

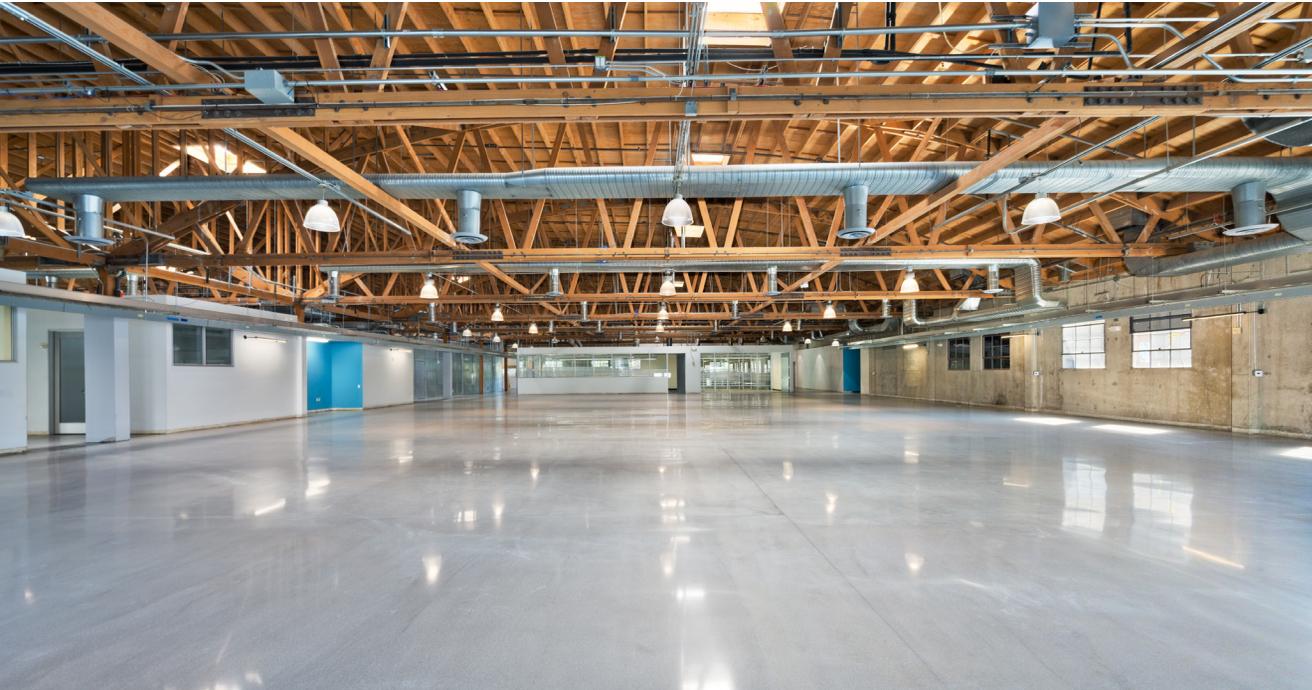


CREATIVE OFFICE / STUDIO / HYBRID-FLEX / R&D
FOR LEASE

10567
JEFFERSON BLVD

Bow Truss Creative Office Opportunity with Flexible Expansion in *Culver City*

10567 Jefferson Boulevard presents a compelling opportunity to lease 27,711 square feet, with the potential to expand up to 43,698 square feet, within a double-barrel bow truss building in the heart of Culver City. The property is defined by dramatic ceiling heights, operable windows, and expansive open volumes that create a light-filled, highly functional environment ideal for creative office, studio, or hybrid flex use. Enhanced by above-standard parking, the building offers both convenience and efficiency for today's occupiers. Strategically located just minutes from Downtown Culver City, Marina del Rey, the 405 Freeway, and LAX, the property delivers unmatched connectivity across the Westside. This is a rare Culver City offering; architecturally distinctive, exceptionally accessible, and designed to support growth within a modern, dynamic work environment.



PROPERTY OVERVIEW

Premises:	10567 Jefferson Blvd, Culver City CA 90232
Property Type:	Creative Office / Hybrid-Flex Use
Building Area:	±27,711 SF (<i>Expandable up to 43,698 SF</i>)
Rate:	\$3.20/SF NNN
Available:	Immediately
Power:	1600A 240V
Ceiling Heights:	12' Clear to bottom of truss
Parking:	3.5/1000
Zoning:	Culver City MU-2
APN:	4209-029-021

FEATURES

1.

Beautiful Bow Truss Building

A stunning bow truss structure showcases the building's original architectural character, delivering dramatic volume and an authentic creative aesthetic highly sought after by modern media and technology tenants.

2.

Exposed Ceiling

Exposed ceilings enhance the open, industrial feel of the space while allowing natural light to flow throughout the interior, creating a bright and inspiring work environment.

3.

Polished Concrete Floors

Polished concrete floors provide a sleek, contemporary finish that is both durable and low-maintenance, complementing the building's creative office identity.

4.

Operable Windows on Four Sides

Operable windows on all four sides allow for abundant natural light and fresh air, fostering a healthier and more comfortable workspace.

5.

Above-Standard Parking Ratio

An above-standard parking ratio provides convenient on-site parking, a rare and valuable amenity in this highly sought-after urban office market.

6.

Tremendous Power

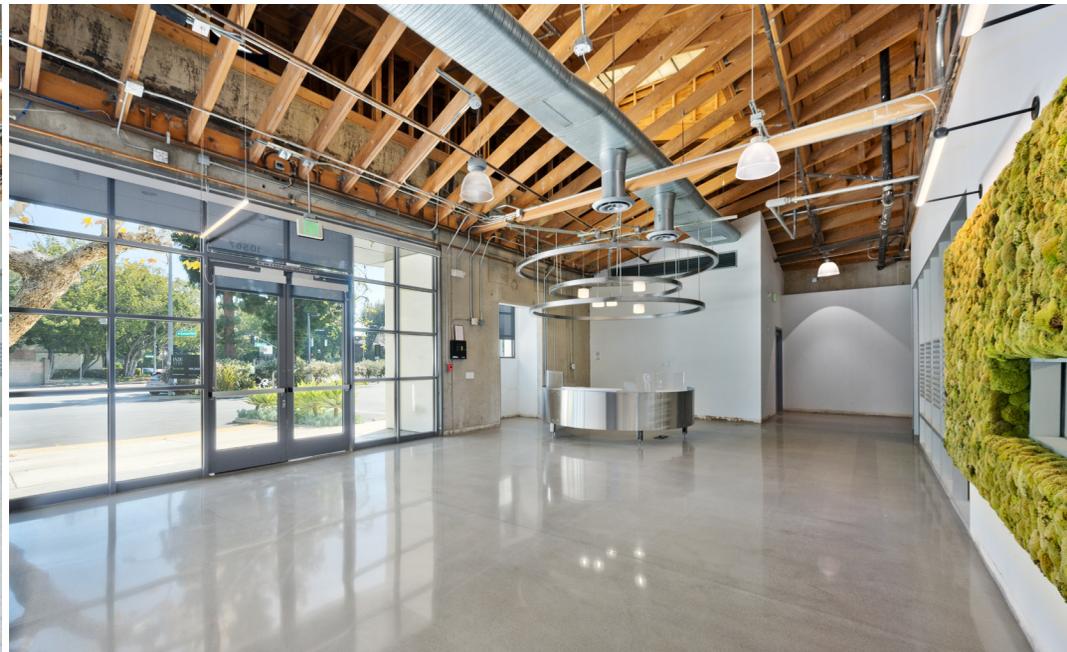
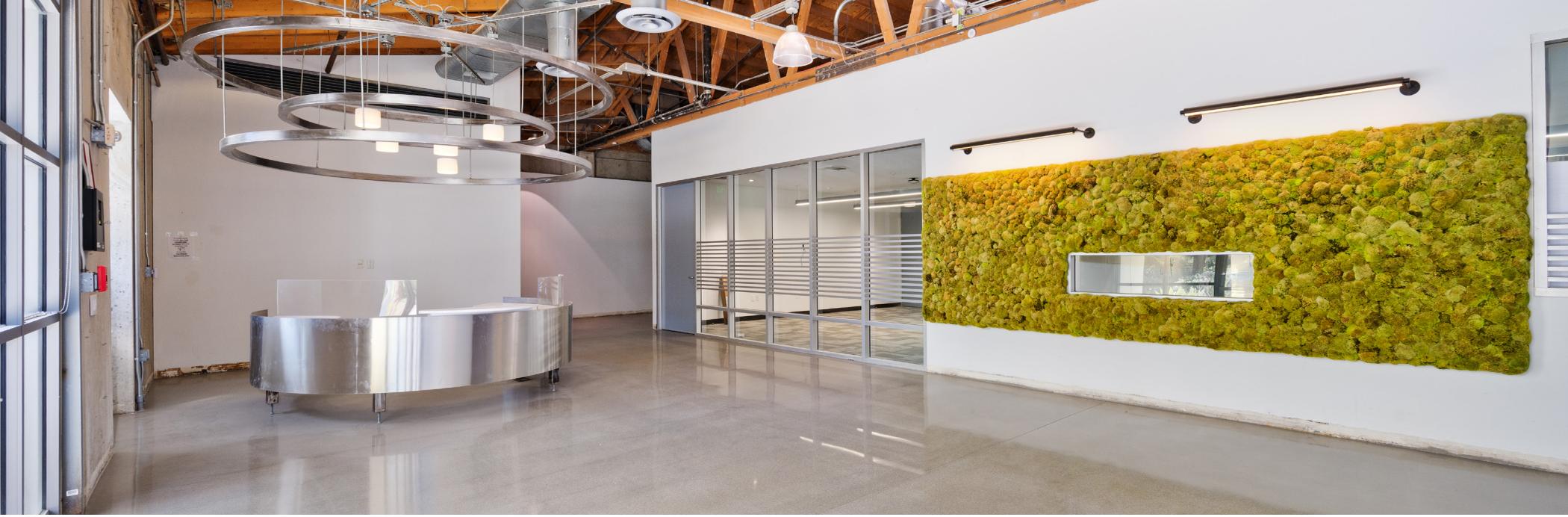
The building offers tremendous electrical capacity, supporting a wide range of uses including production, studio, technology, and other power-intensive operations.

7.

Flexible Layout for Office & Flex Uses

A highly adaptable floor plan allows for flexible configurations, accommodating a variety of office, creative, studio, or flex workspace requirements.

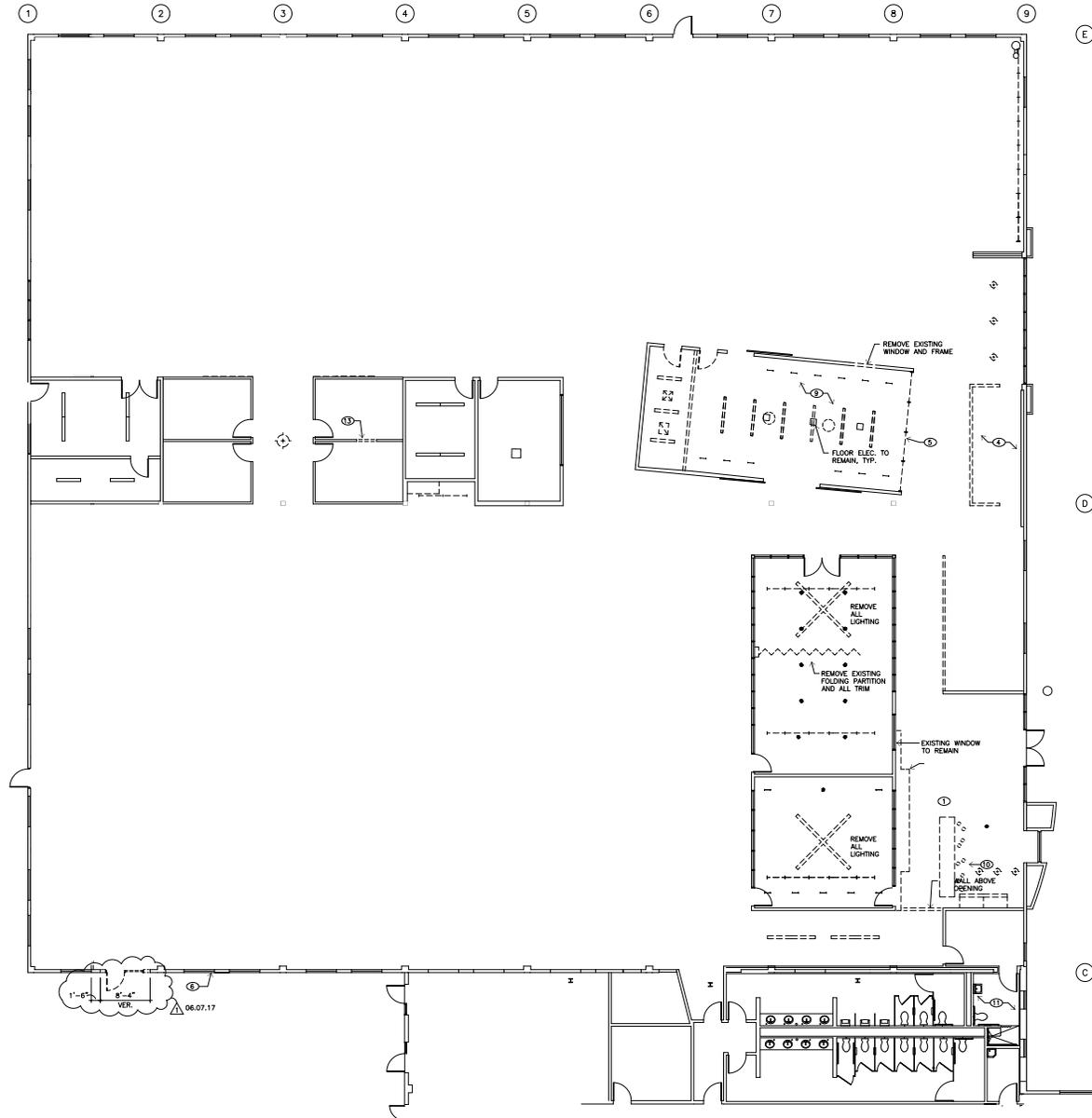








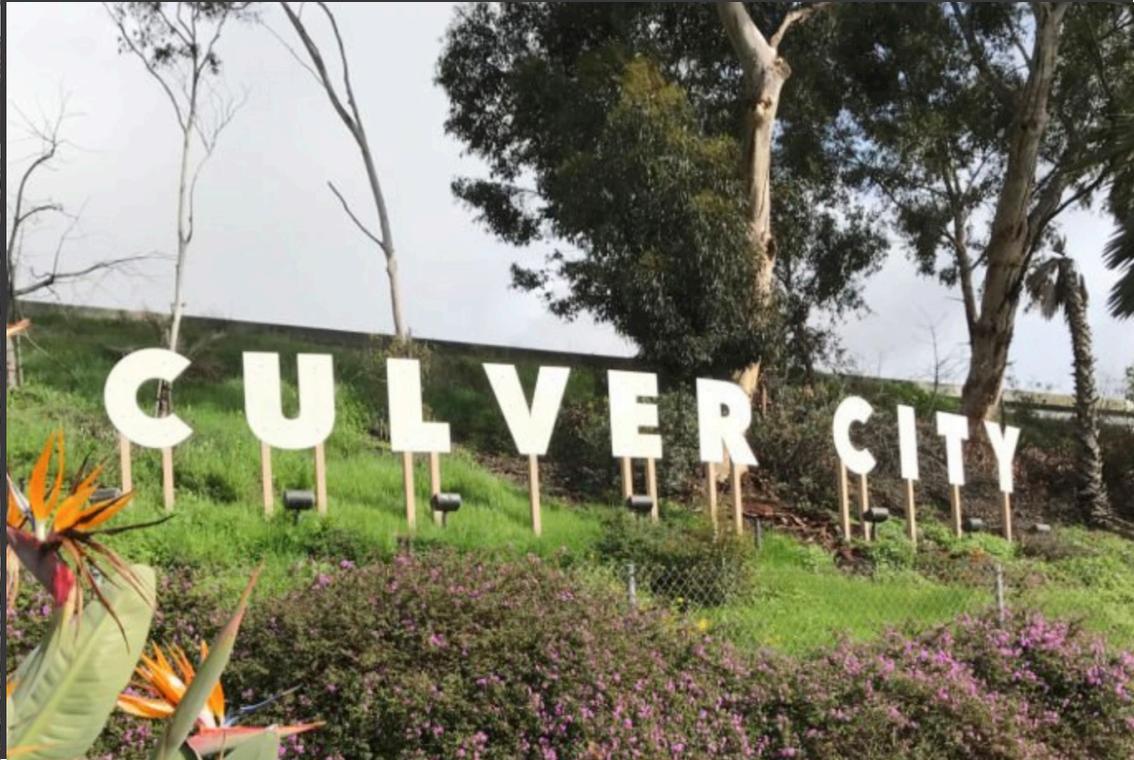
FLOOR PLAN





Prime Creative District

Positioned in the heart of Culver City's thriving creative corridor, the property is surrounded by an energetic mix of acclaimed restaurants, cafés, and boutique retail that contribute to a vibrant and highly walkable business environment. The location offers convenient access to Downtown Culver City, the 405 and 10 Freeways, Marina del Rey, and Los Angeles International Airport, providing seamless connectivity across the Westside for both employees and visitors.



NEARBY AMENITIES



10567
JEFFERSON
BLVD

EREWHON



VanLeeuwen

The
CULVER
HOTEL

CAFE/5 LOS ANGELES



SOUTH LA
CAFE

Peets
COFFEE

corepower
YOGA



ANYTIME
FITNESS



CAVA



rolling greens

MAYDAN
MARKET



Panera
BREAD

SALT & STRAW



MIZ
LA
LA



PASTA
SISTERS

BEETHOVEN
MARKET

esme



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