

9,000 SF of Premier Office Space

In the heart of Downtown Culver City

FOR LEASE

Entire 2nd Floor



Parking Structure

9415
Culver Blvd

Culver City, CA 90232

JOE BOLOGNESE

Managing Director | Lic. #01966025

M (310) 422-3891

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RAFAEL PADILLA

Principal | Lic. #00960188

O (310) 395-2663

rafael@parcommercial.com

Saxum
West



Downtown Culver City

Premises 9,000 SF, entire 2nd Floor
Rate \$3.25 PSF MG*
Occupancy 30 days from lease execution
Term 3 to 10 years
Parking 200+ unreserved daily parking spaces in public parking structure shown (3864 Cardiff Ave) at a rate of \$12/day

- Features**
- 14 private offices
 - 2 conference rooms
 - Reception
 - Employee lounge w/ kitchen
 - Multiple open plan areas
 - Private entrance on Culver
 - Elevator lobby

Located on the best corner in Downtown Culver City, directly across from Culver Steps.

Turn-key for general office but also offers conversion potential for medical office (TI for conversion not included in rate).

*Landlord is responsible for water and common area electricity. Tenant is responsible for janitorial and all other utilities.

Parking Structure
200+ unreserved daily spaces

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**COMMON AREAS,
MAX CAPACITY**

WorkCafe: 54
WorkStations: 20
Medium CR for 8
Large CR for 18

**PRIVATE OFFICES,
MAX CAPACITY**

mPO for 3: 2
mPO for 5: 4
mPO for 6: 4
IPO for 10: 1
IPO for 11: 1
tPO for 13: 1

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2nd Floor**

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3846 Cardiff Ave

Public Parking Structure



200+ unreserved spaces at a rate of \$12/day



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Sony Pictures Animation

Culver Studios

Amazon Studios

Trader Joe's

Erewhon

Culver Steps

Culver Hotel



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2nd Floor

Neighbors Include



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