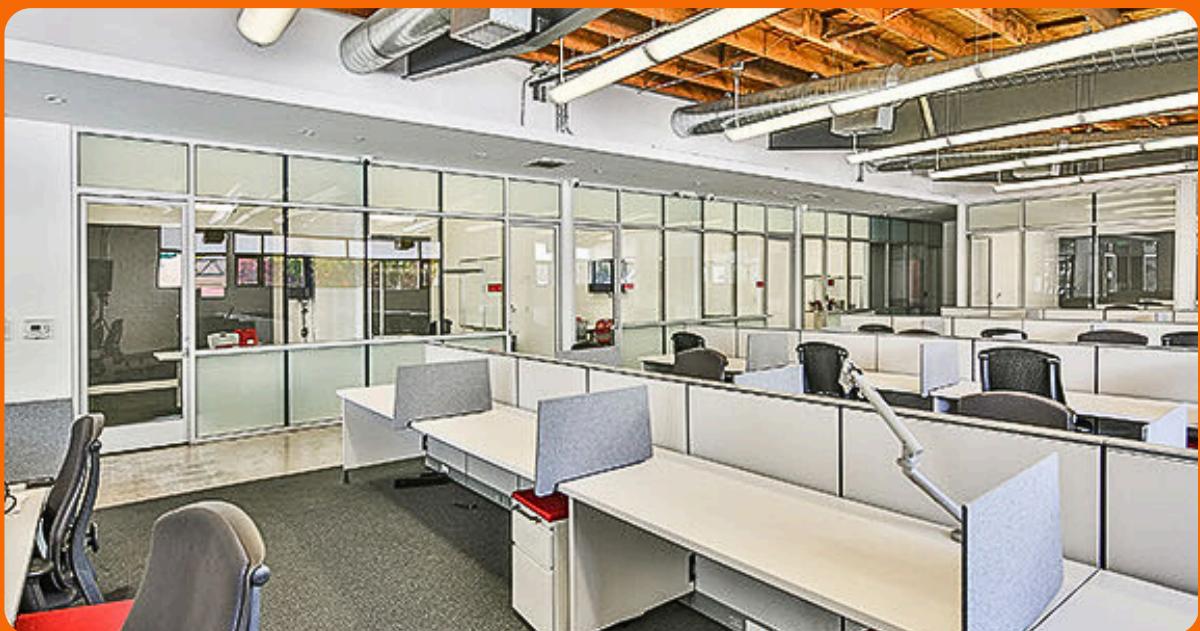
- $\pm 8,000$  SF of creative office space with 10 Private Offices, 4 Conference/Training Rooms, and large bullpen areas
- Full kitchen and lunchroom, reception/lobby, and server room
- Three ADA-compliant restrooms, including multi-stall and gender-neutral options
- State-of-the-art Kastle security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

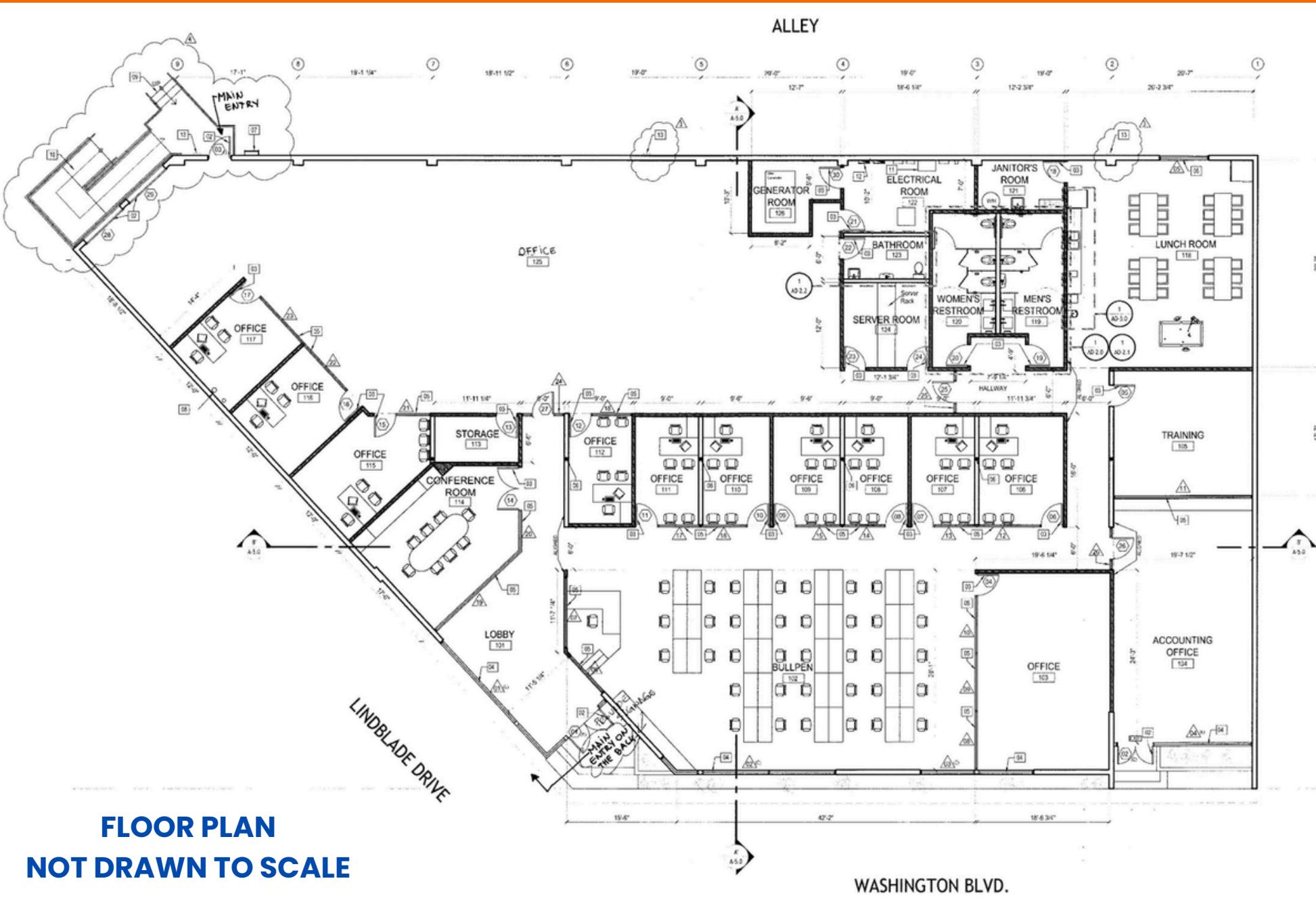
## BUILDING & SITE DETAILS

- $\pm 12,022$  SF total |  $\pm 4,022$  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)





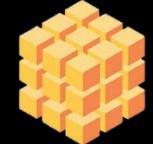




# **FLOOR PLAN**

## **NOT DRAWN TO SCALE**

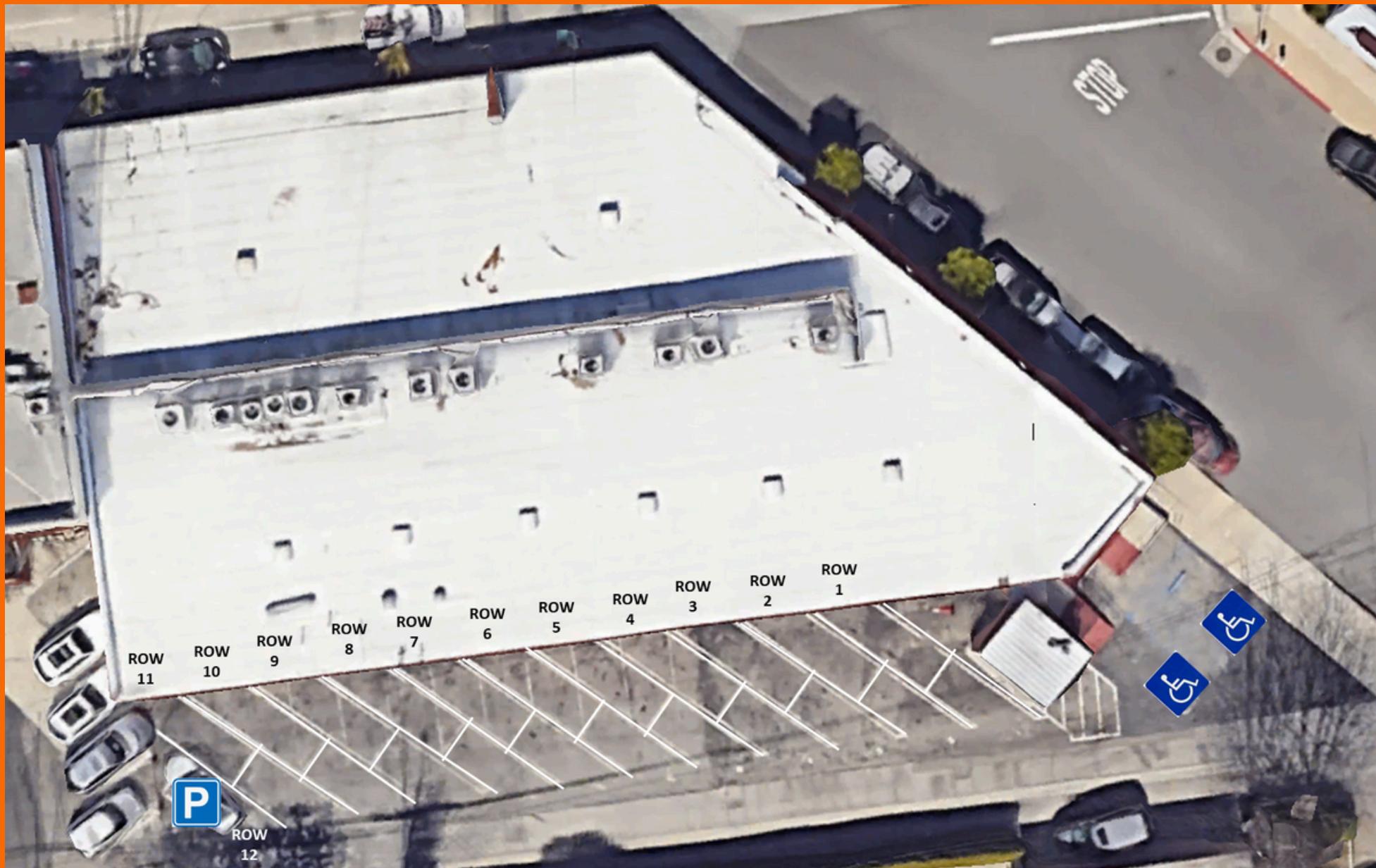
- *±12,022 SF*
- *10 Private Offices*
- *Conference Rooms*
- *Training Rooms*
- *Kitchen*
- *Open Bullpen Area*
- *Reception / Lobby*
- *Server Room*
- *Three Restroom Areas*
- *On-site Storage*
- *Grade-Level Roll-Up Door with Ramp*



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## PARKING PLAN

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

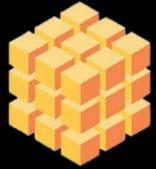
- 22 tandem
- 1 single
- 2 ADA-compliant



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For more information, please contact:

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