

9696

CULVER BLVD, CULVER CITY,
CA 90232

OFFICE SPACE FOR LEASE
DOWNTOWN CULVER CITY



AVAILABILITY Suite 108: ± 1,636 SF
Suite 302: ± 1,404 SF
Suite 308: ± 4,495 SF

RENT \$5.50 SF Modified Gross (Net of Electrical)

TERM 3 - 5 Years, *Shorter Term Considered*

OCCUPANCY Suite: 108: January 2025
Suite 302: Immediate
Suite 308: 60 Days

PARKING 3:1,000 at \$175/mo

FEATURES

- Move-in Ready Office Space
- Great Natural Lighting
- Operable Windows Create Optimum Airflow
- Outdoor Hallways, Great For Social Distancing
- Visitors and Guests Park FREE!
- Historic Building With Spanish Architecture
- Beautifully Maintained Common Areas

CONTACT Tibor Lody, SIOR
310.899.2720
tlody@leewestla.com
AGT DRE 01261129

Sofa Kristiansen
Associate
310.899.2718
skristiansen@leewestla.com
AGT DRE 02219316





Move-in Ready Office Space with Outdoor Hallways, Perfect for Social Distancing



Well Designed Garden Office Building Which Mitigates Impact of Covid-19



Open Air Meeting Spaces and Common Areas



Operable Windows Create Optimal Airflow



Secured Facility with Access Controls Throughout



Dedicated, Independent HVAC System



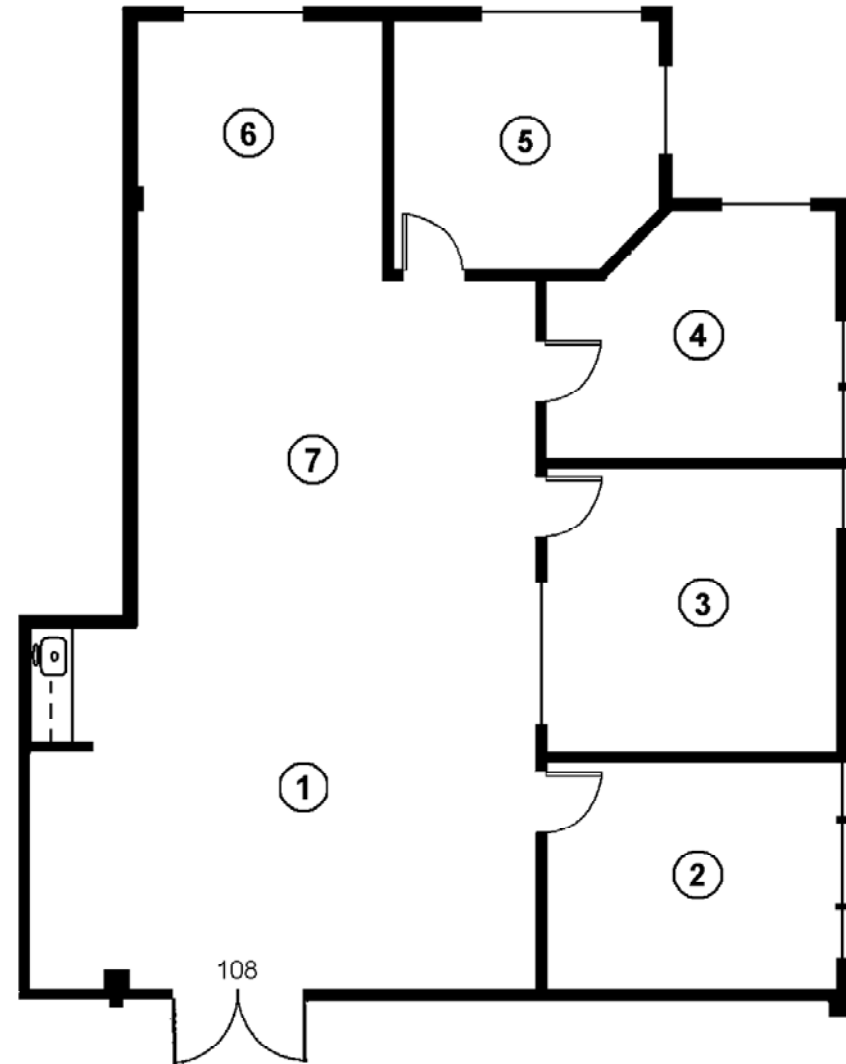
Direct Walking Access from Surface Parking Lot



Separate Delivery Area for Packages, Mail & Food Delivery

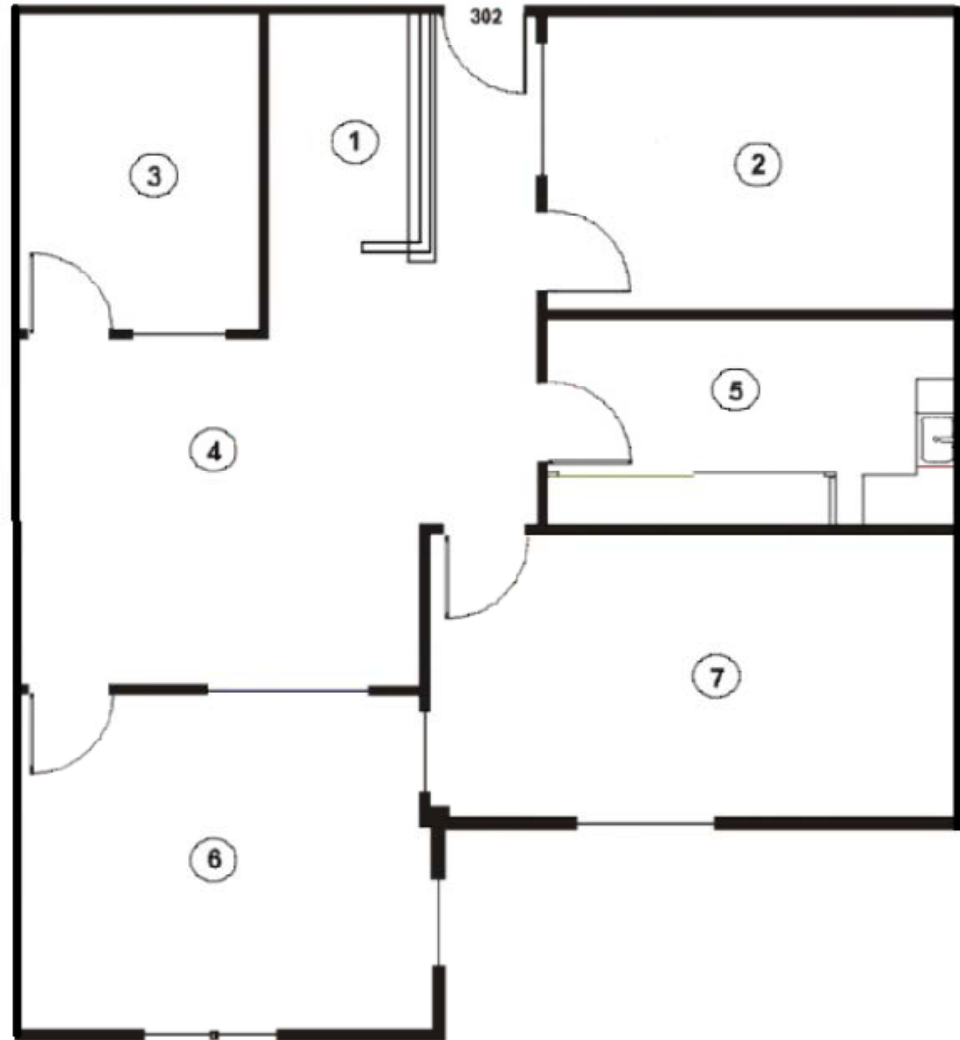
SUITE 108 FLOOR PLAN ± 1,636 SF

- Three Offices, One Conference, Open Area & Kitchen
- Openable Windows
- Common Area Patios
- Available January 1, 2025



SUITE 302 FLOOR PLAN ± 1,404 SF

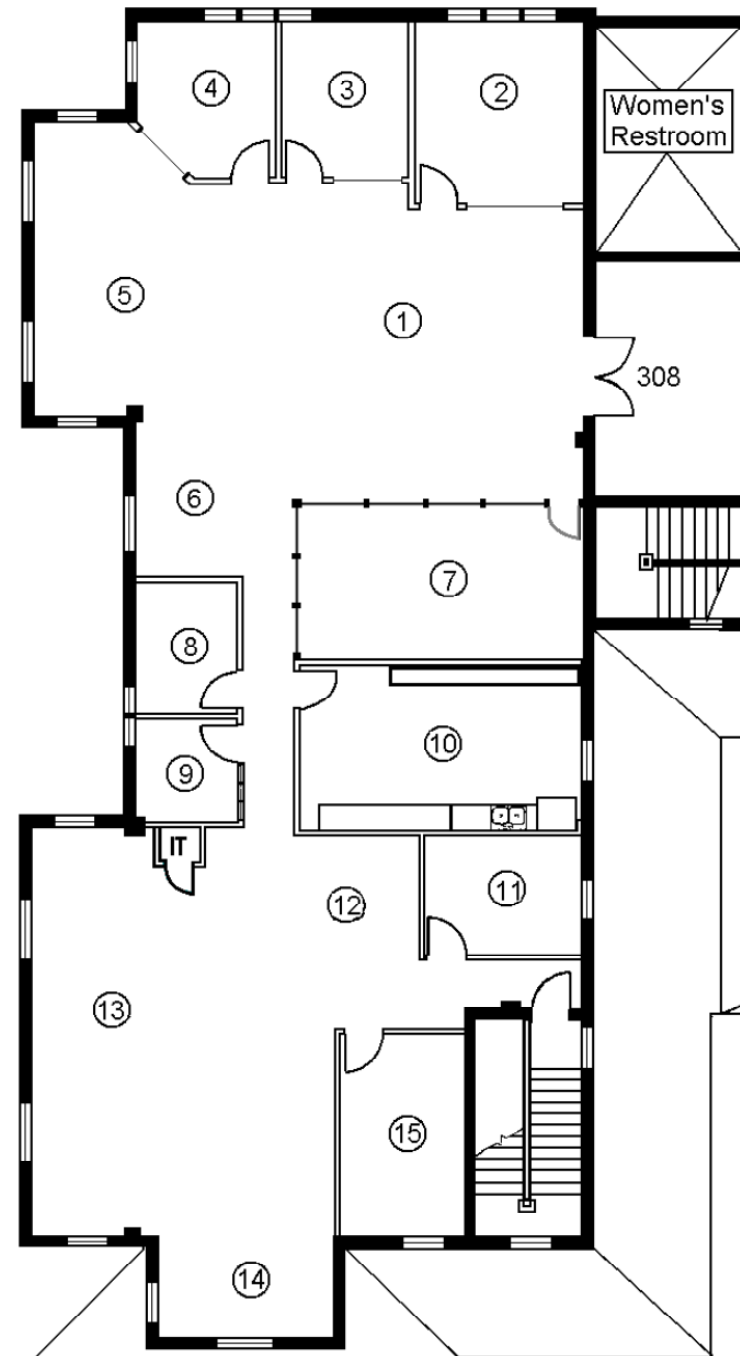
- Three Offices, Open Area & Kitchen
- Openable Windows
- Common Area Patios
- Available May 1, 2024



SUITE 308 FLOOR PLAN

± 4,495 SF

- 6 Offices, Conference Room, Kitchen, Storage Room and Open Area
- Openable Windows
- Common Area Patios
- Available in 60 Days, Call Broker



LOCAL AMENITIES



IVY STATION /
CULVER METRO LINE STATION

IN-N-OUT

CAVA

WENDY'S

CULVER CITY FARMER'S
MARKET
CERVETECA
LA ROCCO'S
MONTY'S GOOD
BURGER
PUBLIC SCHOOL 310
PICCALILLI

TOYOTA

PLATFORM
BLUE BOTTLE COFFEE
LOQUI
MARGOT
SWEET GREEN
VAN LEEUWAN

STARBUCKS
CAFE VIDA
S&W COUNTRY DINER
SESTINA
CITY TAVERN

TRADER JOE'S

CULVER STEPS
SALT & STRAW
MENDOCINO FARMS
PHILZ COFFEE
COREPOWER YOGA

RUSH STREET

BURGER
LOUNGE
LUNA GRILL



SURROUNDING DEVELOPMENTS EAST

THE PLATFORM (NOT PICTURED)

IVY STATION

CULVER STEPS

CULVER HOTEL

CULVER STUDIOS

PALIHOTEL

MERALTA PLAZA



SURROUNDING DEVELOPMENTS WEST



ONE CULVER

HARLOW

CULVER CITY MEDICAL PLAZA

KIRK DOUGLAS THEATER

BRICK AND MACHINE

MERALTA PLAZA



Tibor Lody, SIOR
Principal
310.899.2720
tlody@leewestla.com
AGT DRE 01261129

Aleks Trifunovic, SIOR
President
310.899.2721
atrifunovic@leewestla.com
BKR DRE 01363109

Keith Fielding
Principal
310.899.2719
kfielding@leewestla.com
AGT DRE 01729915

Tommy Isola
Principal
310.899.2709
tisola@leewestla.com
AGT DRE 01974024

Adam Levine
Associate
310.899.2703
alevine@leewestla.com
AGT DRE 02104830

Sofia Kristiansen
Associate
310.899.2718
skristiansen@leewestla.com
AGT DRE 02219316

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA
310.899.2700 | www.leewestla.com | DRE 01222000