

# FOR SALE OR LEASE

APPROX. 8,000 SF OFFICE SPACE  
IN CULVER CITY ARTS DISTRICT

5901 Blackwelder Street, Culver City, CA 90232



LANCELOT  
Commercial Industrial Brokerage



Space Available : ±8,000 SF  
Offered At : \$7,500,000  
Rental Rate : ±\$3.65 SF/Mo + NNN

## PROPERTY HIGHLIGHTS

- Remodeled, State-of-the-Art Creative Office Space
- Two Suites Available, Can Be Combined or Leased Separately
- Open Floorplan Interior With Polished Concrete Floors, Exposed Beam Ceilings, Private Office Suites, Conference Room, Restrooms, and Kitchenette
- Front + Rear Entrances With Gated Onsite Parking Lot
- Close to Downtown Culver City Restaurants, Art Galleries, and Night Life
- Adjacent to 10 Freeway Access and Mero Line Light Rail

### LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com  
DRE#01128388  
Off: 310.839.3333 ext 220  
Fax: 310.839.3382



\*Square Footage Approximate –  
Buyer/Tenant to Independently Verify



310.839.3333  
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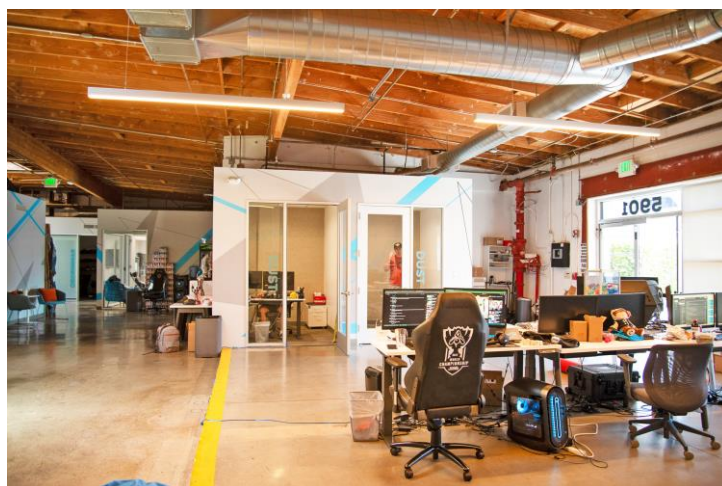
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MODERN, OPEN INTERIOR



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

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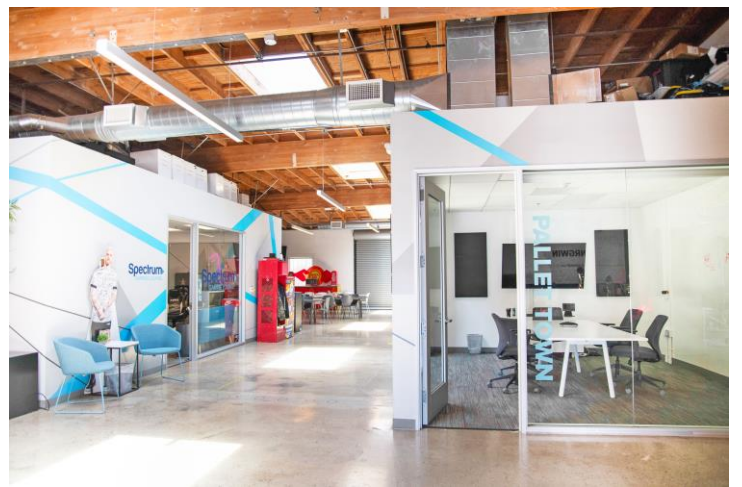
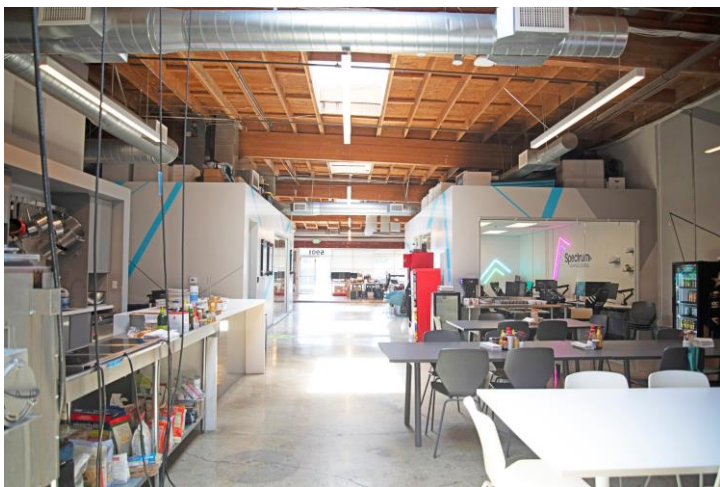
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**CONFERENCE ROOM,  
PRIVATE OFFICES,  
KITCHENETTE +  
DINNING AREA**



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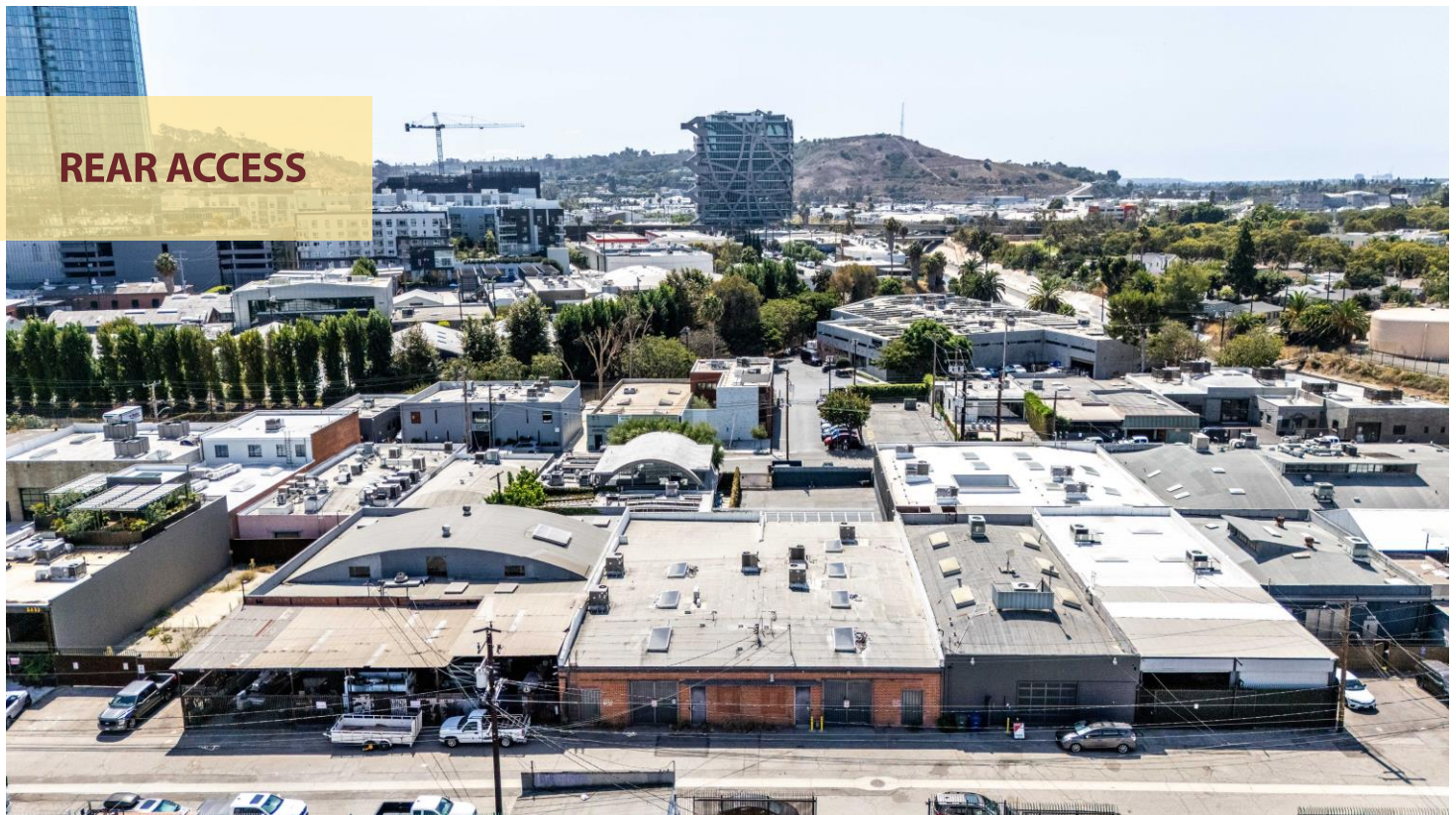
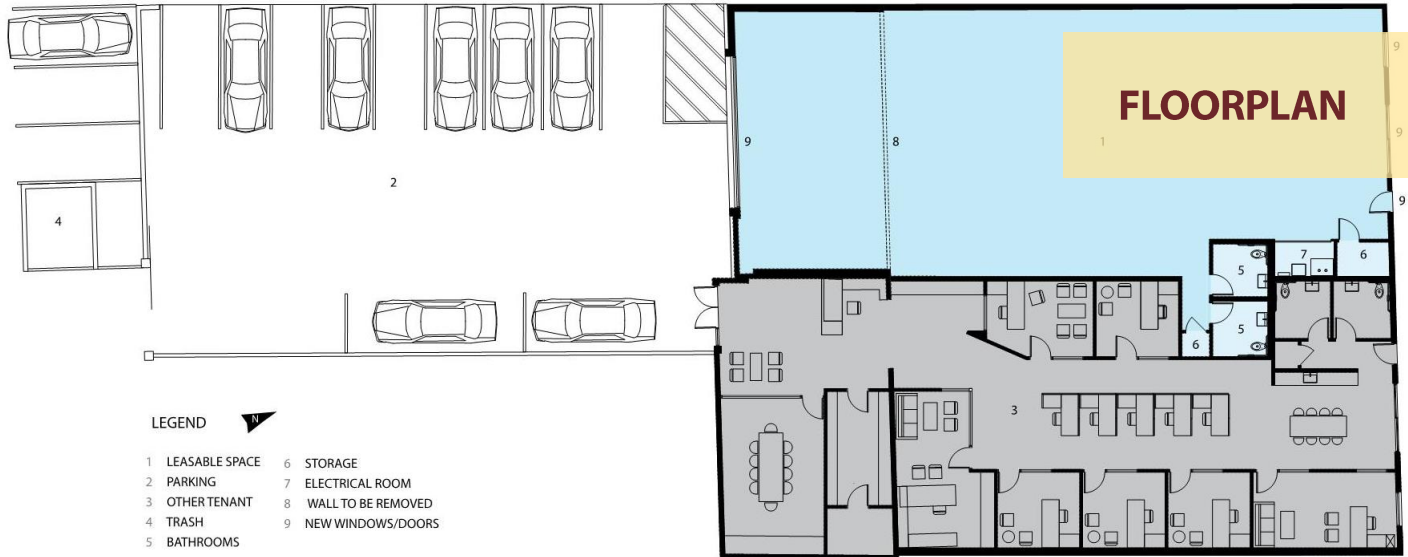
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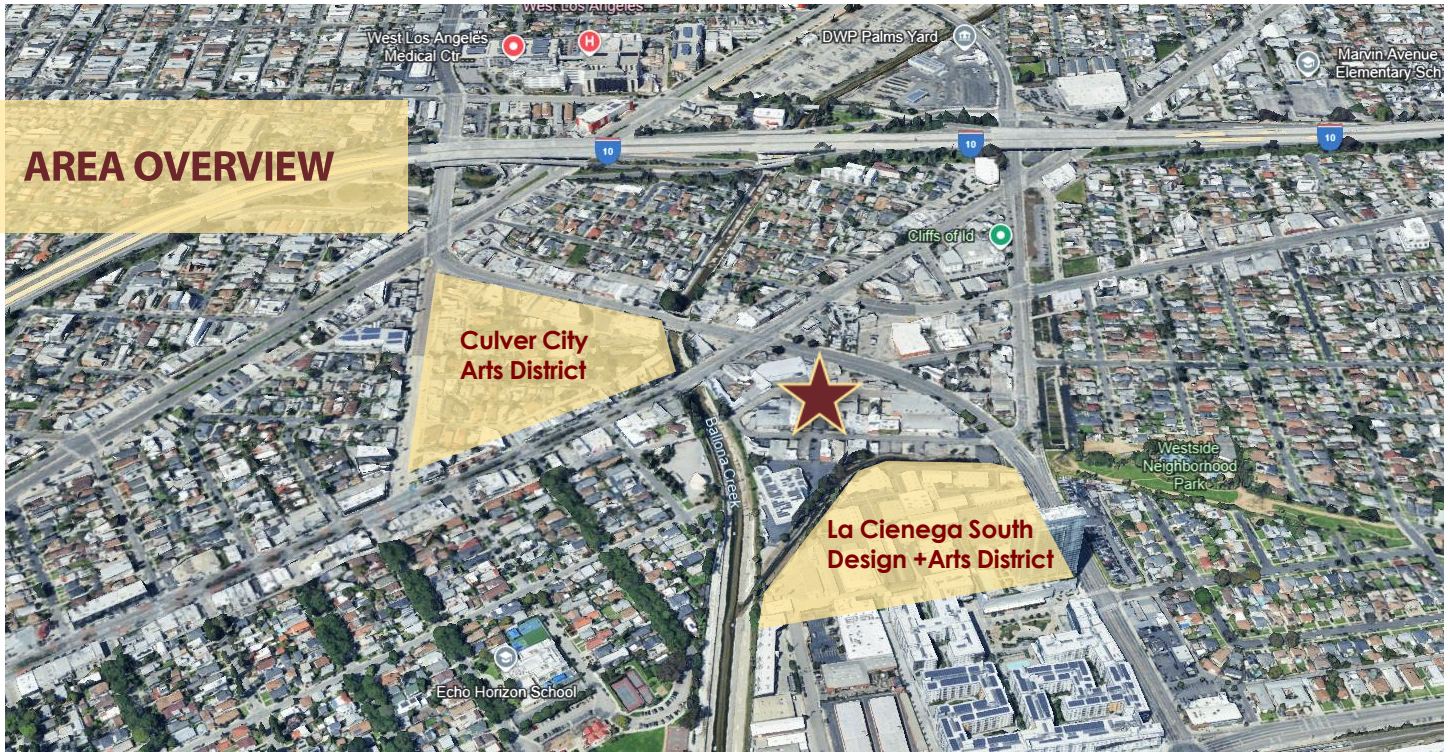
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## AREA OVERVIEW

## ARTS DISTRICT GALLERIES + RETAILERS

ECF Gallery  
Creative Galleries  
MODAA Gallery  
project:gallery  
CERASOLI Gallery  
Corey Helford Gallery  
The Whole 9 Gallery  
Koplin Del Rio  
Kinkead Contemporary  
d.e.n. contemporary art  
SANDRONI.REY  
Blum & Poe  
George Billis Gallery L.A  
Lizabeth Oliveria Gallery  
Bradford Stewart Gallery  
The Constant Gallery  
Walter Maciel Gallery  
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Walter Maciel Gallery  
Cardwell Jimmerson  
Contemporary Art  
Angstrom Gallery  
MC  
Bandini Art  
David Gallery  
SUSANNE VIELMETTER  
Billy Shire Fine Arts  
Out of Asia  
Classic Tile & Mosaic  
Berbere Imports  
Baoku Bo Tree Source  
Bradford Stewart

Emma Ferreira  
Bo Tree Source  
Charles & Charles  
LA CONTEMPORARY  
JK Gallery

## TRANSPORTATION

10 Freeway  
MTA Bus Line  
Expo Train Line

## CORPORATE NEIGHBORS

Nike  
Ogilvy & Mather  
Wong Doody  
Anonymous Content  
Smashbox Studios

## POPULAR AREA EATERIES

Industry Cafe & Jazz  
O Xtik Kitchen  
Wilson's Food & Wine  
Beacon  
La Dijonaise Cafe  
My Father's OIce  
Mandrake  
Maria's Restaurant  
Taqueria Alvarez  
Beylul Restaurant  
Starbucks  
The Point Cafe  
Bluebird Bakery  
Green Truck



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