

DOWNTOWN CULVER CITY

OFFICE SPACE FOR LEASE



WLA
WALTON & ASSOCIATES REAL ESTATE

TIBOR
LODY, SIOR
Lic. 91890

MALLORY
MOORE
Lic. 82098

LEE &
ASSOCIATES
REAL ESTATE

AVAILABLE
310-899-2700
FOR LEASE

leewestla.com

CALL 310.899.2720 FOR MORE INFO!

9696

MIRALTA OFFICE PLAZA



9696 CULVER BLVD, CULVER CITY, CA 90232

AVAILABILITY

Suite 102: ± 1,564 SF

RENT

\$5.25 SF Modified Gross (Net of Electrical)

TERM

3 - 5 Years, *Shorter Term Considered*

OCCUPANCY

Immediate

PARKING

3:1,000 at \$175/mo

FEATURES

- Move-in Ready Office Space
- Great Natural Lighting
- Operable Windows Create Optimum Airflow
- Outdoor Hallways, Great For Social Distancing
- Visitors and Guests Park FREE!
- Historic Building With Spanish Architecture
- Beautifully Maintained Common Areas
- Prime Location in the Heart of Culver City
- Convenient Access to the 405 and 10 Freeways
- Near Retail and Restaurant Amenities

CONTACT

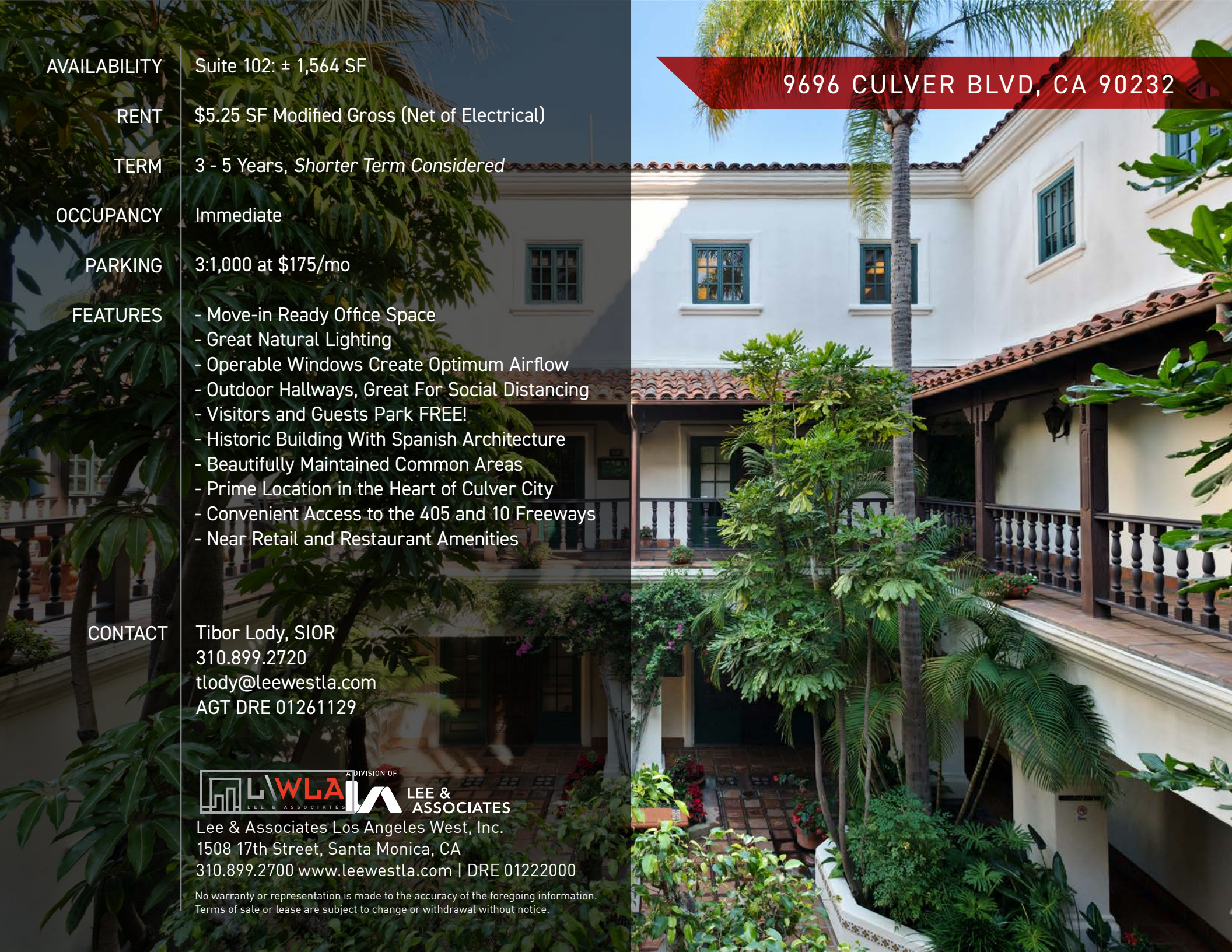
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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

9696 CULVER BLVD, CA 90232





Move-in Ready Office Space with Outdoor Hallways, Perfect for Social Distancing



Well Designed Garden Office Building Which Mitigates Impact of Covid-19



Open Air Meeting Spaces and Common Areas



Operable Windows Create Optimal Airflow



Secured Facility with Access Controls Throughout



Dedicated, Independent HVAC System



Direct Walking Access from Surface Parking Lot



Separate Delivery Area for Packages, Mail & Food Delivery



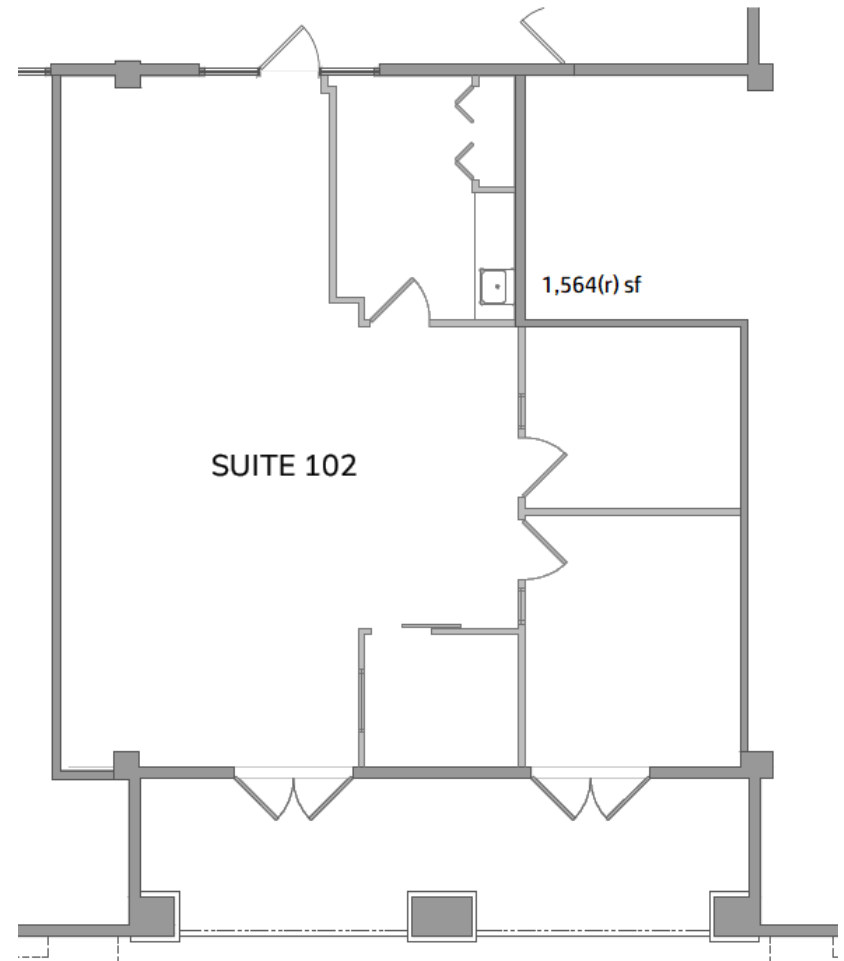
INTERIOR PHOTOS



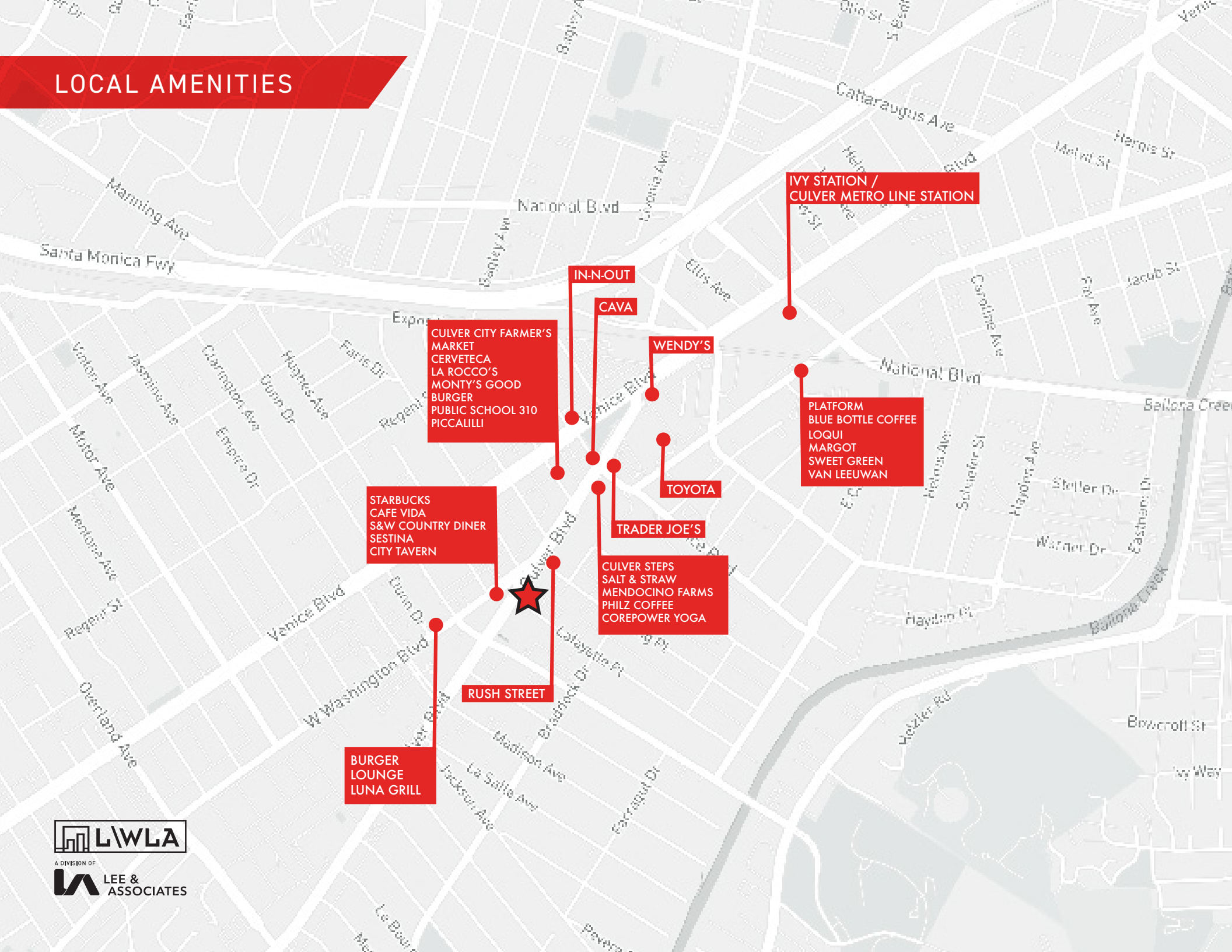
Example of Creative Build Out

SUITE 102 FLOOR PLAN | ± 1,564 SF

- Two Offices, Open Area & Kitchen
- Private Balcony
- Concrete Floors



LOCAL AMENITIES



IVY STATION /
CULVER METRO LINE STATION

IN-N-OUT

CAVA

WENDY'S

CULVER CITY FARMER'S
MARKET
CERVETECA
LA ROCCO'S
MONTY'S GOOD
BURGER
PUBLIC SCHOOL 310
PICCALILLI

PLATFORM
BLUE BOTTLE COFFEE
LOQUI
MARGOT
SWEET GREEN
VAN LEEUWAN

TOYOTA

TRADER JOE'S

STARBUCKS
CAFE VIDA
S&W COUNTRY DINER
SESTINA
CITY TAVERN

CULVER STEPS
SALT & STRAW
MENDOCINO FARMS
PHILZ COFFEE
COREPOWER YOGA

RUSH STREET

BURGER
LOUNGE
LUNA GRILL



A DIVISION OF
LEE & ASSOCIATES

SURROUNDING DEVELOPMENTS EAST



THE PLATFORM (NOT PICTURED)

IVY STATION

CULVER STEPS

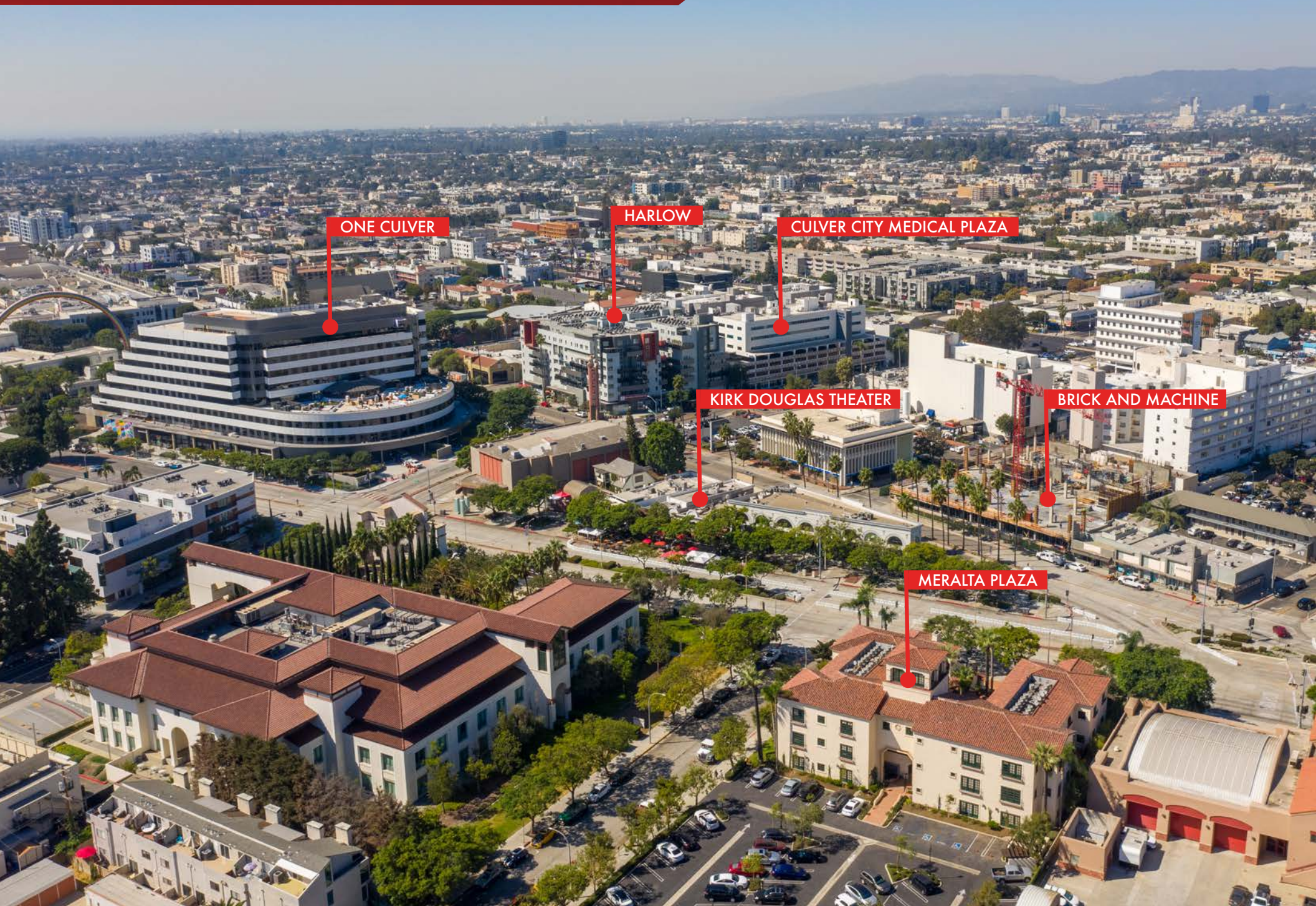
CULVER HOTEL

CULVER STUDIOS

PALIHOTEL

MERALTA PLAZA

SURROUNDING DEVELOPMENTS WEST



ONE CULVER

HARLOW

CULVER CITY MEDICAL PLAZA

KIRK DOUGLAS THEATER

BRICK AND MACHINE

MERALTA PLAZA



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