

# 8655 WASHINGTON BLVD

*+/-6,160 SF Commercial Building Available For Lease*

CULVER CITY, CA

Significantly  
Reduced Rate







*We are proud to present a +/-6,160 sf commercial building located in the heart of Culver City, just steps away from Helms Bakery, the new 550,000 sf Apple campus, and the brand new Ivy Station mixed-use development.*

BUILDING SIZE	±6,160 SF
LOT SIZE	±8,500 SF
DRIVE-INS	4 (double wide)
PARKING	Available on site
ZONING	CCC3YY
LEASE RATE	\$2.99/SF NNN

**±6,160**  
AVAILABLE SF

**\$2.99/SF**  
LEASE RATE (NNN)



±6,160 SF *COMMERCIAL*  
*BUILDING* LOCATED  
IN THE HEART OF  
CULVER CITY

With four (4) large bays with double-wide access, the property is well positioned for a commercial tenant seeking a creative space with the abundant natural light, on-site parking, and the opportunity for significant signage/street presence.

The previous use was automotive, providing potential for an auto operator to capitalize on a well-positioned property in a proven Westside location.

Contact the listing team to coordinate showings.

SUBJECT PROPERTY





AVAILABLE FOR LEASE



KIDDER MATHEWS

# FIRST FLOOR PLAN



1 AS BUILT PLAN  
SCALE: 1/8" = 1'-0"

*±6,160*

AVAILABLE SF

*\$2.99/SF*

LEASE RATE (NNN)

*NOW*

AVAILABLE



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*Exclusively listed by*

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