



Flagship Restaurant / Retail Opportunity

Where Culver City Meets the Heart of LA

3401 S. LA CIENEGA BLVD LOS ANGELES, CA 90016



FOLLOW YOUR OWN PATH

2.9k rsf
RESTAURANT / RETAIL

253k+ rsf
6-STORY CREATIVE
OFFICE BUILDING

260 units
12-STORY RESIDENTIAL
APARTMENT BUILDING

2.9k *rsf*

RESTAURANT / RETAIL

1k *sf*

OPEN-AIR
PATIO

253k+ *rsf*

6-STORY CREATIVE
OFFICE BUILDING

260 *units*


12-STORY RESIDENTIAL
APARTMENT BUILDING

1 *acre*


INTEGRATED
PARK SPACE

Follow Your Own Path at Habitat, the Only *Live-Work-Thrive* Campus of its Kind in LA


Located at LA’s geographic center, Habitat is an interconnected live-work-thrive campus with a sustainably designed footprint built to galvanize the content creation capital of the world.



LEED PLATINUM
WORKPLACE



MISSION ZERO
LENDELEASE INITIATIVE



HEALTHY BUILDING
CERTIFICATION

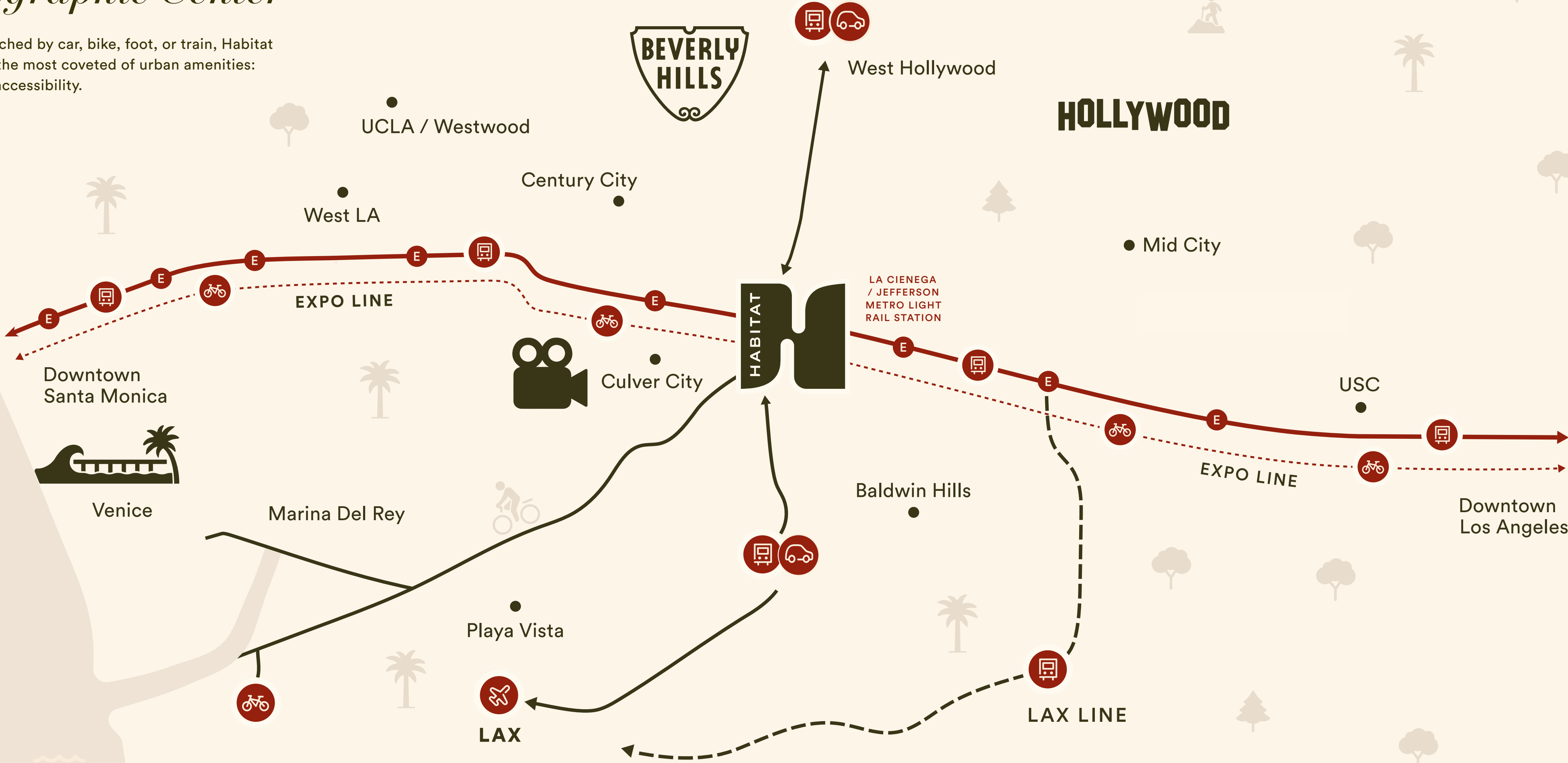
Q2 2025 TENANT SPACE TURNOVER

Q1 2026 CONSTRUCTION COMPLETION



The Region's *Geographic Center*

Easily reached by car, bike, foot, or train, Habitat provides the most coveted of urban amenities: ultimate accessibility.



The ‘*Techtainment*’ Capital of the World

Habitat sits at the center of one of the world’s fastest-growing global tech and media clusters—an expanding ecosystem magnetizing new content creators, large-scale investment, and rapid development.








Vision for a New Habitat

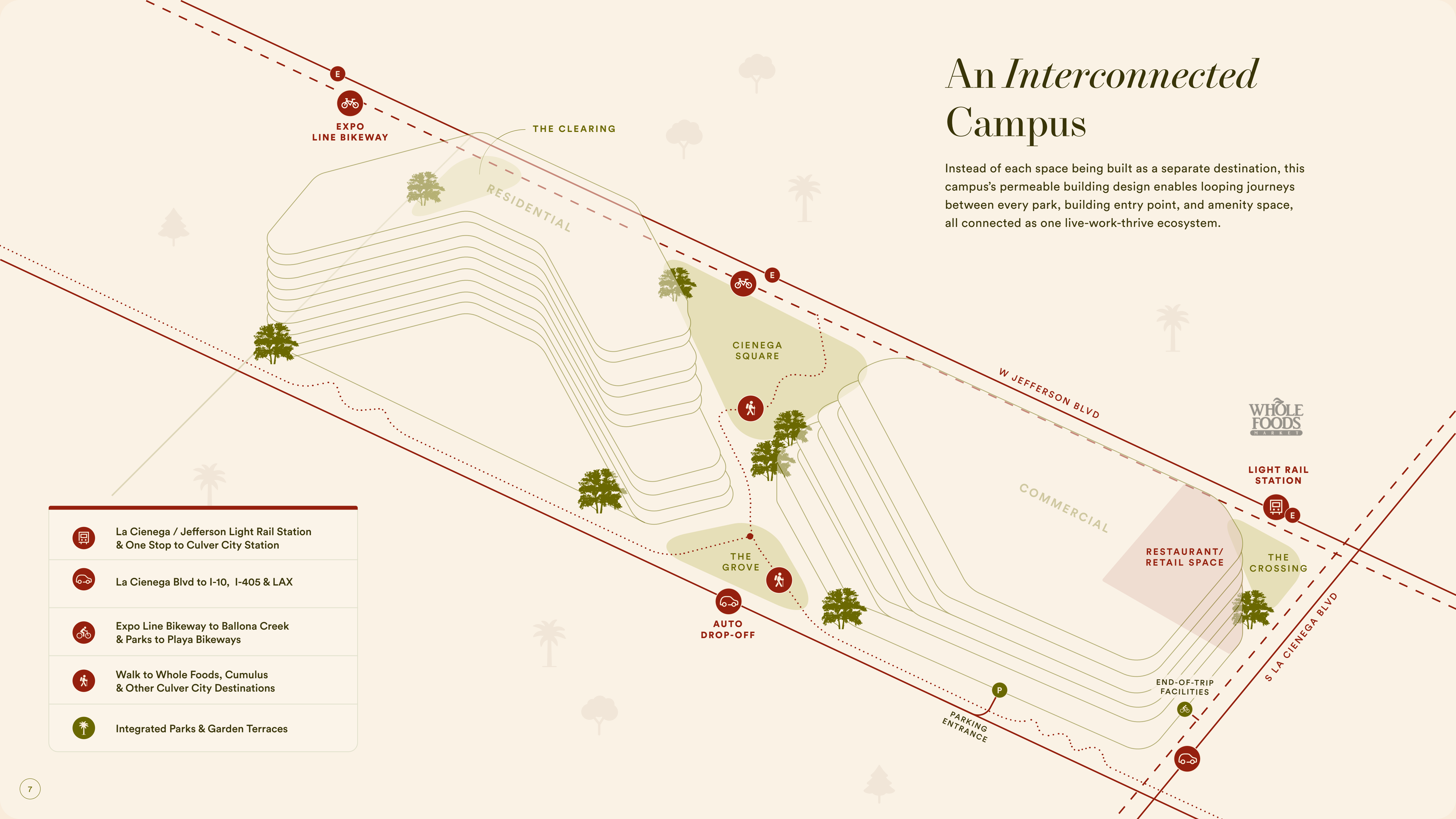
Backed by the placemaking expertise of Lendlease, Habitat is *redefining tomorrow's workplace* with a sustainable, nature-connected, transit-oriented ecosystem.



An *Interconnected* Campus

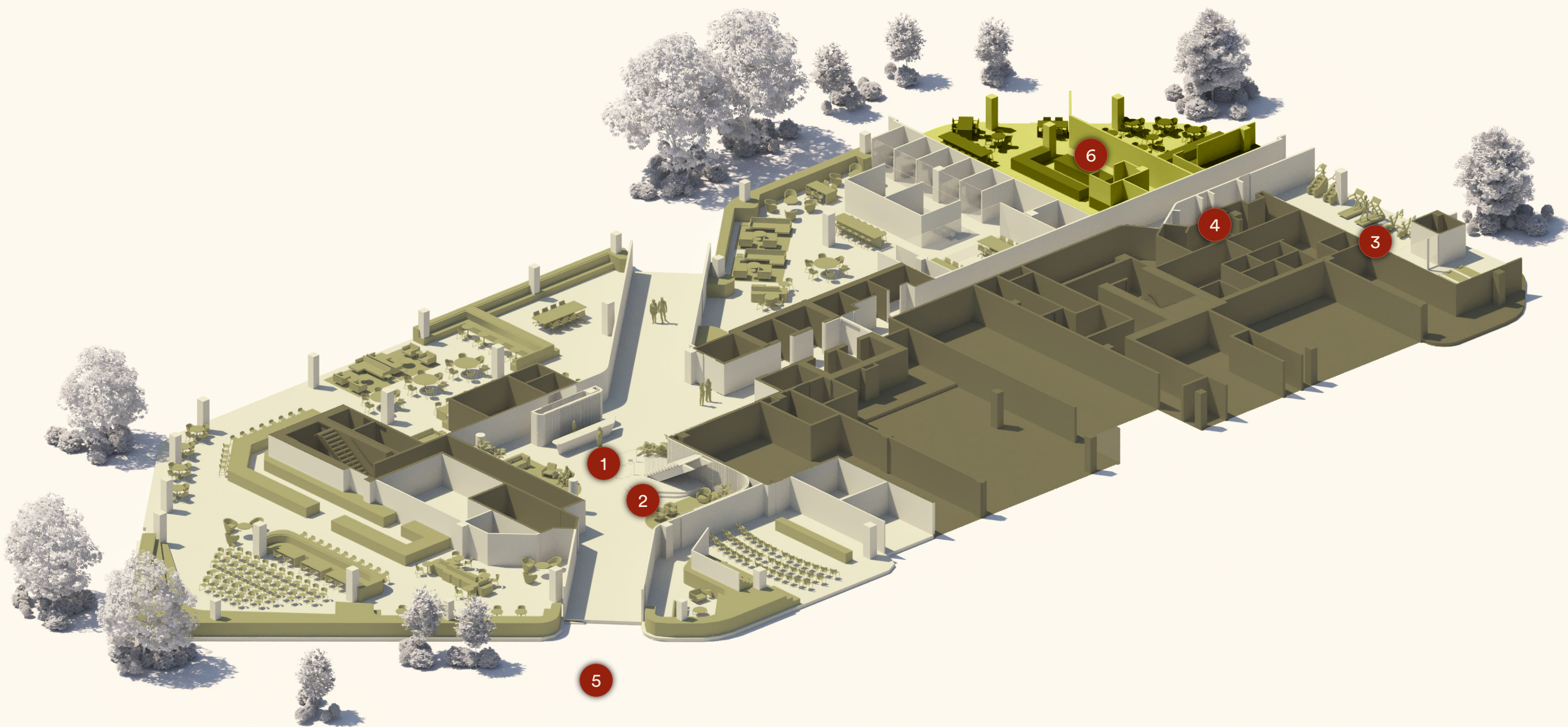
Instead of each space being built as a separate destination, this campus's permeable building design enables looping journeys between every park, building entry point, and amenity space, all connected as one live-work-thrive ecosystem.

	La Cienega / Jefferson Light Rail Station & One Stop to Culver City Station
	La Cienega Blvd to I-10, I-405 & LAX
	Expo Line Bikeway to Ballona Creek & Parks to Playa Bikeways
	Walk to Whole Foods, Cumulus & Other Culver City Destinations
	Integrated Parks & Garden Terraces



Active From the *Ground Up*

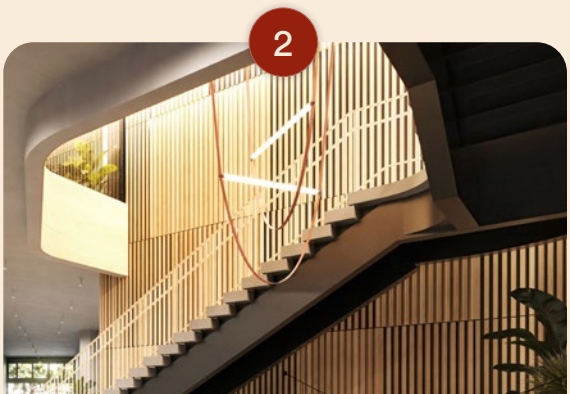
Habitat’s ground floor mixes La Cienega Boulevard’s urban energy with the campus’ natural setting — an office and residential community welcoming Angelenos with plentiful amenity space and inviting access points.



1

MAIN LOBBY

Inspiring a communal environment, the main office lobby flows fluidly from the building’s primary reception area, small activity niches, and a mix of amenity spaces.



2

CENTRAL STAIRCASE

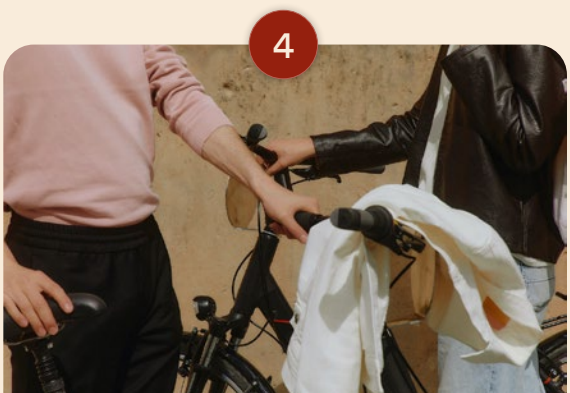
A large open staircase seamlessly connects the lobby with L2 and tenant improvement opportunities offer the ability to connect internal stairs to L3 and exterior stairs from L3 to L6.



3

WELLNESS STUDIO

Habitat supports holistic wellbeing with a fully equipped fitness center for training sessions and a yoga studio for group classes.



4

END-OF-TRIP FACILITY

Habitat provides bike commuters with a premium end-of-trip facility with direct outside access, secured bike storage, locker rooms, and showers.



5

AUTO DROP-OFF, VALET & GARAGE

Driving to Habitat is easy with a quiet lane just off La Cienega offering a peaceful auto drop-off, valet service, and an in-building parking garage providing 3.0 spaces per 1,000 RSF.



6

RETAIL / RESTAURANT SPACE

Adding to the area’s retail offering, including Whole Foods, this mixed-use campus will be energized by 2,900 RSF of Restaurant / Retail.

Ground Level Plan

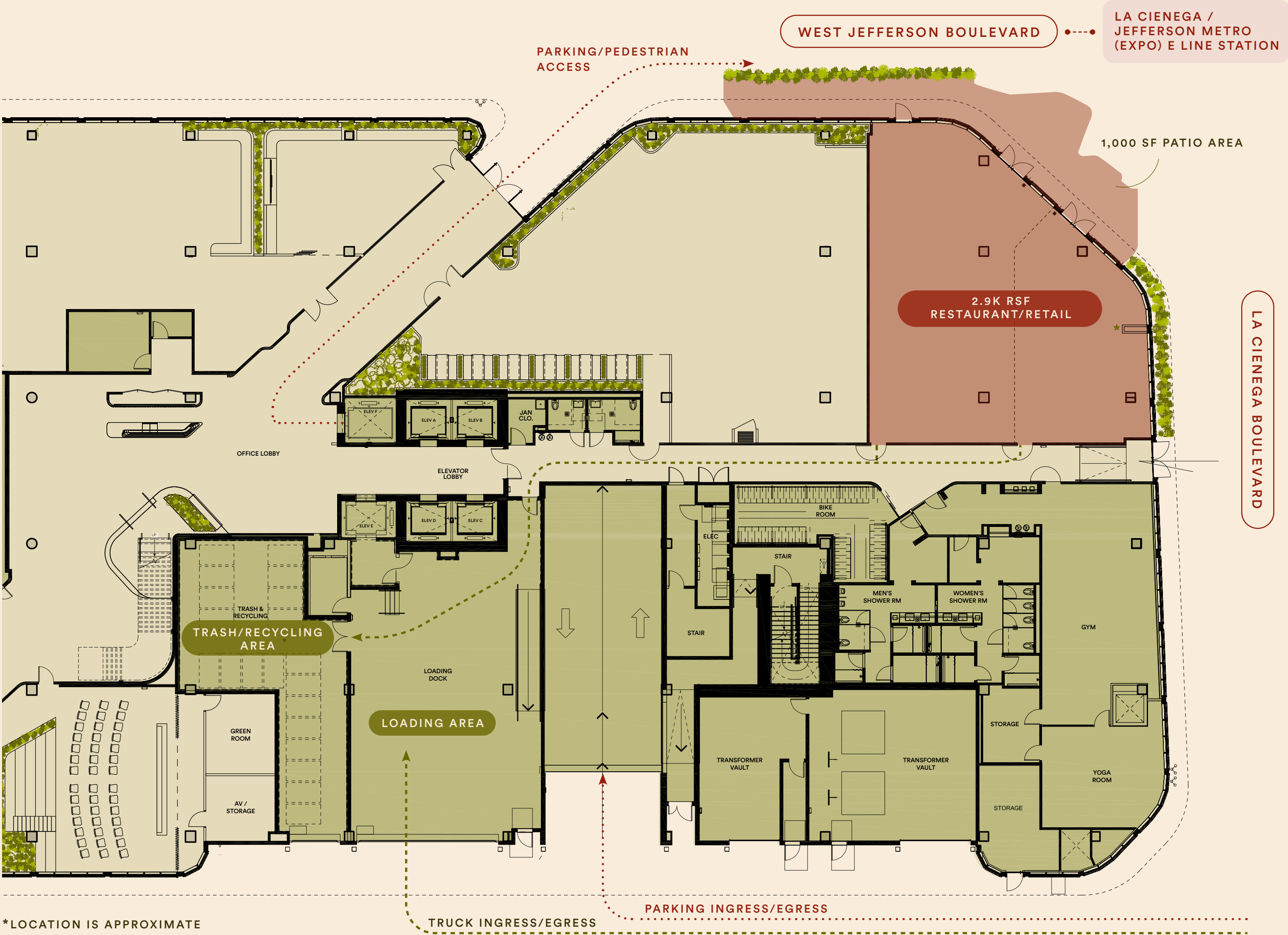
2.9K RSF
RESTAURANT / RETAIL
(Flexibility to accommodate larger tenant or subdivide into smaller units)

1K SF
PATIO AREA

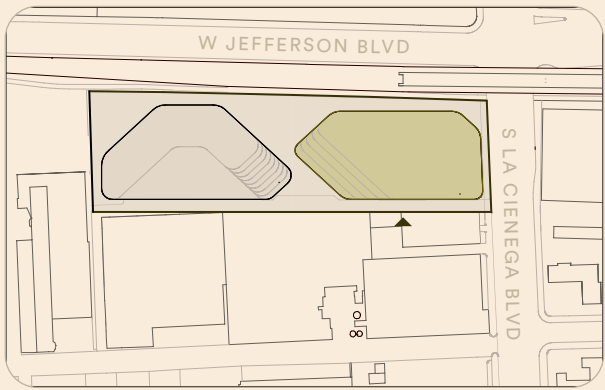
15’2” FLOOR-TO-FLOOR
HEIGHT FOR
RESTAURANT SPACE

RESTAURANT READY
SHELL
With grease interceptor and kitchen exhaust shaft access to the roof

APPROVED CONDITIONAL
USE PERMIT
To allow for sale and dispensing of a full-line of alcoholic beverages for on-site consumption, with incidental sale for off-site consumption



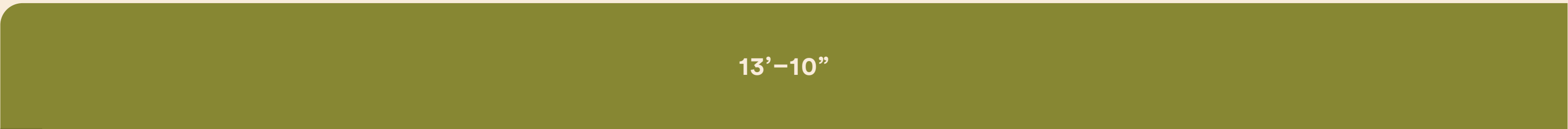
Stacking Plan



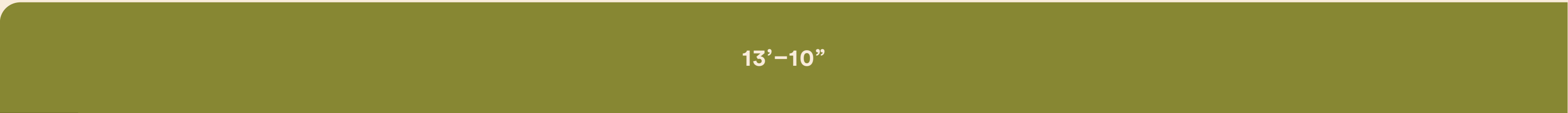
FLOOR 6
±42,533 RSF



FLOOR 5
±45,037 RSF



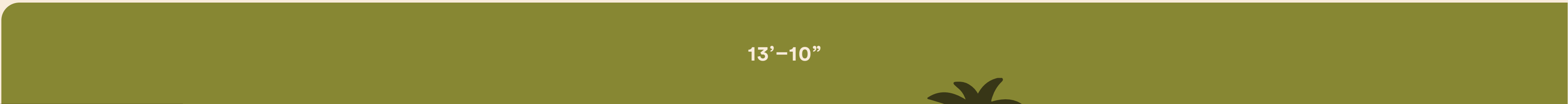
FLOOR 4
±47,518 RSF



FLOOR 3
±49,643 RSF



FLOOR 2
±49,085 RSF



FLOOR 1
±19,675 RSF



RSF IN ACCORDANCE WITH ANSI / BOMA Z65.1-2017





A Friendly, Walkable Neighborhood

Habitat's walkability extends to surrounding Culver City, offering quick jaunts for provisions from Whole Foods, lunch at one of Cumulus's new cafes, and drinks and shopping after work at the Arts District.

1. WHOLE FOODS



2. HAYDEN TRACT



3. CULVER CITY ARTS DISTRICT



1. Grab a quick lunch across the street at **Whole Foods**, adjacent to **Cumulus's** evolving mix of curated shops, new residences, and even a Michelin-starred restaurant. **1 min from Habitat**
2. Easily access Hayden Tract's cutting-edge media studio cluster, dotted with culinary destinations like the Scandinavian coffeeshop **Destroyer** and the food-forward experience at **Vespertine**. **5 mins from Habitat**
3. Explore Culver City Arts District's shops, galleries, and restaurants, from blue-chip artwork at **Blum & Poe** to LA street tacos from **Bee Taqueria**. **10 mins from Habitat**



Linked by Light Rail

Adjacent to the Expo light rail line's La Cienega/Jefferson station, Habitat's workforce has access to convenient car-free transit from Culver City to Downtown LA, Santa Monica, and soon, to LAX.

1. IVY STATION



2. PLATFORM



3. DOWNTOWN SANTA MONICA



1. From Culver City Station, soak in a spa treatment at **Milk + Honey**, punch up your workout at **Mayweather Boxing**, devour a pizza at **Etta**, or book a stay at **Shay Hotel**. **5 mins from Habitat**
2. Explore this well-designed indoor-outdoor mall's offerings including salad at **Sweetgreen**, beauty products at **Aesop**, plant-based pasta at **Margot**, Mexican at **Loqui**, and coffee at **Bluebottle**. **5 mins from Habitat**
3. After a short ride on the Expo Line, access Downtown Santa Monica's dense seaside cluster of shops, restaurants, and hotels—along with its large tech, content, and entertainment workforce. **20 mins from Habitat**



A Naturally Bikeable Landscape

With the Expo Line Bikeway running along the campus, a large network of off-street paths connects Ballona Creek to Baldwin Hills and ends at the Pacific Ocean.

1. DOWNTOWN CULVER CITY



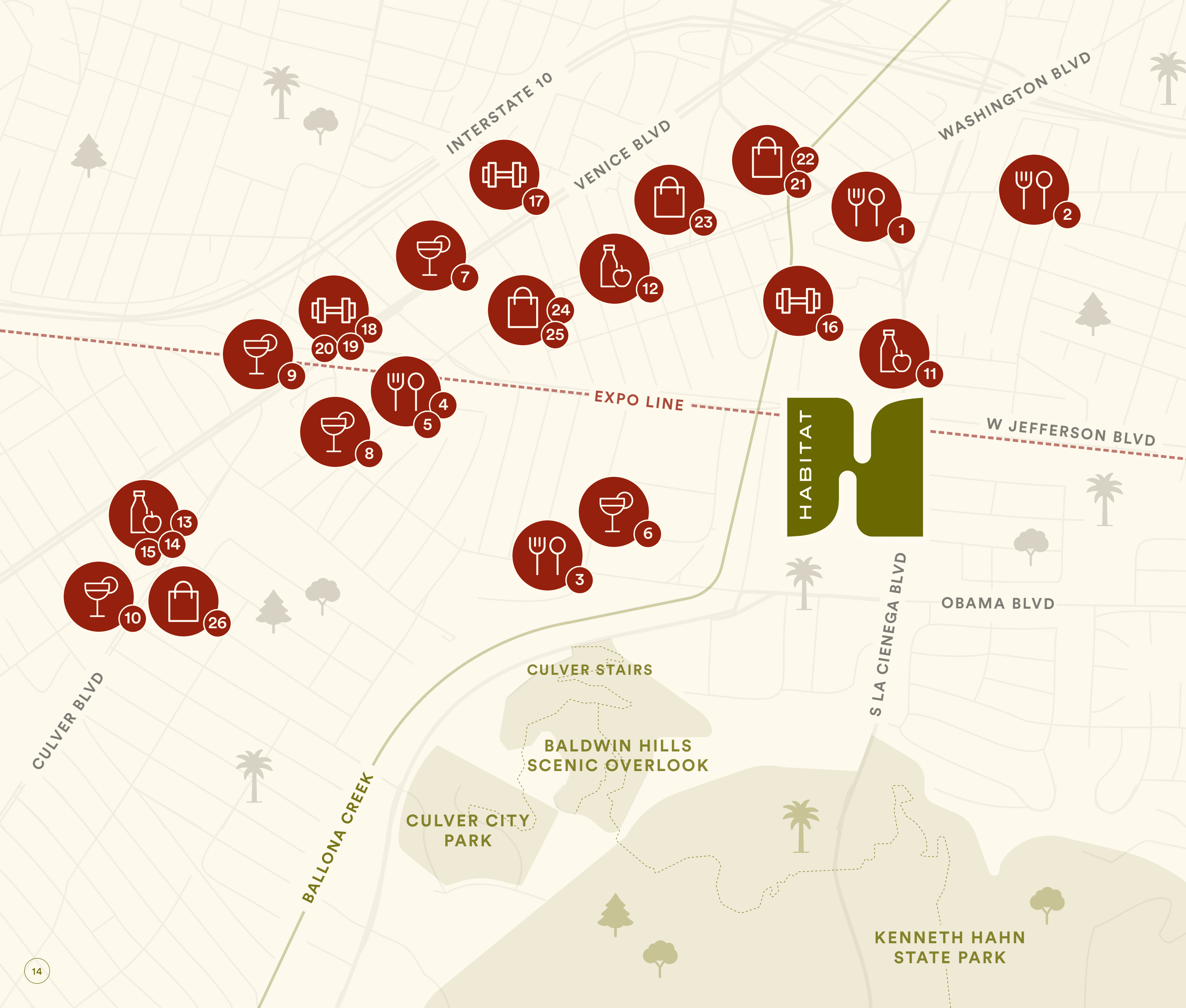
2. BALDWIN HILLS



3. MARINA DEL REY BEACH



1. Grab a bite from **Citizen Public Market**, **Culver City Farmer's Market**, or **Erewhon**, and lounge among tech and media creatives at **The Culver Steps**. **10 mins from Habitat**
2. Explore the paths that make their way through the **Baldwin Hills**, including the **Park to Playa**, which winds its way along **Baldwin Hills Overlook**, **Culver City Stairs**, and **Kenneth Hahn State Park**. **5 mins from Habitat**
3. Follow the **Ballona Creek Bike Path** to its end and you'll pop out at the Pacific Ocean—imagine riding a bike from the office for an end-of-day game of beach volleyball with coworkers. **20 mins from Habitat**



RESTAURANTS

- CEVICHESTOP**
2901 S La Cienega Blvd
Culver City, CA 90232
- BEE TAQUERIA**
5754 W Adams Blvd
Los Angeles, CA 90016
- VESPERTINE**
3599 Hayden Ave
Culver City, CA 90232
- MARGOT**
8820 Washington Blvd Suite 301
Culver City, CA 90232
- LOQUI**
8830 Washington Blvd #104
Culver City, CA 90232

BARS & COFFEE SHOPS

- DESTROYER**
3578 Hayden Ave
Culver City, CA 90232
- FATHER'S OFFICE**
3229 Helms Ave
Los Angeles, CA 90034
- BLUE BOTTLE COFFEE**
8830 Washington Blvd #103
Culver City, CA 90232
- EQUATOR COFFEES**
8900 Venice Blvd #105
Culver City, CA 90232
- THE CULVER HOTEL**
9400 Culver Blvd
Culver City, CA 90232

PROVISIONS

- WHOLE FOODS**
3377 S La Cienega Blvd
Los Angeles, CA 90016
- HI-LO LIQUOR MARKET**
8582 Washington Blvd
Culver City, CA 90232
- EREWHON**
9300 Culver Blvd Suite 101
Culver City, CA 90232
- CITIZEN PUBLIC MARKET**
9355 Culver Blvd Suite J
Culver City, CA 90232
- CULVER CITY FARMERS MARKET**
Main St, Culver City, CA 90232

WELLNESS

- GYM TONIC**
3249 S La Cienega Blvd
Los Angeles, CA 90016
- STUDIO ELEVATE**
8733 Venice Blvd
Los Angeles, CA 90034
- MILK + HONEY**
8900 Venice Blvd Ste. 102
Los Angeles, CA 90232
- YOGASIX**
8809 Washington Blvd Unit 124
Culver City, CA 90232
- MAYWEATHER BOXING**
8900 Venice Blvd Ste. 103
Culver City, CA 90232

SHOPPING & CULTURE

- BLUM & POE**
2727 S La Cienega Blvd
Los Angeles, CA 90034
- HASHIMOTO**
2754 S La Cienega Blvd
Los Angeles, CA 90034
- BLACK IMAGE CENTER**
3209 La Cienega Ave
Culver City, CA 90232
- MIDLAND**
8634 Washington Blvd
Culver City, CA 90232
- ARCANA BOOKS**
8675 Washington Blvd
Culver City, CA 90232
- THE CULVER THEATER**
9500 Culver Blvd
Culver City, CA 90232

S. LA CIENEGA

HABITAT

LOS ANGELES

JOIN INTEREST LIST

lendlease

Restaurant Inquiries

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