



11287 Washington Blvd.  
Culver City, CA

## For Lease

Zoned for Office and Retail

High End Build Out with Glass  
Enclosed Meeting Room and  
Multiple Private Offices

Can Be Leased by Floor

Exclusively Listed by



EMB PROPERTIES

11287 WASHINGTON BLVD, CULVER CITY, CA 90230

# Offering Summary

Rental Rate:	\$2.95 PSF
Lease Type	NNN
Building SF:	Approx. 2,800
SF Per Floor:	Approx. 1,400
Year Built:	1973
Parking Spaces:	6 (3 Tandem)
Zoning:	Commercial General
Bathrooms:	3 (1 ADA Accessible)





# First Floor



The first floor boasts floor-to-ceiling windows at the entry, creating a bright and inviting reception area with ample space for comfortable seating. A spacious, glass-enclosed meeting room with double sliding doors provides a modern and professional setting for collaboration. Additionally, there's a private glass-enclosed office for focused work. The space also features an ADA-compliant bathroom and a sleek, high-end kitchen with countertop seating, ideal for use as a breakroom or casual meeting space.



# Second Floor



The second floor of this office building offers incredible versatility with two distinct spaces that can operate independently. The front space features a spacious, open layout ideal for a collaborative workspace, complete with its own private bathroom. The rear space boasts an open desk area, two private offices, and another private bathroom, offering both functionality and privacy.



# Location

Located in the heart of Culver City, this office building is perfectly positioned to connect with the vibrant tech and entertainment hubs of Los Angeles. Just minutes from downtown Culver City and Venice, it offers convenient access to major industry players like Sony Studios, Amazon Studios, Apple, and HBO. The central location ensures your business stays at the pulse of innovation and creativity. With the 405 freeway nearby, employees and clients alike will appreciate the seamless connectivity to all corners of Los Angeles, making this an ideal base for any growing enterprise.







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