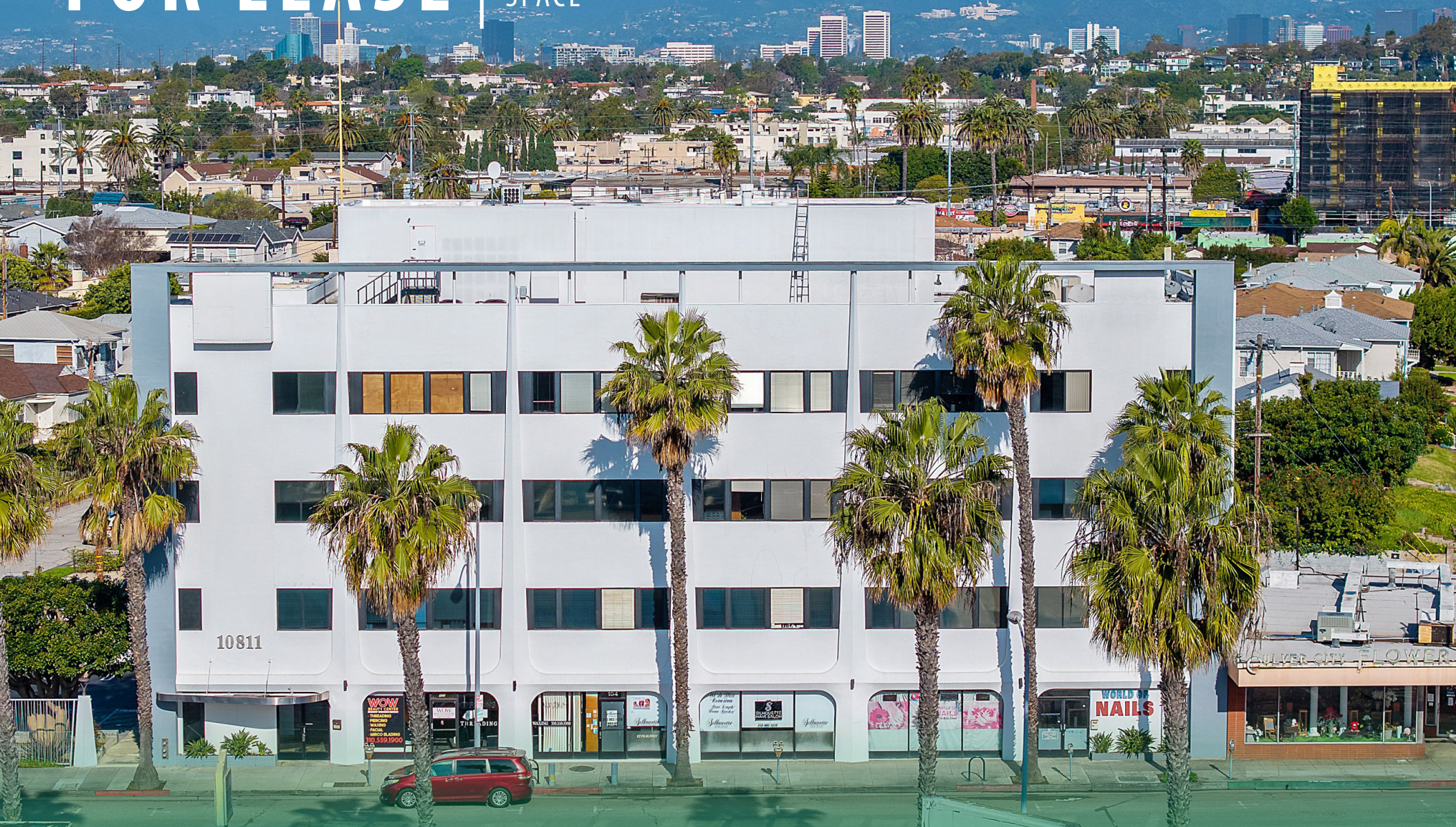


FOR LEASE

OFFICE
SPACE

10811 WASHINGTON BLVD
CULVER CITY, CA 90232

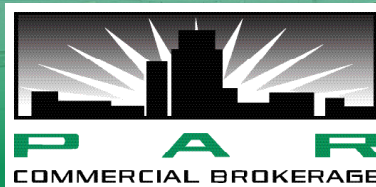


RAFAEL PADILLA

rafael@parcommercial.com

310.395.2663 x102

LIC#00960188



GREG ECKHARDT

gecko@parcommercial.com

310.395.2663 x103

LIC#01255469

PROPERTY OVERVIEW

10811 WASHINGTON BLVD

CULVER CITY, CA 90232

DOWNTOWN
CULVER CITY

SONY

SUITE 260

Approximately 650 square feet
Bullpen with 2 private offices
Rate: \$2.75 per square foot, per month, MG
(net of electrical and janitorial)

SUITE 360

Approximately 1,900 square feet
2 private offices, Bullpen & Kitchenette
RATE: \$2.50 per square foot per month, MG
(net of electrical and janitorial)

SUITE 370

Approximately 430 square feet
Bullpen with 1 private office
RATE: \$2.75 per square foot per month, MG
(net of electrical and janitorial)

**Suites 360 and 370 can be combined to 2,330 square feet.*

PARKING: 3/1000 at \$125 per space per month

TERM: 3-10 years

AVAILABLE: Immediately

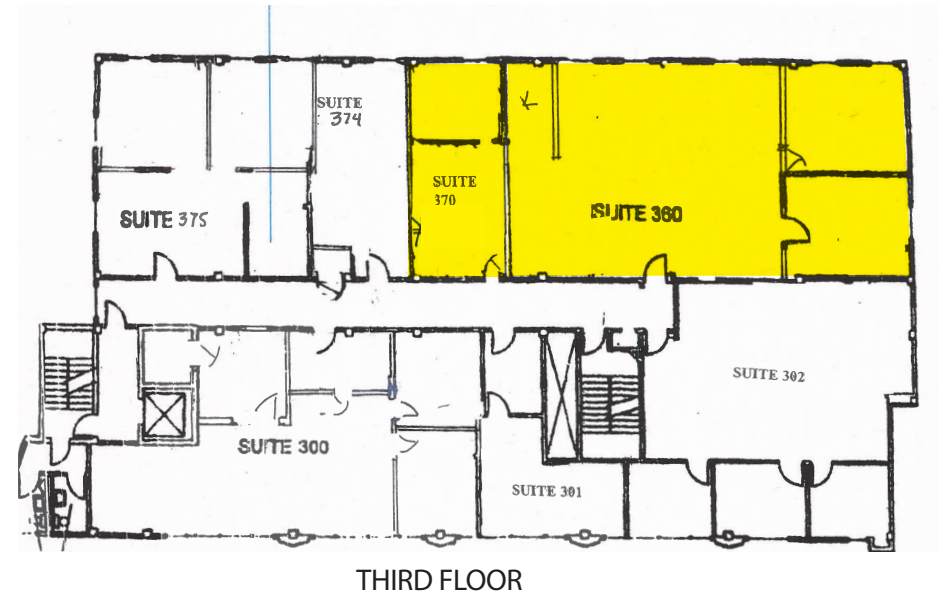
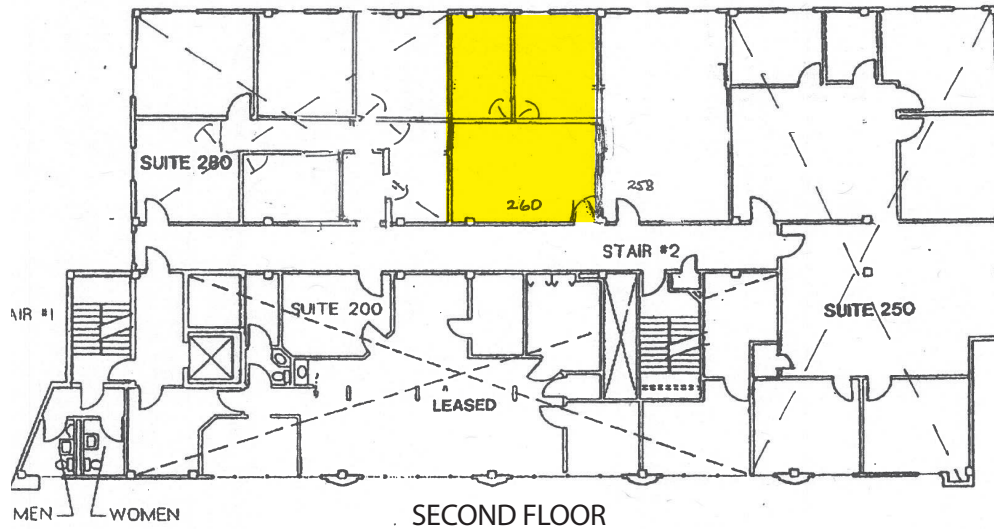
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



FLOOR PLANS

10811 WASHINGTON BLVD

CULVER CITY, CA 90232



RAFAEL PADILLA

rafael@parcommercial.com

310.395.2663 x102

LIC#00960188

GREG ECKHARDT

gecko@parcommercial.com

310.395.2663 x103

LIC#01255469



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



Culver City is situated in Los Angeles County's western area. Culver City is home to a variety of businesses, entertainment companies, and a growing technology sector. The city is a great place to live or do business in Los Angeles because of its convenient position near major freeways and public transportation. Culver City has a thriving business in addition to being a well liked travel destination for both residents and visitors. The historic Culver Hotel, the Baldwin Hills Scenic Overlook, and the Helms Bakery District, which offer a wide range of food and retail options, are some of the other attractions in Culver City. The city's thriving arts sector, which includes theaters, museums, and galleries, draws tourists from all over the world.

RAFAEL PADILLA

rafael@parcommercial.com

310.395.2663 x102

LIC#00960188

GREG ECKHARDT

gecko@parcommercial.com

310.395.2663 x103

LIC#01255469

LOCATION AMENITIES

- » Located next to the Culver City Center with numerous amenities including banks, restaurants, cafes and national retailers
- » On-site ownership and management
- » Adjacent to Sony Studios
- » Easy access to 405 freeway
- » Near Downtown Culver City
- » Unobstructed views to the East-West and North-South

AREA ATTRACTIONS

- » Baldwin Hills Scenic Overlook
- » Ballona Creek Bike Path
- » Culver Hotel
- » Culver City Farmers Market
- » Helms Bakery District
- » Museum of Jurassic Technology
- » Platform
- » Sony Picture Studios
- » Star Eco Station
- » The Culver Studios
- » Kirk Douglas Theater

AREA OVERVIEW

10811 WASHINGTON BLVD
CULVER CITY, CA 90232



RAFAEL PADILLA
rafael@parcommercial.com
310.395.2663 x102
LIC#00960188

GREG ECKHARDT
gecko@parcommercial.com
310.395.2663 x103
LIC#01255469



RAFAEL PADILLA
rafael@parcommercial.com
310.395.2663 x102

LIC#00960188



GREG ECKHARDT
gecko@parcommercial.com
310.395.2663 x103

LIC#01255469