

# 5895 BLACKWELDER ST CULVER CITY

**FOR LEASE**  
**±7,016 RSF**  
CREATIVE OFFICE

**redcar**  
development

INDUSTRY

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CREATIVE OFFICE

DETAILS

**BUILDING DETAILS**

AVAILABLE AREA

±7,016 RSF

**PARKING**

RATIO

2/1000

**WHAT'S DIFFERENT**

**Best-in-Class:**

- + Former Microsoft showroom
- + Best-in-Class Creative Conversion
- + Rare quonset hut-style architecture, with a combination of open work space, and private offices
- + Custom operable steel windows designed and crafted in LA
- + Oversized skylights for bright interiors
- + Custom kitchen with marble countertops and high-end fixtures
- + Secure gated parking on-site
- + Solar panels

**LEASE TERMS**

RATE

\$4.95/SF/mo./NNN

with additional off-site available

NNNs

±\$0.74/SF

TERM

Negotiable

COMMENCEMENT

Immediate

**Location:**

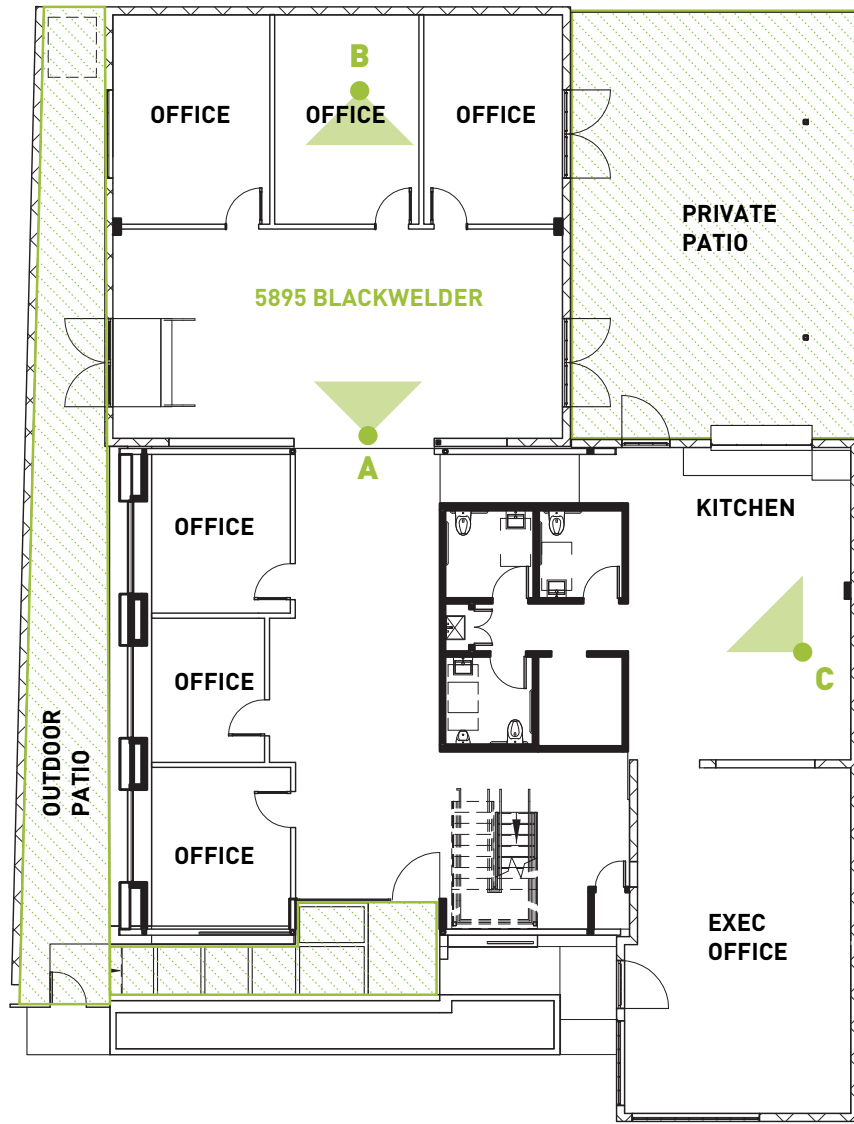
- + Located in the heart of Culver City Arts District --Adjacent to the Blackwelder Creative Campus
- + 5-min walk from the La Cienega/National Blue Line Metro Stop
- + Adjacent to Ballona creek bike path
- + 5-min walk from Cumulus Whole Foods and retail center

BUILDING FEATURES

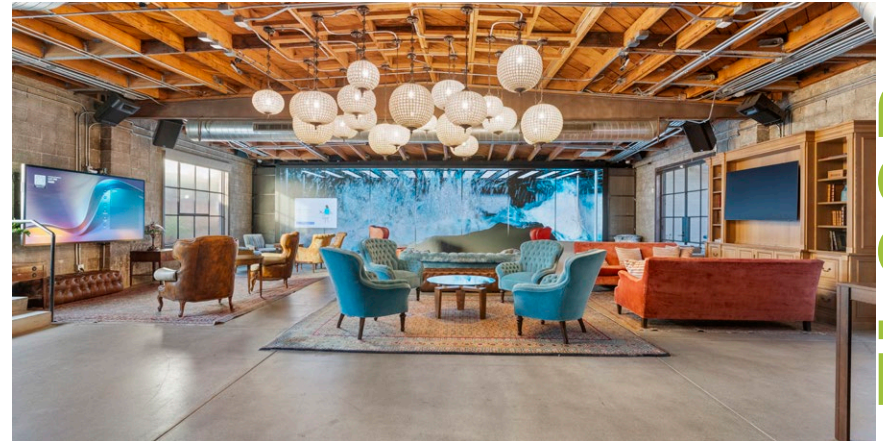


FEATURES

±7,016 RSF



BLACKWELDER ST



A— OPEN WORK SPACE

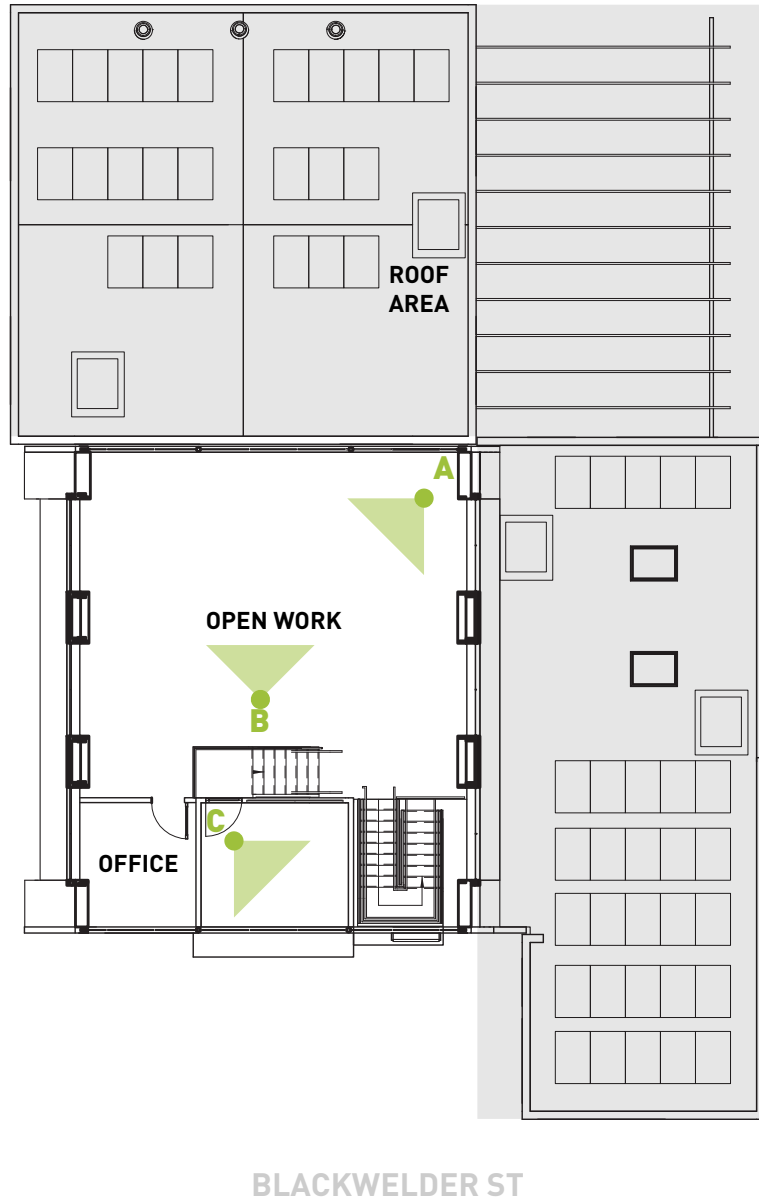


B— OPEN WORK SPACE



C— KITCHEN

FLOOR PLAN | 1ST FLOOR



A— OPEN WORK SPACE



B— STAIRS



C— OPEN WORK SPACE

FLOOR PLAN | 2ND FLOOR



INTERIOR



PHOTOS | 1ST FLOOR



INTERIOR



PHOTOS | OUTDOOR DECKS



INTERIOR



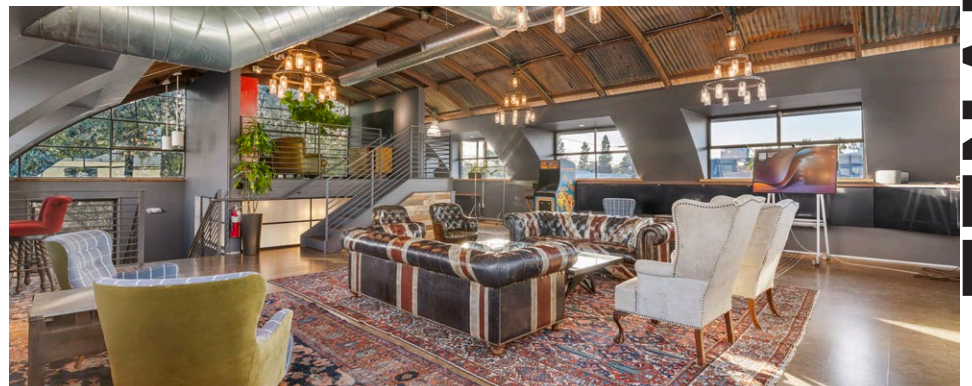
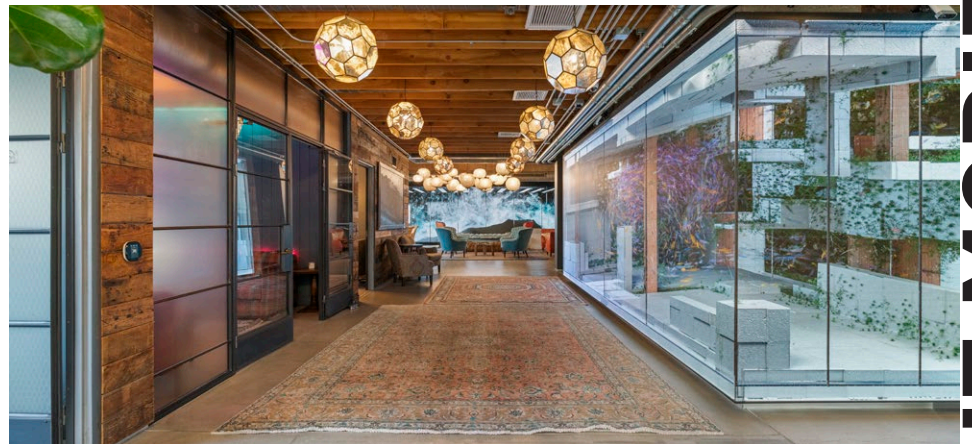
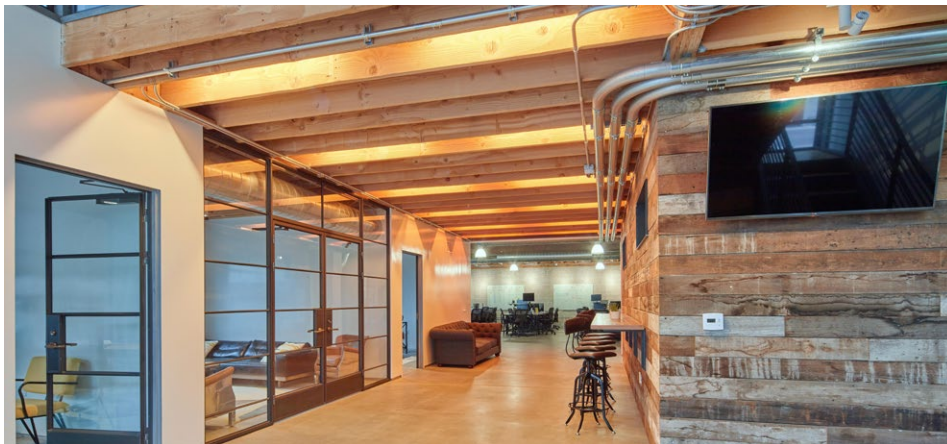
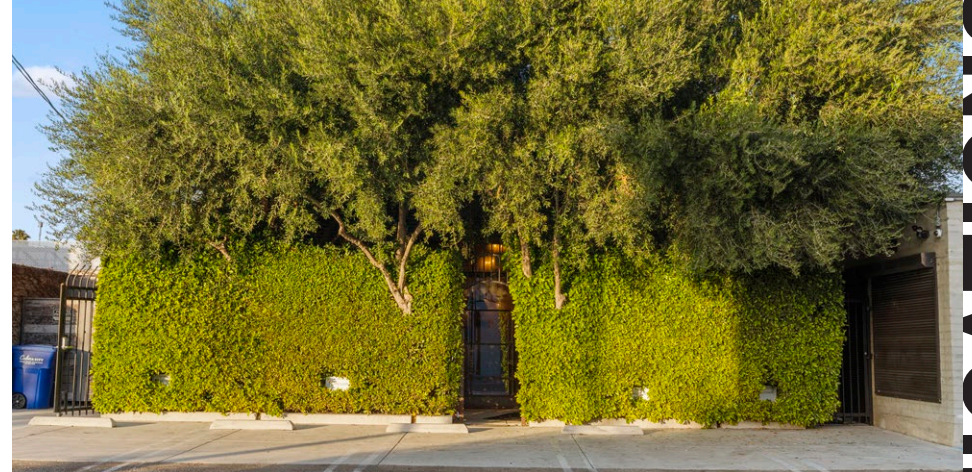
PHOTOS | 2ND FLOOR

Side-by-side photos show the original design of the space versus the changes made by the current tenant. New tenants have the option to retain the existing setup or revert to the original layout.

**BEFORE**

**NOW**

Before and After: Tenant Modifications



TENANT MODIFICATIONS

# 5 WITHIN 10

3 min  
DRIVE

**Monroe Place** is a friendly neighborhood sandwich shop that offers a variety of homemade sandwiches with a playful twist. Known for their unique creations like the "Serenity Now!" and "Big Bambino" sandwiches, they emphasize fun and flavor in a casual, welcoming atmosphere. They use fresh, high-quality ingredients and serve each sandwich with a distinctive touch.

7 min  
DRIVE

**Father's Office**. A pioneering gastropub known for its legendary dry-aged beef burger, Father's Office is a must-visit for burger purists. With a strict "no modifications" policy, this spot emphasizes quality ingredients and bold flavors. The curated selection of craft beers and a laid-back, industrial-chic ambiance make it a favorite for food and drink enthusiasts alike.

4 min  
DRIVE

**Father's Office** Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.

3 min  
DRIVE

**Destroyer**. This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

3 min  
DRIVE

**Cognoscenti Coffee** is a specialty coffee shop that prides itself on its expertly brewed coffee and minimalist ambiance. It's a haven for coffee enthusiasts who appreciate the finer nuances of coffee. The clean, modern space makes it an ideal spot for both working and relaxing.

AMENITIES

# AT CUMULUS

5 MIN WALK



The largest Whole Foods Market in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



Picala Recently opened in the Cumulus District, Picala is a Spanish-inspired restaurant and bar that blends the convivial spirit of traditional tapas culture with a distinctly California sensibility. Led by chef Luis Sierra, the menu centers around live-fire cooking, seasonal ingredients, and elevated interpretations of Spanish classics — from wood-grilled meats and seafood to shareable small plates and paellas. The warm indoor-outdoor setting pairs contemporary design with a lively neighborhood atmosphere, while the thoughtful cocktail, sherry, and wine program rounds out an experience that feels both refined and approachable.



Jinya Ramen Bar is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.

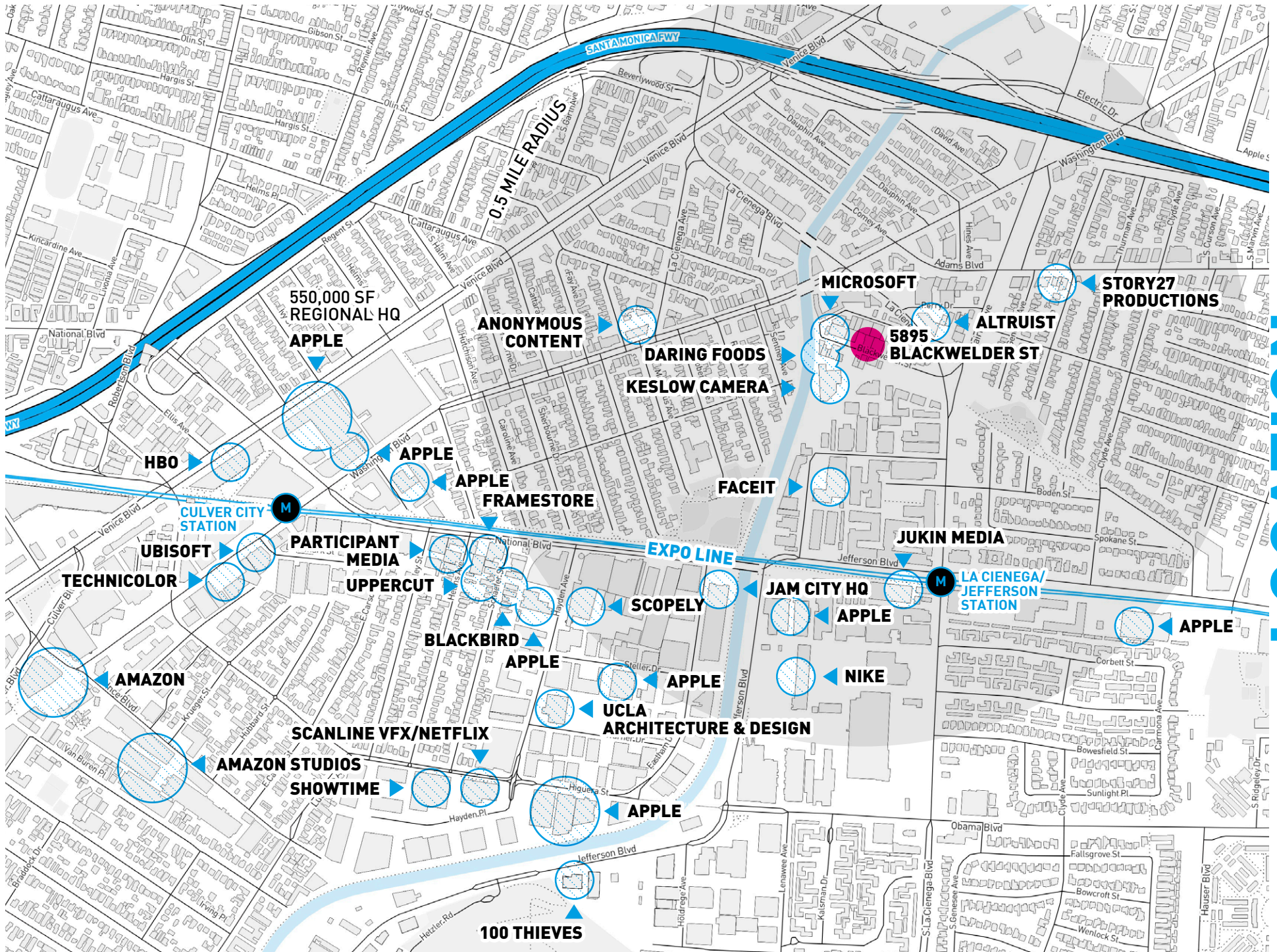


GymTonic is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

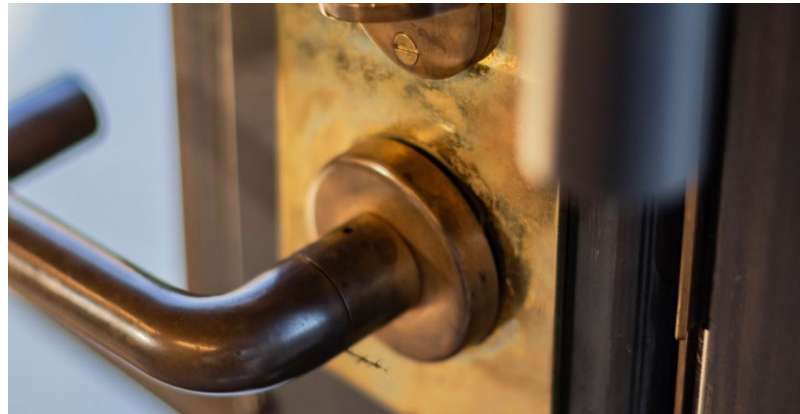
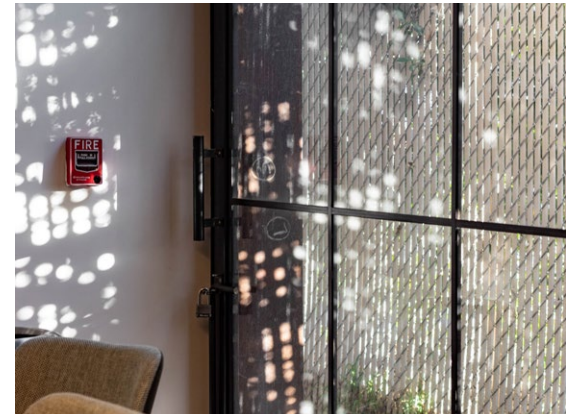
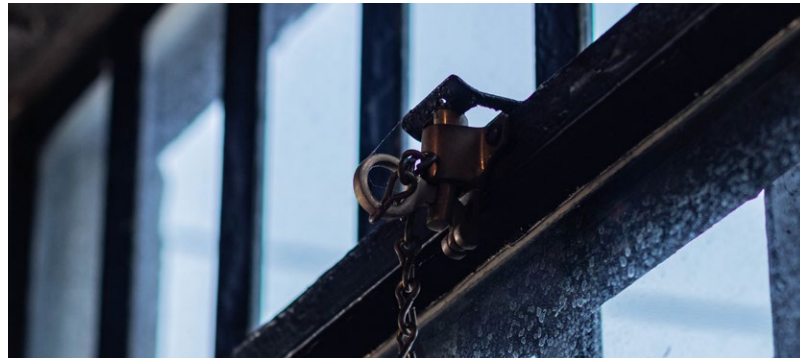
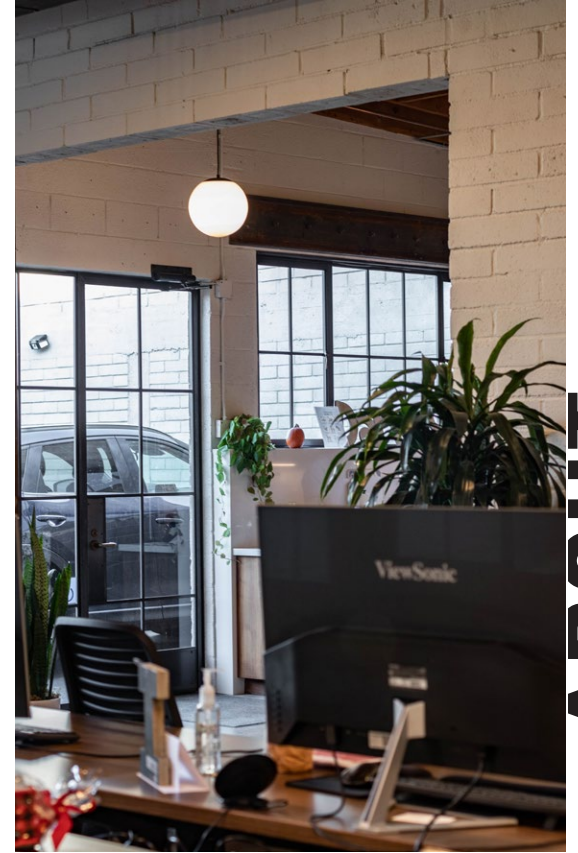
AMENITIES

TENANTS IN THE AREA

LOCATION



**Redcar Properties** - the developer of 5895 Blackwelder St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT