

**PRIME CREATIVE OFFICE  
CULVER CITY ADJACENT**

**FOR LEASE - ±1,320 SF | ±2,250 SF**

**RATES STARTING AS LOW AS \$1.99/SF!**

**3685**

**MOTOR AVENUE**

LOS ANGELES, CA 90034



**NEWMARK**

**KEVIN LACHOFF**

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CA RE Lic. #01481846

# Culver City Adjacent Creative Office | FOR LEASE

# 3685

## MOTOR AVENUE

LOS ANGELES, CA 90034



**±840 SF**  
SUITE 100

**±1,320 SF**  
SUITE 150

**±2,250 SF**  
SUITE 250

AVAILABLE SPACE



**\$1.99 - \$2.40/SF MG**  
ASKING RATE



**Direct Lease**  
LEASE TYPE

## Space Highlights

### Suite 100:

- Ground floor space
- One (1) parking space included
- Two offices and reception in a bright front unit.

### Suite 150:

- Ground floor space
- Two (2) parking spaces included
- Large, bright office space with courtyard entrance, creative touches

### Suite 250:

- Seven (7) private offices + multiple additional work spaces, reception area, conference room
- Up to six (6) parking spaces (tandem) included
- Easy access to office spaces from landscaped courtyard

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## BUILDING AND SUITE IMAGES



# Culver City Adjacent Creative Office | FOR LEASE

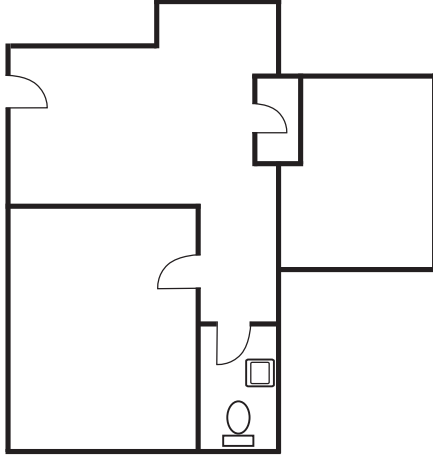
# 3685

MOTOR AVENUE

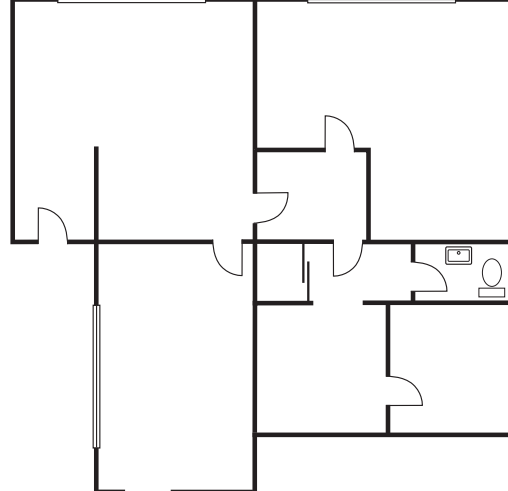
LOS ANGELES, CA 90034

## FLOORPLANS

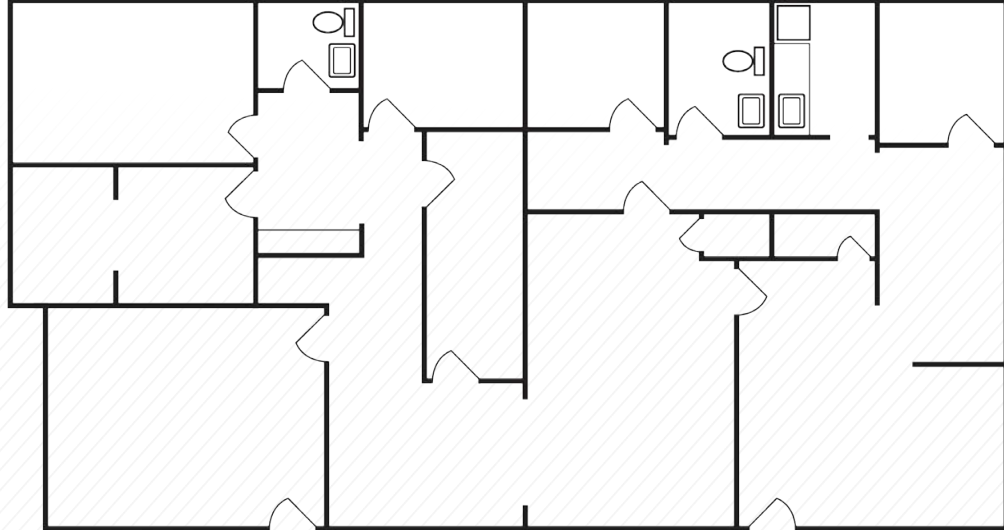
SUITE 100  
±840 SF



SUITE 150  
±1,320 SF



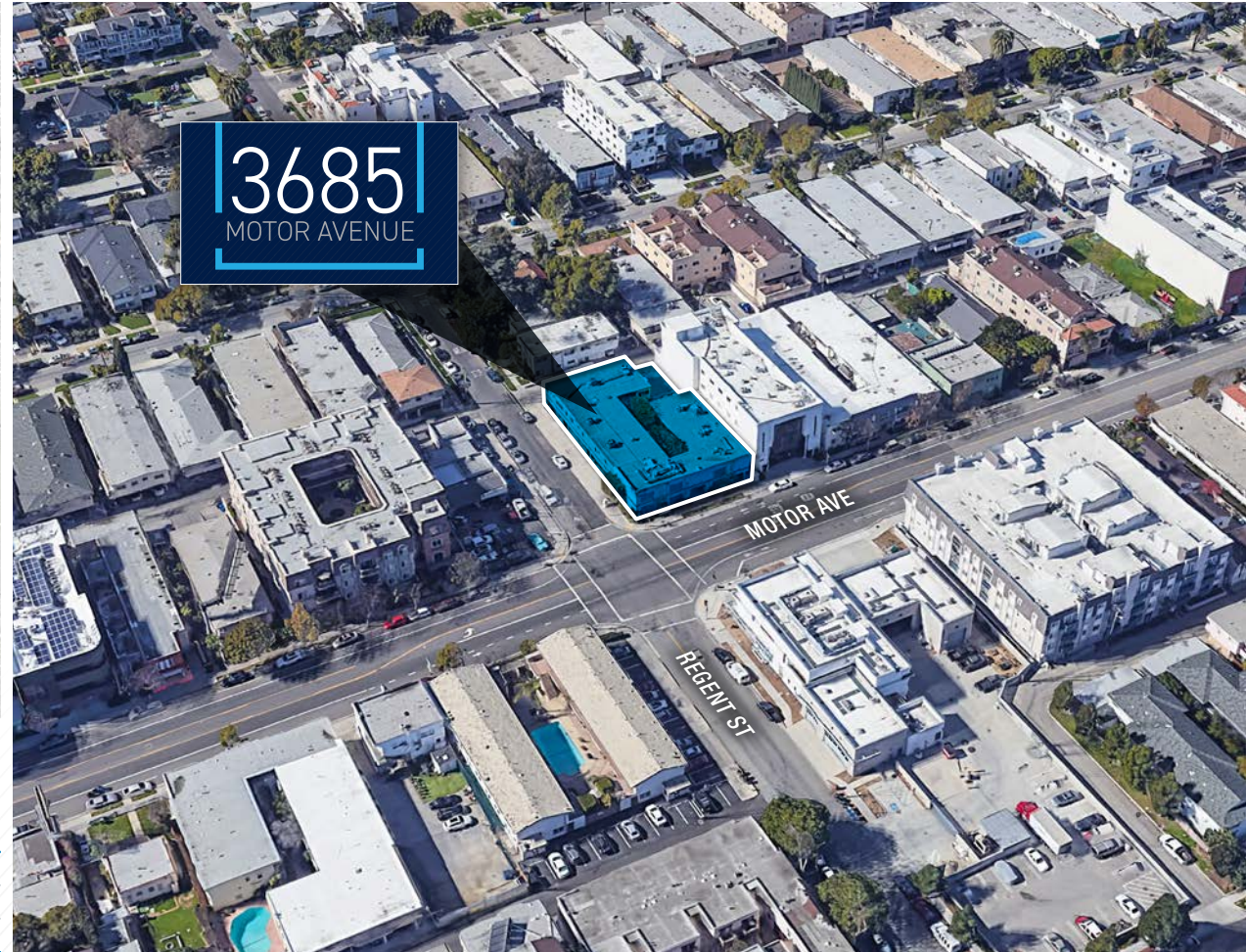
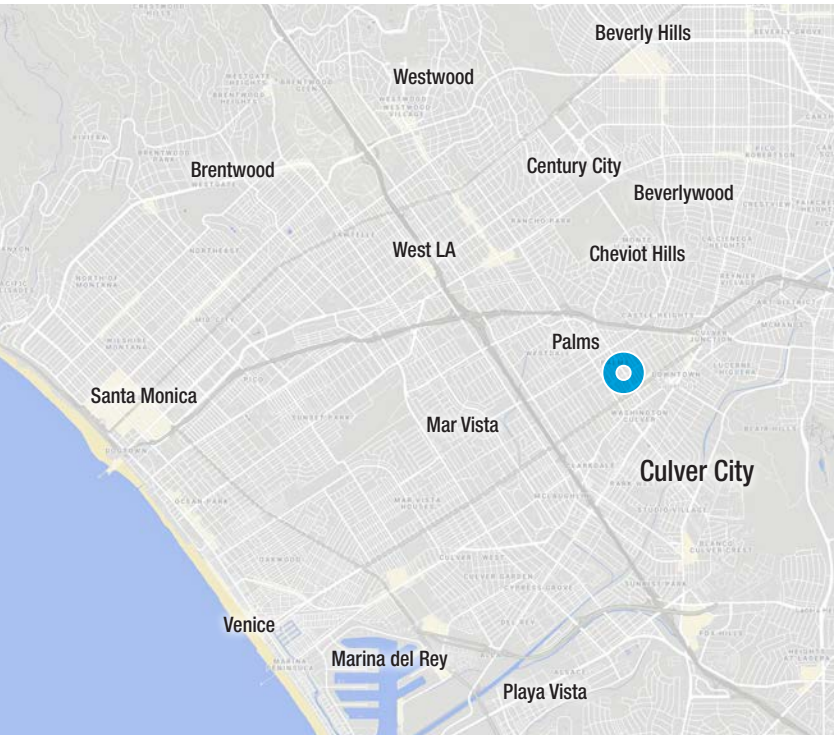
SUITE 250  
APPROX. 2,250 SF



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## REGIONAL MAP



## AREA DEMOGRAPHICS

	1-Mile	2-Miles	3-Miles
Employee Population	27,036	61,029	209,611
Total Population	54,926	137,315	291,252
Avg Household Income	\$103,087	\$121,345	\$125,054

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## NEWMARK

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