

INDUSTRY

8476 STELLER DRIVE • CULVER CITY • FLEX-INDUSTRIAL • **FOR LEASE**



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±42,569 RSF

An exceptional 42,569-square-foot flex/industrial opportunity offering the scale, flexibility, and architectural character sought by today's leading companies. Previously occupied by a prominent global technology firm, the property combines dramatic industrial elements with expansive, light-filled interiors and robust parking—creating a rare opportunity for a forward-thinking tenant to establish a distinctive headquarters or private campus.

Terms

AVAILABLE AREA

±42,569 SF

RATE

\$3.25/SF/Mo NNN

TERM

3 – 5 Years

OCCUPANCY

Mar 1, 2027

PARKING

98 Spaces

All information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty, or representation about it. All projections, assumptions, and estimates are presented as examples only. Property information is subject to change without notice. © Industry Partners 2026



Highlights

STANDALONE INDUSTRIAL/FLEX BUILDING

Enjoy the presence and control of a true standalone flex building

HAYDEN TRACT LOCATION

Set your company in Culver City's iconic Hayden Tract district

AUTHENTIC INDUSTRIAL CHARACTER

Leverage authentic industrial bones for a bold, creative workplace

20-FOOT CLEAR HEIGHTS

Take advantage of 20-foot clear heights for efficient buildouts

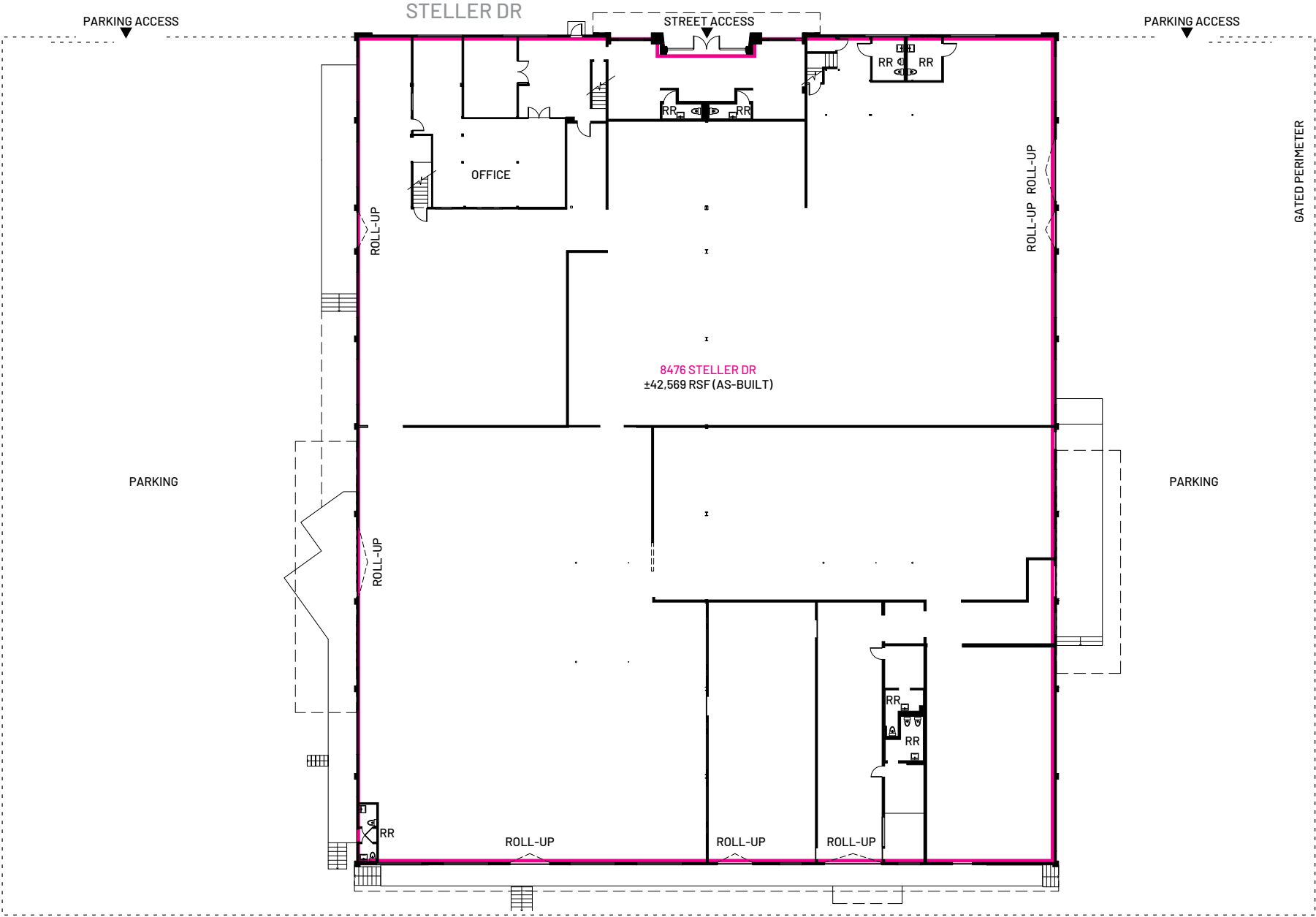
EXPANSIVE, FLEXIBLE FLOOR PLANS

Spread out with expansive floor plans that flex with growth

SKYLIGHTS

Skylights bring in daylight that makes the space feel open

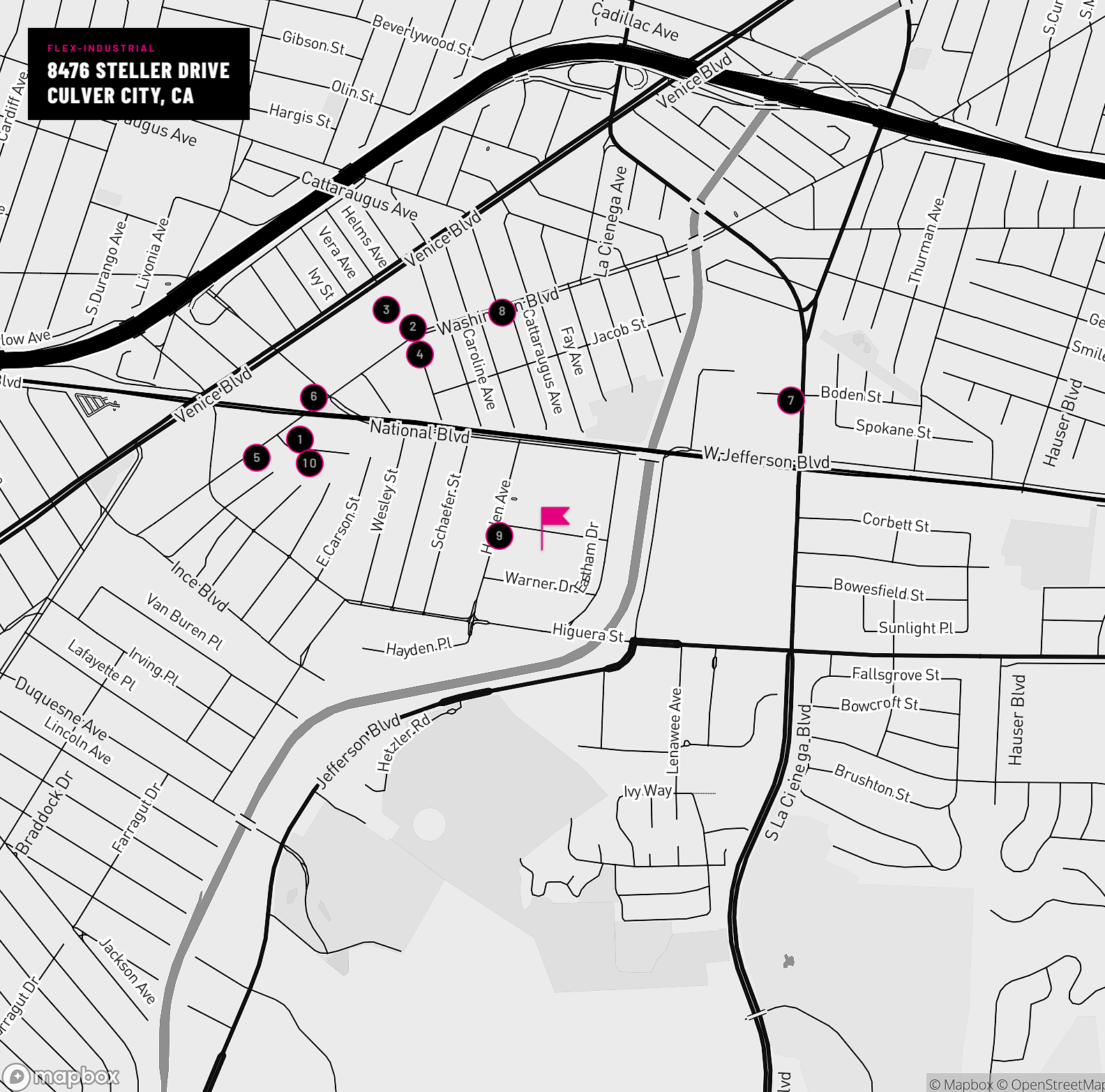




Not to scale. All measurements approximate.

FLEX-INDUSTRIAL

**8476 STELLER DRIVE
CULVER CITY, CA**



AREA AMENITIES

FOR LEASE

Restaurants

- 1 LOQUI**
10 min walk
- 2 Pasta Sisters**
9 min walk
- 3 Father's Office**
10 min walk
- 4 Folks Pizzeria**
9 min walk
- 5 JULIET**
2 min drive

Bar

- 6 Zaytinya**
10 min walk
- 7 Picala**
10 min walk

Liquor Store

- 8 Hi-Lo Liquor**
9 min walk

Cafe

- 9 Destroyer**
2 min walk
- 10 Blue Bottle Coffee**
10 min walk

