

5872 SMILEY DR CULVER CITY

FOR SALE ± 6,878 RSF

\$4,900,000

IDEAL OWNER/USER — JUST RENOVATED
TURN KEY / STAND ALONE / SINGLE TENANT
CREATIVE OFFICE BUILDING



CIVICAP
PARTNERS

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

JIM JACOBSEN
jj@industrypartners.com
CA BRE Lic. 01146229

RICH MALOOF
rm@industrypartners.com
CA BRE No. 02009527

INDUSTRY



STUDIO + CREATIVE OFFICE

PROPERTY DETAILS

BUILDING DETAILS

BUILDING AREA	± 6,878 RSF
LAND AREA	±4,000 SF
APN	4205-003-041
ZONING	CCM1

SALE DETAILS

SALE PRICE	\$4,900,000
SALE / SF	\$712/SF

PARKING

Onsite secured parking available. Additional Offsite available.

WHAT'S DIFFERENT

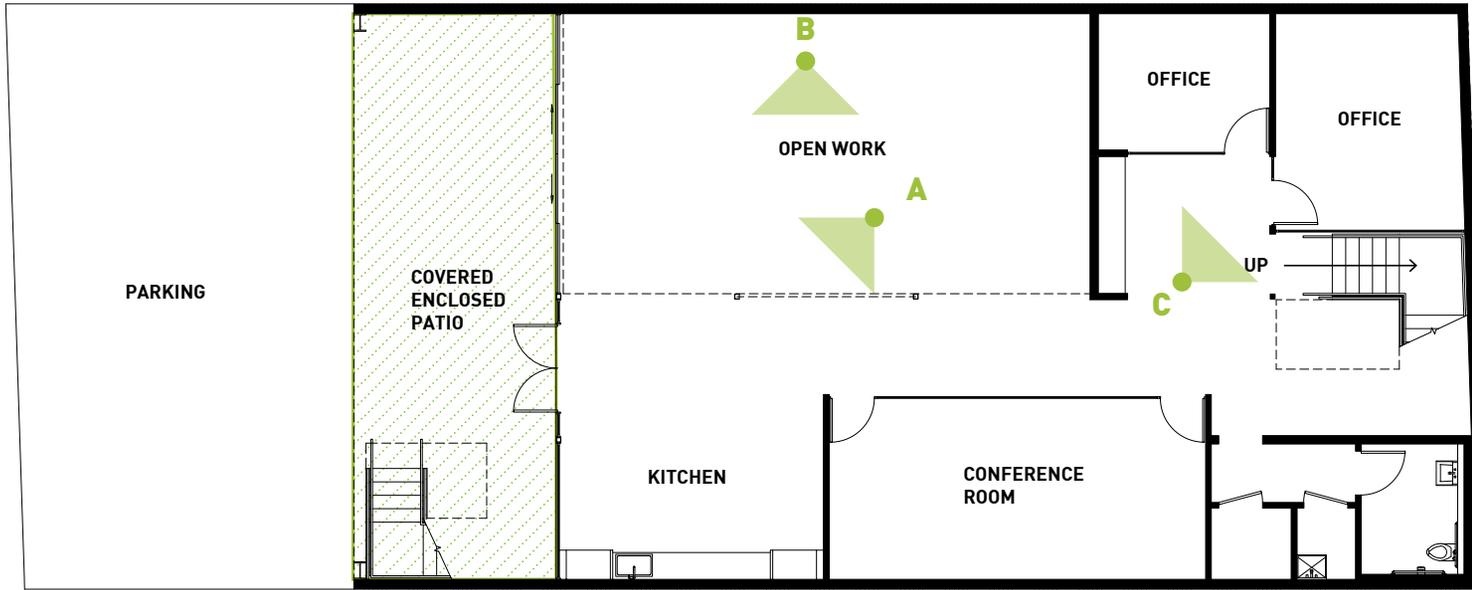
Custom:

- Steel windows and doors fabricated in LA using the highest design and material standards
- Industrial Conversion with 18 ft high ceilings
- New custom skylights and exterior patio and rooftop deck
- Exposed block wall, steel/wood mezzanine, and polished concrete floors
- New Perimeter offices and conference rooms built on spec
- New best in class kitchenette and restrooms

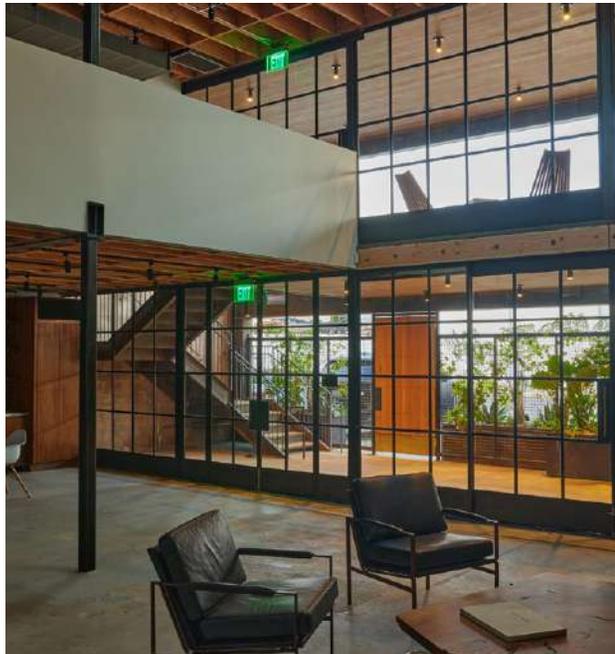
Secure: Latch security / access system installed

Location:

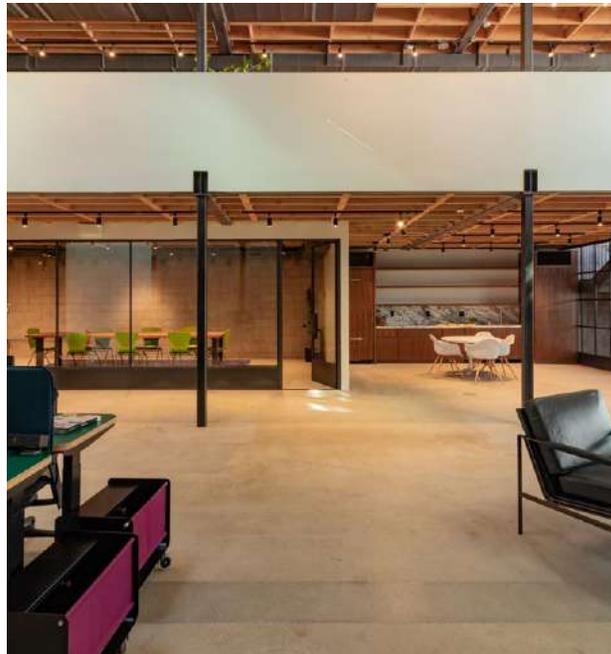
- In short pfoximity to Metro expo Line
- Quick access to the Santa Monica Freeway (10)
- Strong amenity base with the largest Whole Foods in LA opening soon at Cumulus
- Over 50K SF of new retail / restaurant space at Cumulus slated to be open in 2023
- Short walk to new West Adams restaurants



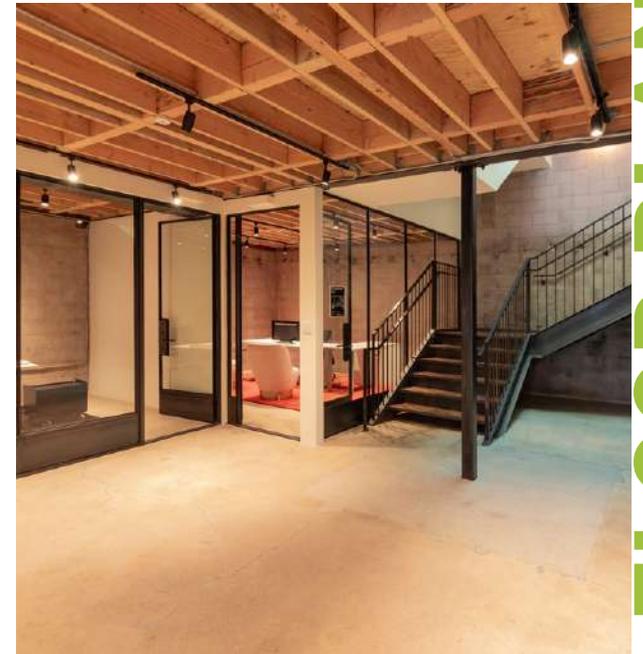
±6,878 RSF



A— OPEN WORK AREA

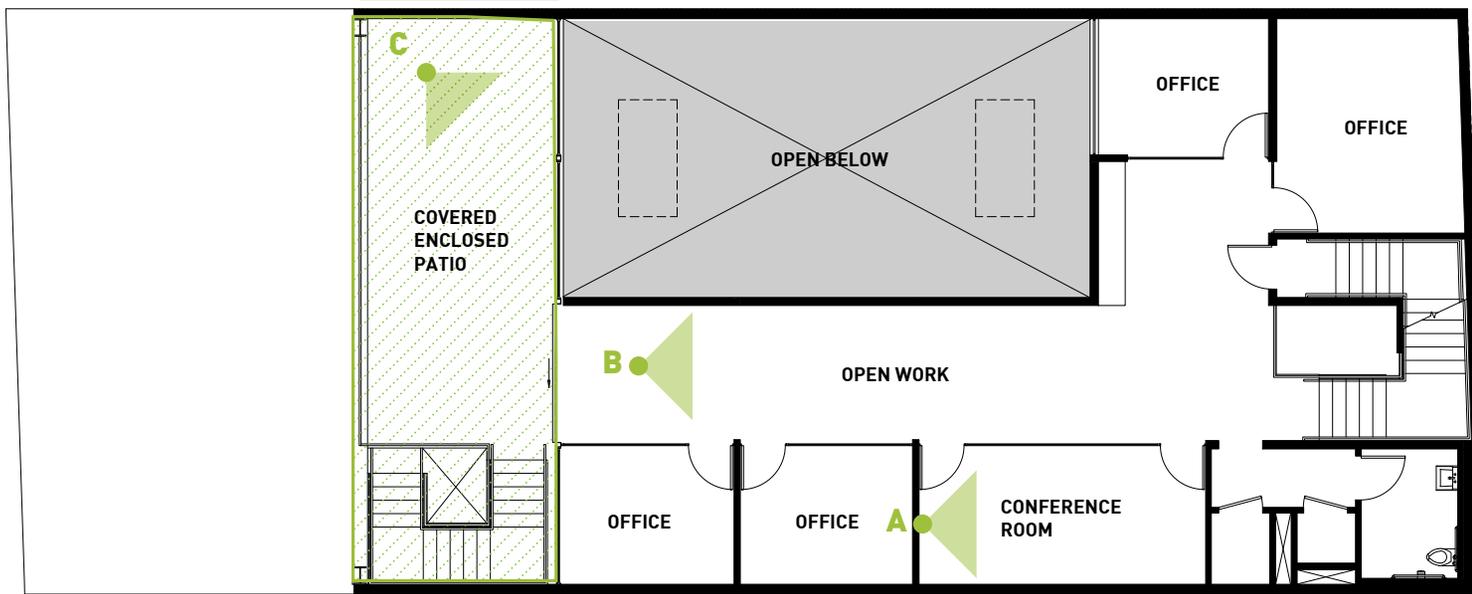


B— KITCHEN & CONFERENCE ROOM



C— PRIVATE OFFICES

FLOOR PLAN | 1ST FLOOR



±6,878 RSF



A— CONFERENCE ROOM



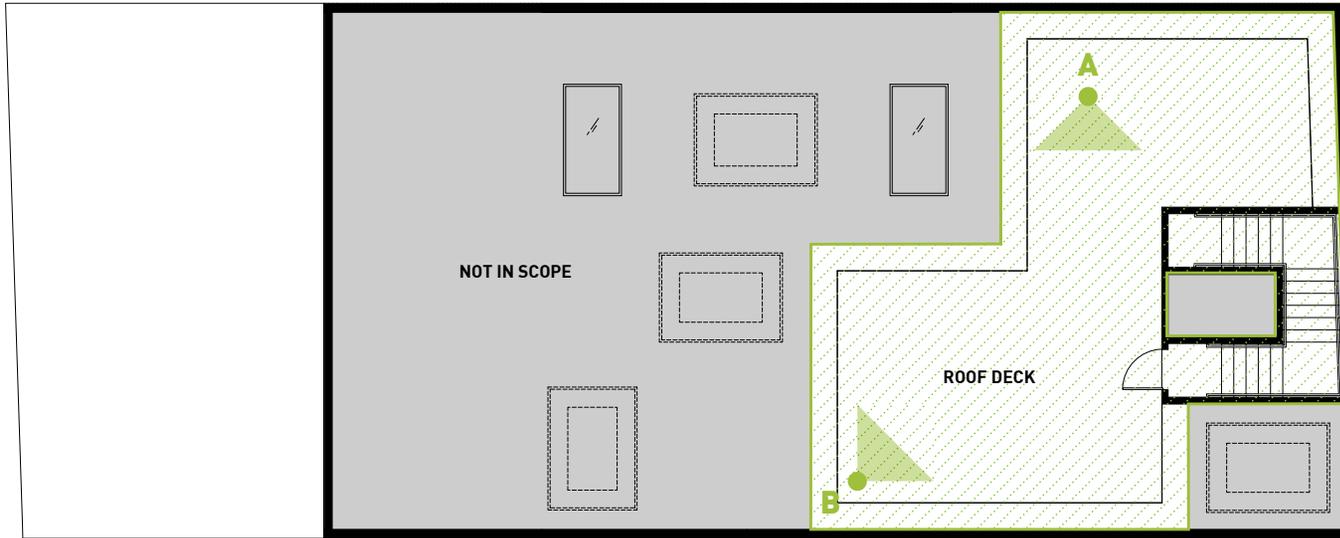
B— PRIVATE OFFICES



C— COVERED OUTDOOR PATIO

FLOOR PLAN | MEZZANINE

SMILEY DR



±6,878 RSF



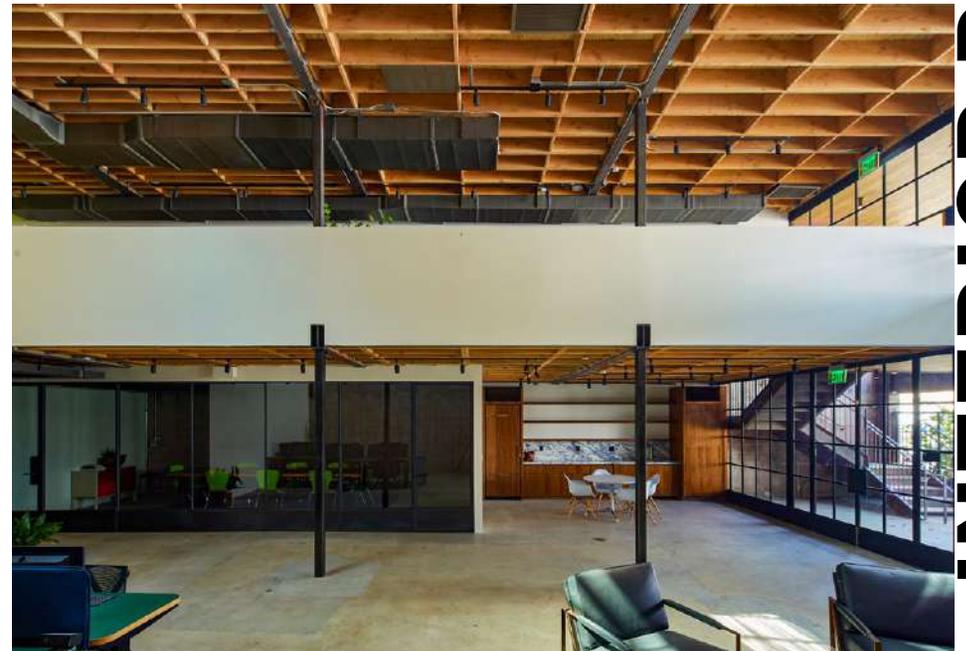
A— OUTDOOR PATIO / ROOF DECK



B— OUTDOOR PATIO / ROOF DECK

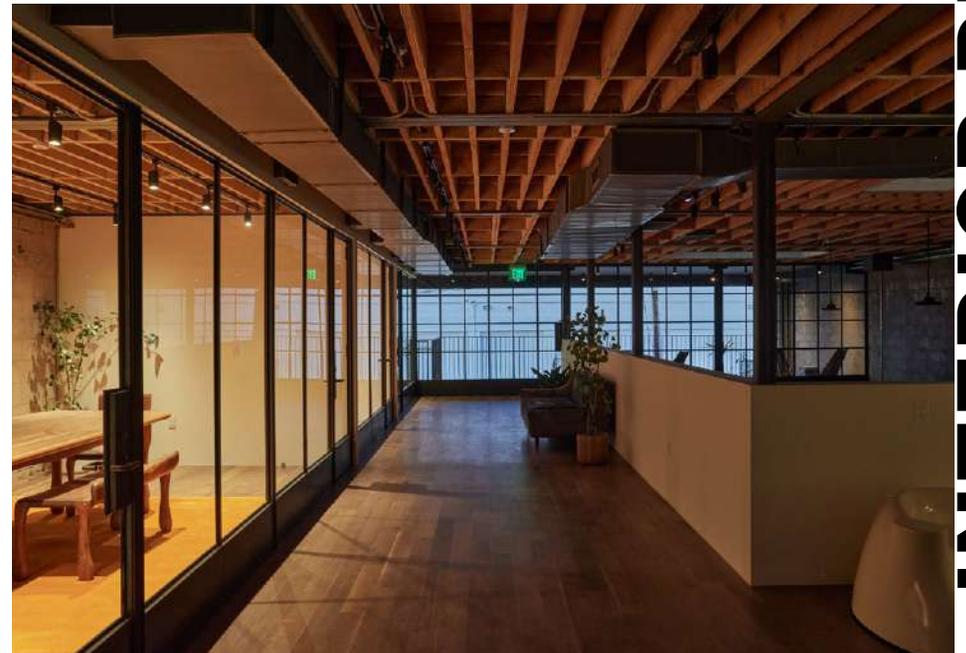
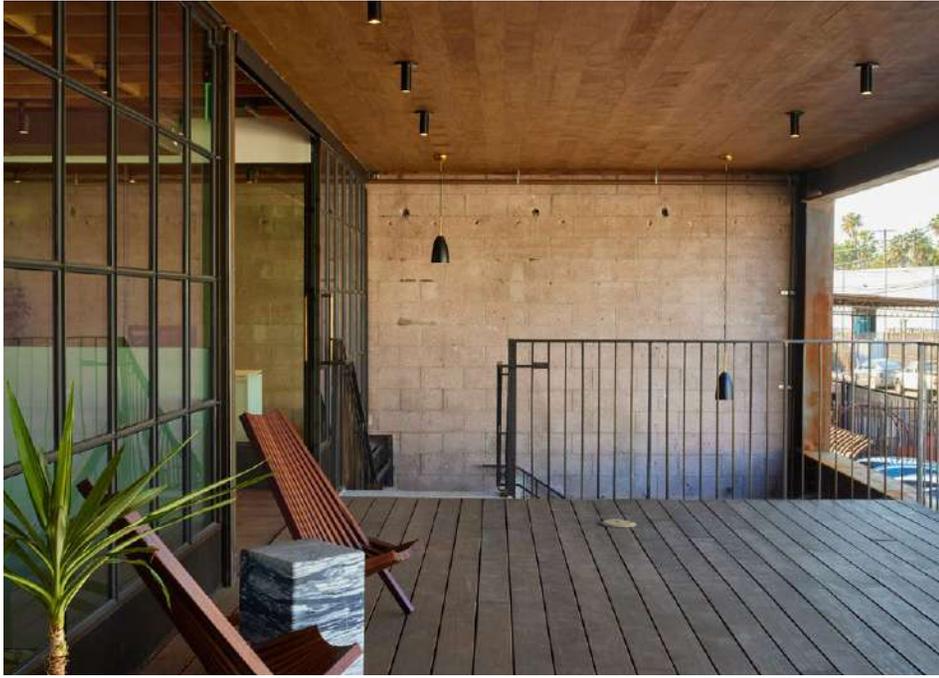
FLOOR PLAN | ROOF DECK

PROPERTY PHOTOS



INTERIOR PHOTOS 1ST FL

PROPERTY PHOTOS



INTERIOR PHOTOS 2ND FL

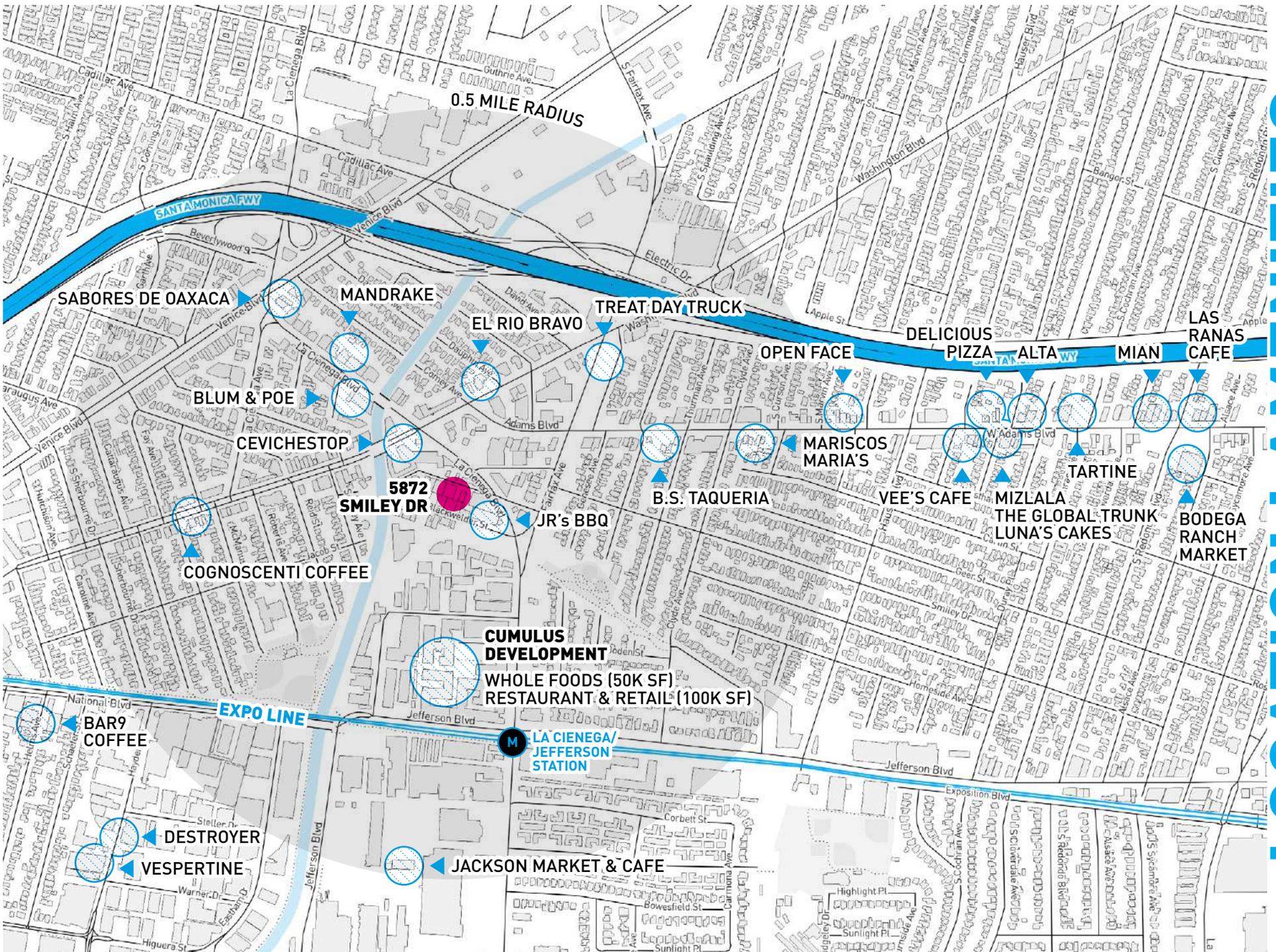


PROPERTY PHOTOS

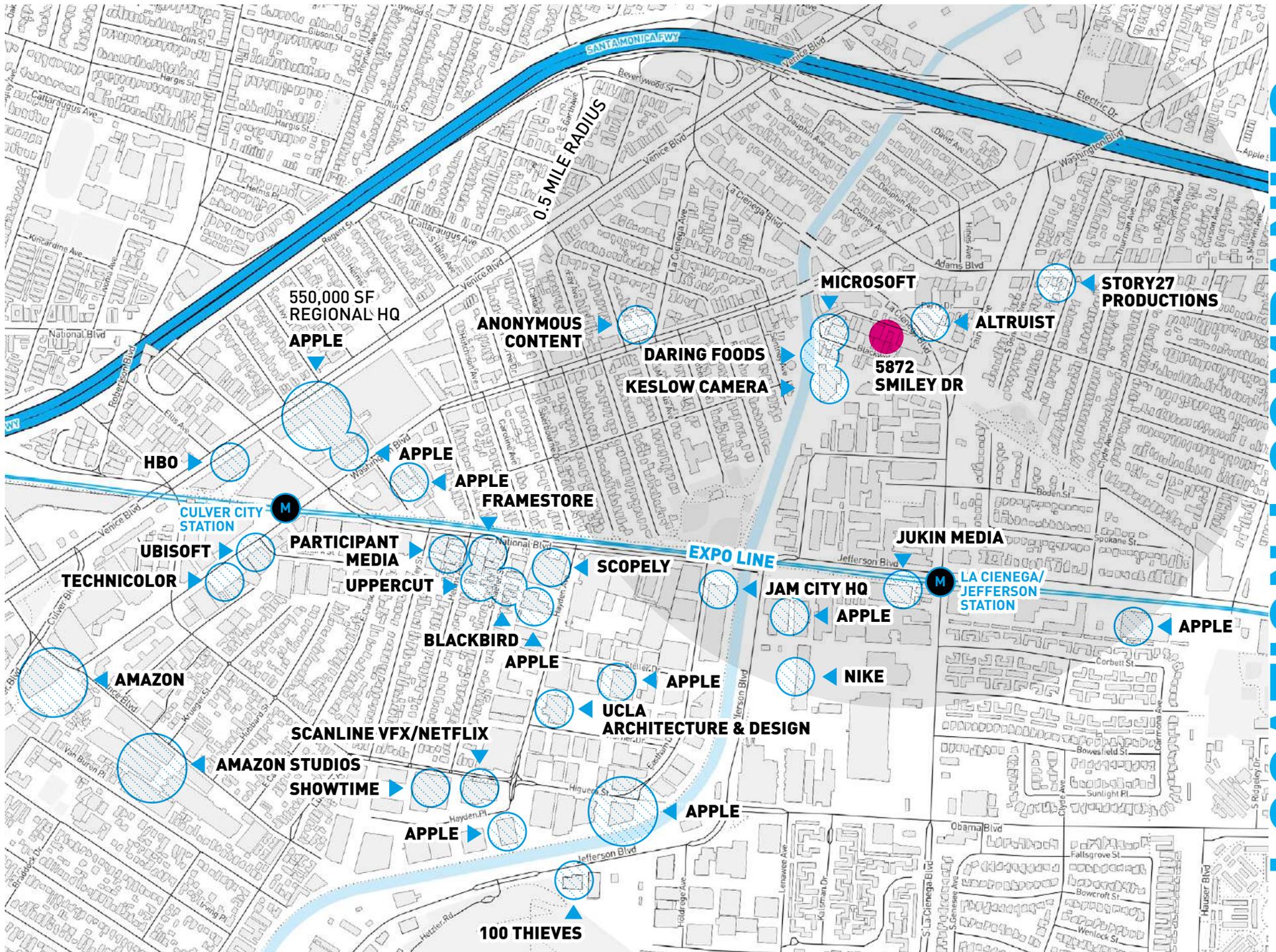
EXTERIOR PHOTOS

AMENITIES

LOCATION | AMENITIES



TENANTS IN THE AREA



LOCATION | COMPANIES