## 8655 WASHINGTON BLVD

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

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.

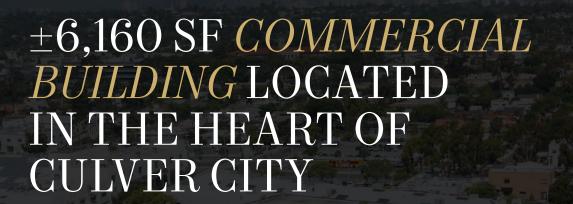
BUILDING SIZE	±6,160 SF
LOT SIZE	±8,500 SF
DRIVE-INS	4 (double wide)
PARKING	Available on site
ZONING	CCC3YY
LEASE RATE	\$2.99/SF NNN

 $\pm 6,160$ 

\$2.99/SF

AVAILABLE FOR LEASE

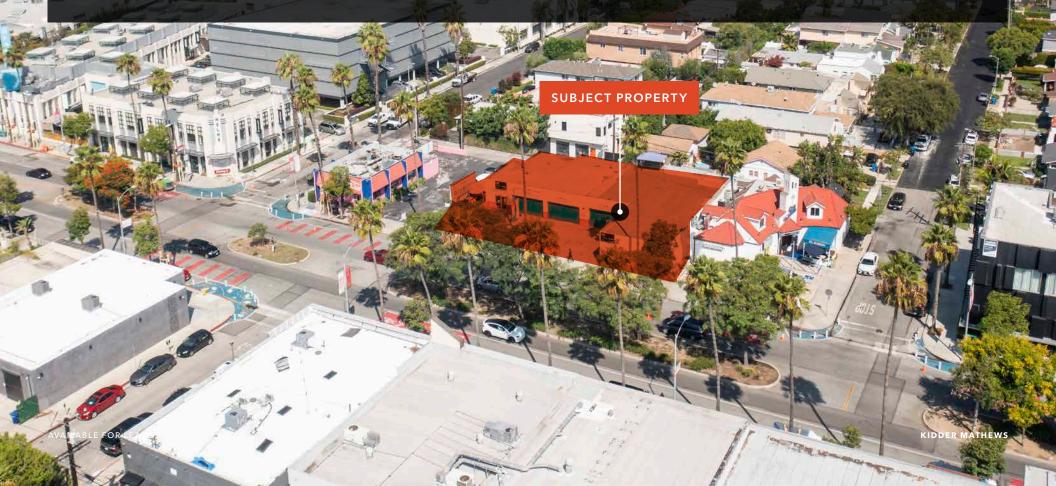
KIDDER MATHEWS



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.



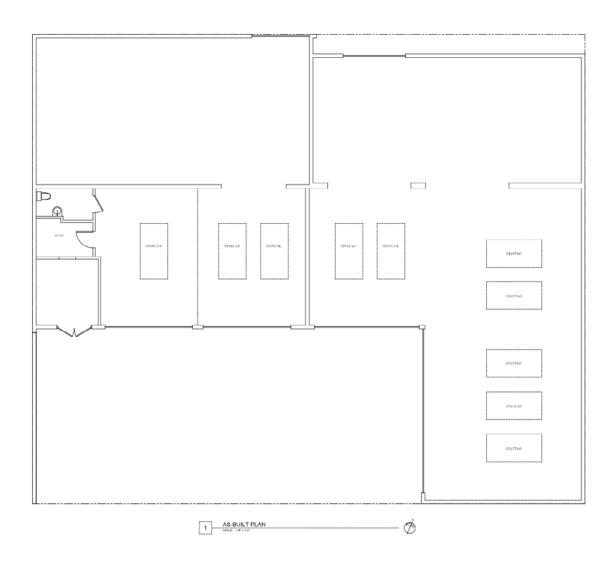








## FIRST FLOOR PLAN



±6,160

LEASE RATE (NNN)

AVAILABLE

AVAILABLE FOR LEASE KIDDER MATHEWS

