

Properties for Lease

1 10451-10463 W Jefferson Blvd, Culver City, CA 90232



Property Details

Rental Rate Yr	\$31.80 /SF/Yr
Property Type	Industrial
Rentable Building Area	38,850 SF
Year Built	1954
Status	Active
LoopNet ID	16141839

Broker Information

 THE ALTEMUS COMPANY Commercial Real Estate Since 1946	Justin Altemus (310) 478-7729
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Property Notes

Listing's Link: <https://www.loopnet.com/listing/16141839>

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor, Ste 10451	12,200 SF	\$31.80 /SF/Yr	12,200 SF		Relet	Now	Hard to find Light Industrial/Flex Property located in the heart of Culver City. Approximately 12,200 sf of which approx. 3,000 sf is office area with the balance being air conditioned warehouse area. Parking for 25 cars with potential for additional parking.	Industrial Gross

Property Description

Hard to find Light Industrial/Flex Property located in the heart of Culver City. The property is great for a variety of light industrial uses including distribution, wholesale, light manufacturing/assembly, warehousing, storage showroom, studio and other flex uses. Air Conditioned warehouse area. Property provides for main boulevard identity/visibility along Jefferson Blvd. The project provides great parking at 2 spaces/1,000 sf and 12' X 12' ground level loading. (Landlord will convert the stationery storefront entrance system into a solid or panelized aluminum/glass roll up 12' X 12' loading door). With the majority of Westside industrial buildings being converted to creative office (or other commercial uses), lease one of the few remaining light industrial/flex spaces in Culver City. Estimated monthly CAM is .03/sf.

Culver City is home (or the future home) to some of the most well-known entertainment, technology and media companies including companies like Apple, HBO, Amazon, Sony Pictures, NFL, Smash box Studios, Symantec, National Public Radio, Oracle and more. These companies are attracted to Culver City based on its central location, access to a talented labor pool, its many surrounding restaurants/retail amenities and finally the vastly improved network of public transportation running through the city, especially via the LA Metro Exposition Line (a 15.2 light rail line that runs between Downtown Los Angeles and Santa Monica). Culver City is also home to a strong surrounding affluent and educated single family/multi-family residential base, including a multitude of new mixed use developments (multi-unit residential with ground floor retail) either in construction or being planned throughout the City. With the rapid growth of the Culver City business and residential community, the dining, entertainment and shopping amenities within the City have also grown exponentially to serve this community. Overall, Culver City is in strong demand and has become a top-tier destination to live, work, play, dine and shop, all while maintaining its historic and small town charm.

Highlights

HARD TO FIND WESTSIDE/CULVER CITY LIGHT INDUSTRIAL/FLEX SPACE

PERFECT FOR A VARIETY OF LIGHT INDUSTRIAL/FLEX USES

GREAT PARKING AT 2 SPACES/1,000 SF

LOCATED IN THE HEART OF CULVER CITY

AIR-CONDITIONED WAREHOUSE AREA

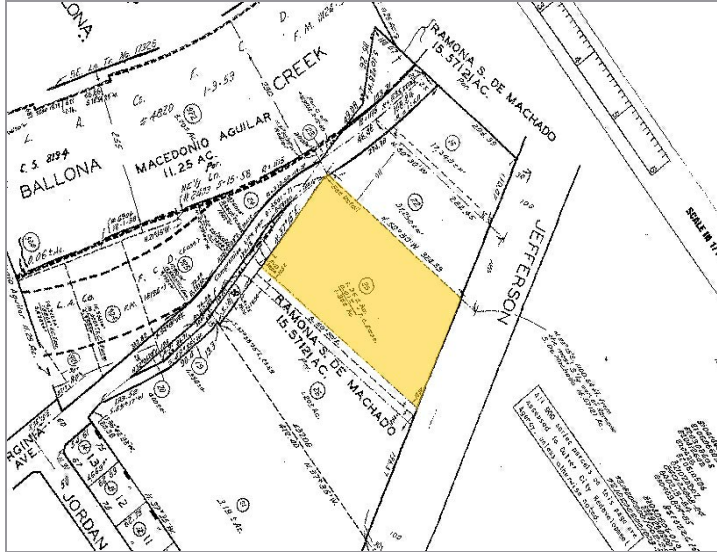
MAIN BOULEVARD IDENTITY/VISIBILITY

Photos

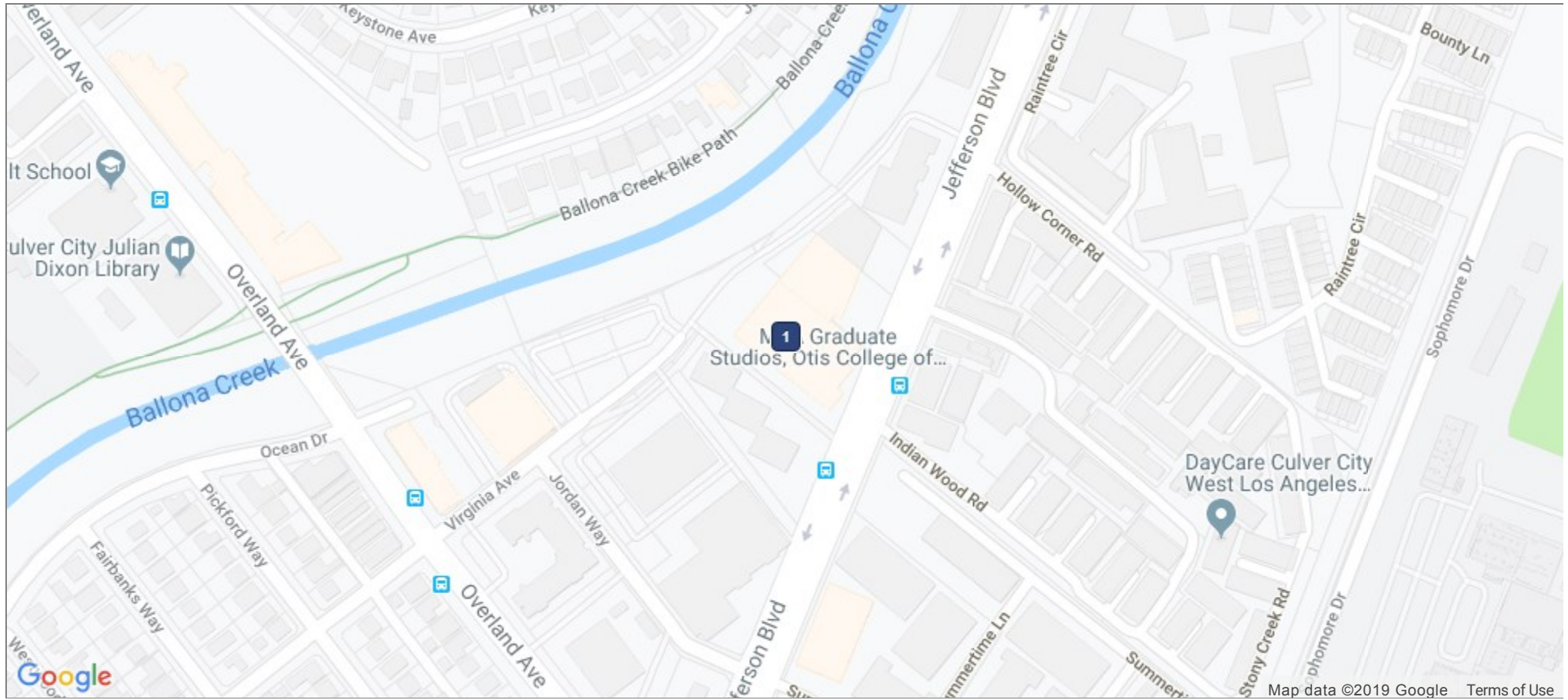








Map



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