9,000 SF of Premier Office Space

In the heart of Downtown Culver City

FOR LEASE Entire 2nd Floor





JOE BOLOGNESE Managing Director | Lic. #01966025 M (310) 422-3891 joe@saxumwest.com RAFAEL PADILLA Principal | Lic. #00960188 O (310) 395-2663 rafael@parcommercial.com



Parking Structure

Premises	9,000 SF, entire 2 nd Floor
Rate	\$3.25 PSF MG*
Occupancy	30 days from lease execution
Term	3 to 10 years
Parking	200+ unreserved daily parking

Parking200+ 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.

Downtown Culver City

Parking Structure 200+ unreserved daily spaces

9415 Culver Blvd Culver City, CA 90232



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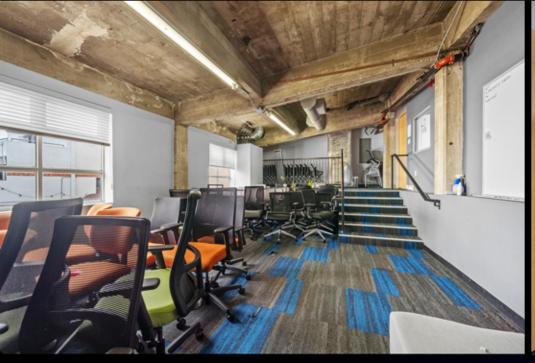




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PRIVATE OFFICES, MAX CAPACITY mPO for 3: 2

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





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3846 Cardiff Ave Public Parking Structure

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

TR. Cluster

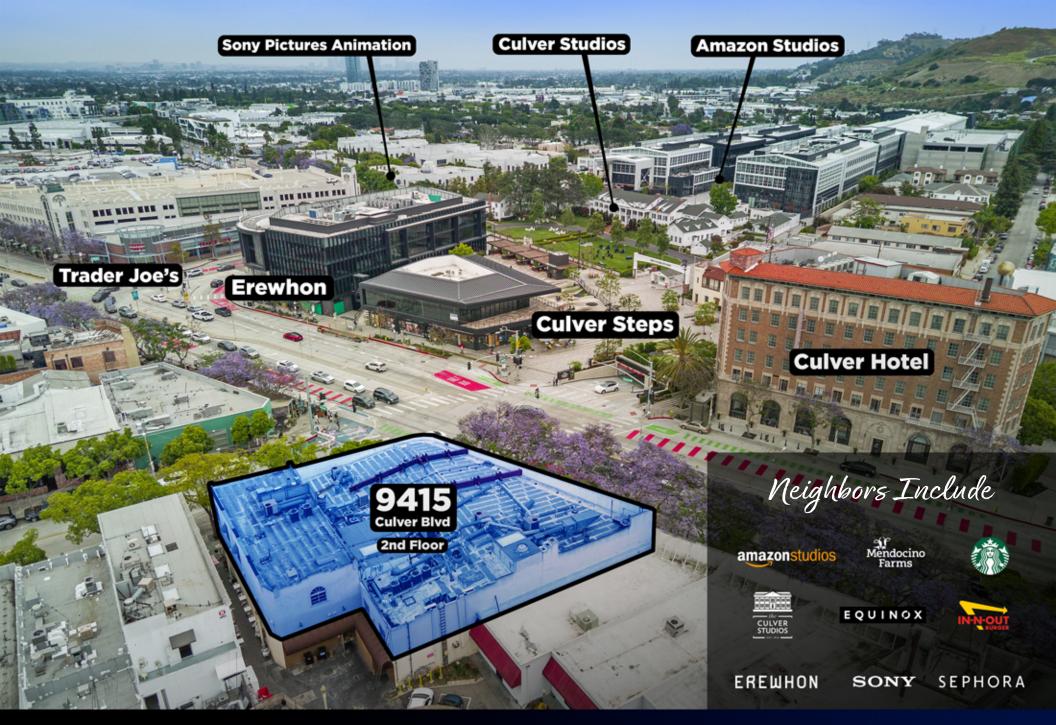






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