

# 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



11287 WASHINGTON BLVD, CULVER CITY, CA 90230

## Offering Summary

Rental Rate: \$2.95 PSF

Lease Type NNN

Building SF: Approx. 2,800

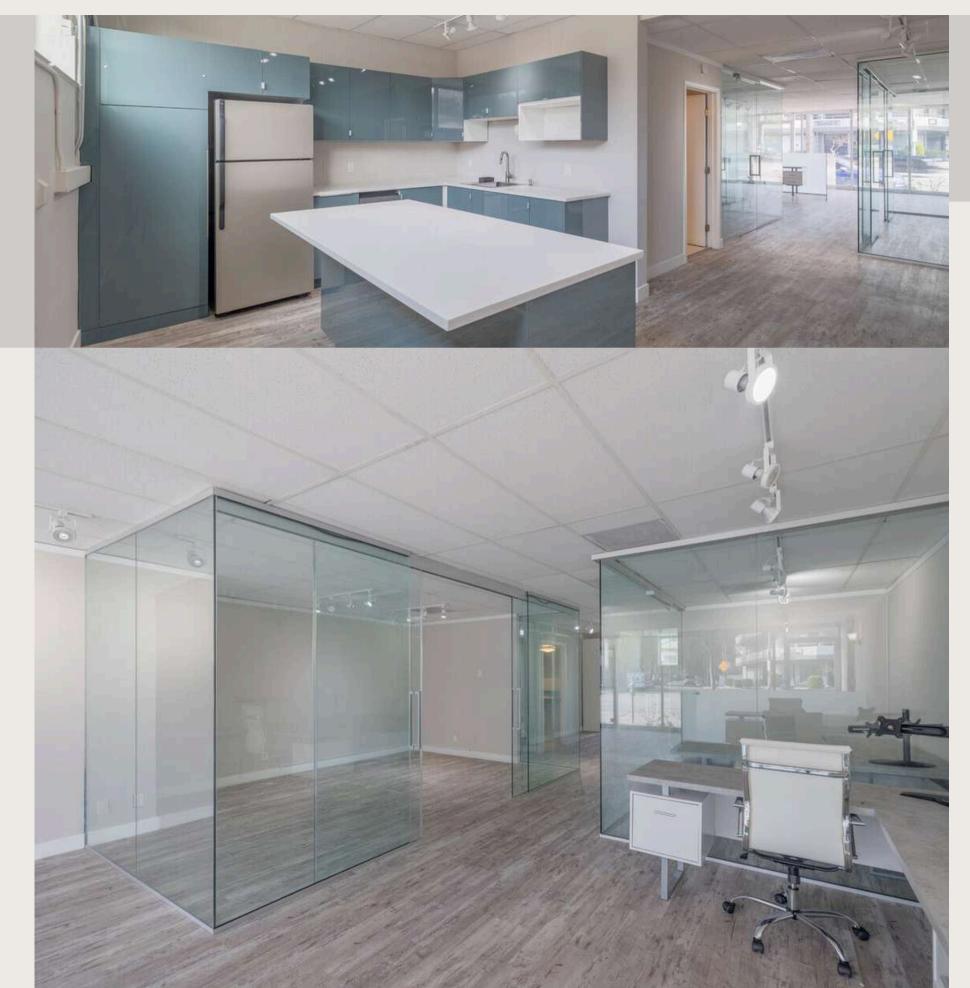
SF Per Floor: Approx. 1,400

Year Built: 1973

Parking Spaces: 6 (3 Tandem)

Zoning: Commercial General

Bathrooms: 3 (1 ADA Accessible)



#### First Floor

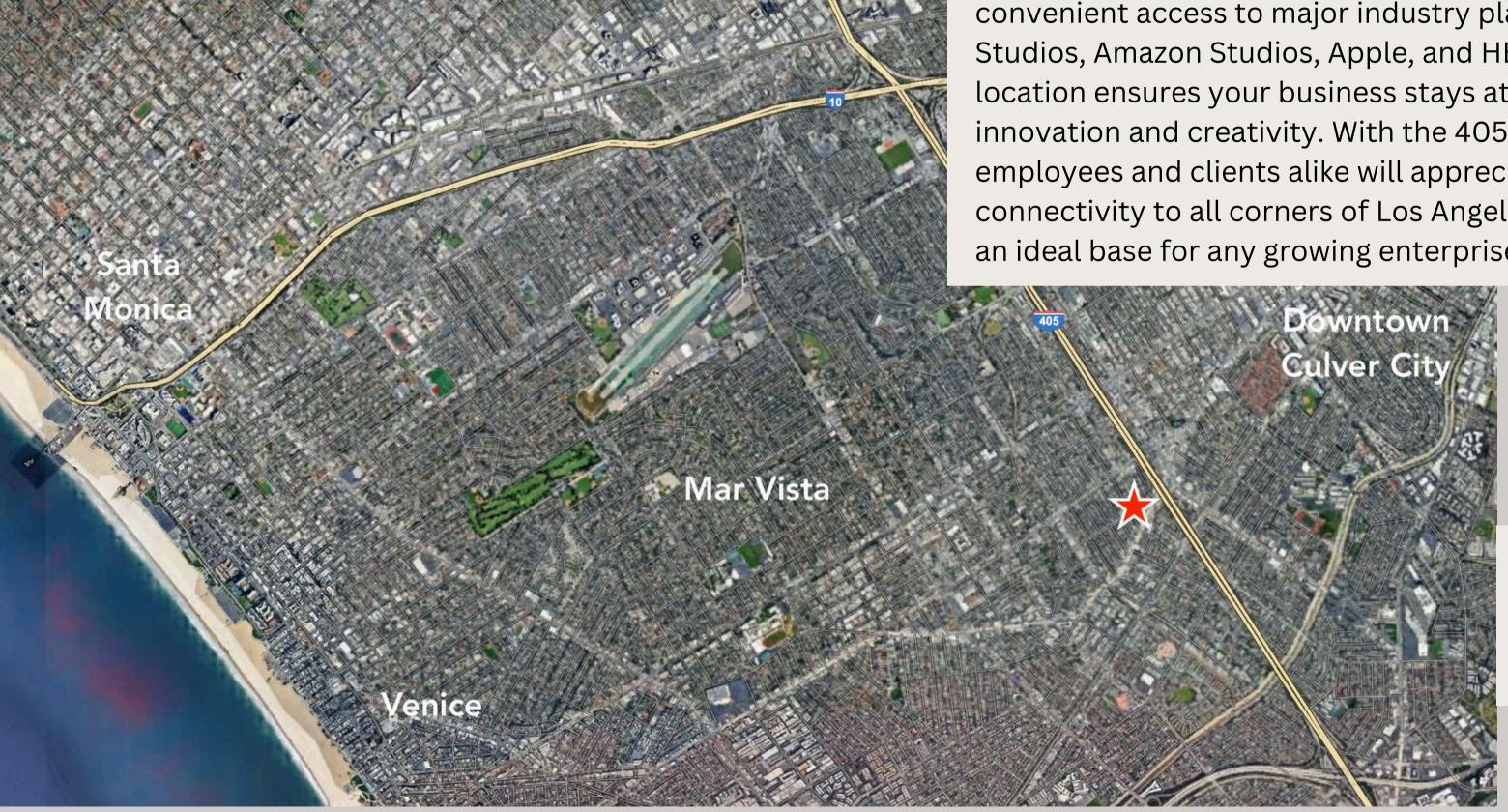


The first floor boasts floor-to-ceiling windows at the entry, creating a bright and inviting reception area with ample space for comfortable seating. A spacious, glass-enclosed meeting room with double sliding doors provides a modern and professional setting for collaboration. Additionally, there's a 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



### 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.

PAGE 5



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#### **Edmond Bina**

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