

3562 & 3578 EASTHAM DRIVE



CULVER CITY
SPACES
AVAILABLE
FOR LEASE

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NEWMARK
PACIFIC

PROPERTY DETAILS

ADDRESS

3562 & 3578 Eastham Drive
Culver City, CA 90232

SIZE

3562 Eastham Drive

Approximately 40,589 SF*

3578 Eastham Drive South

Approximately 4,905 SF

RENT

Available upon Request

PARKING

2.8/1,000 SF

*Divisible to approximately 18,000 SF
and 22,000 SF

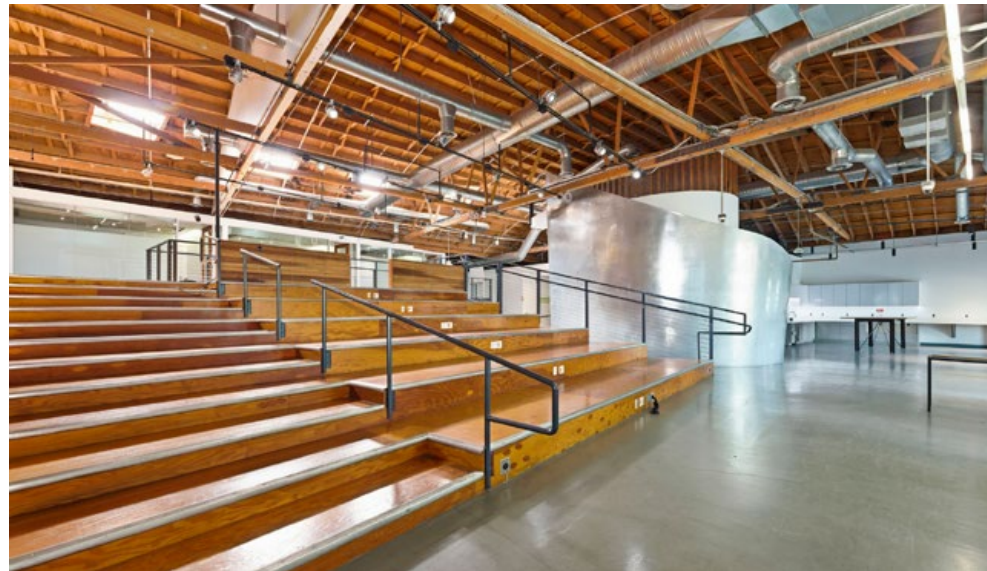
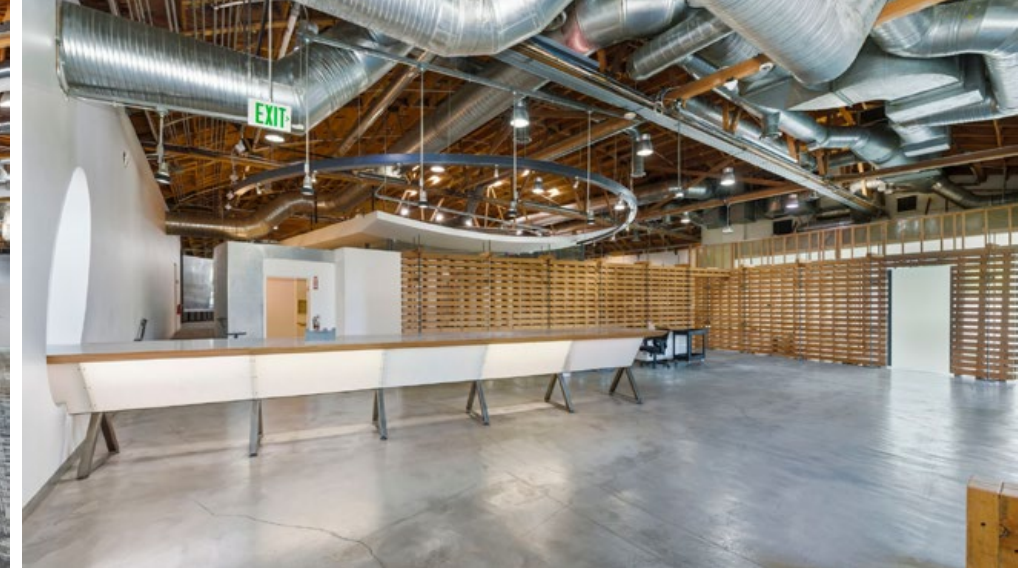


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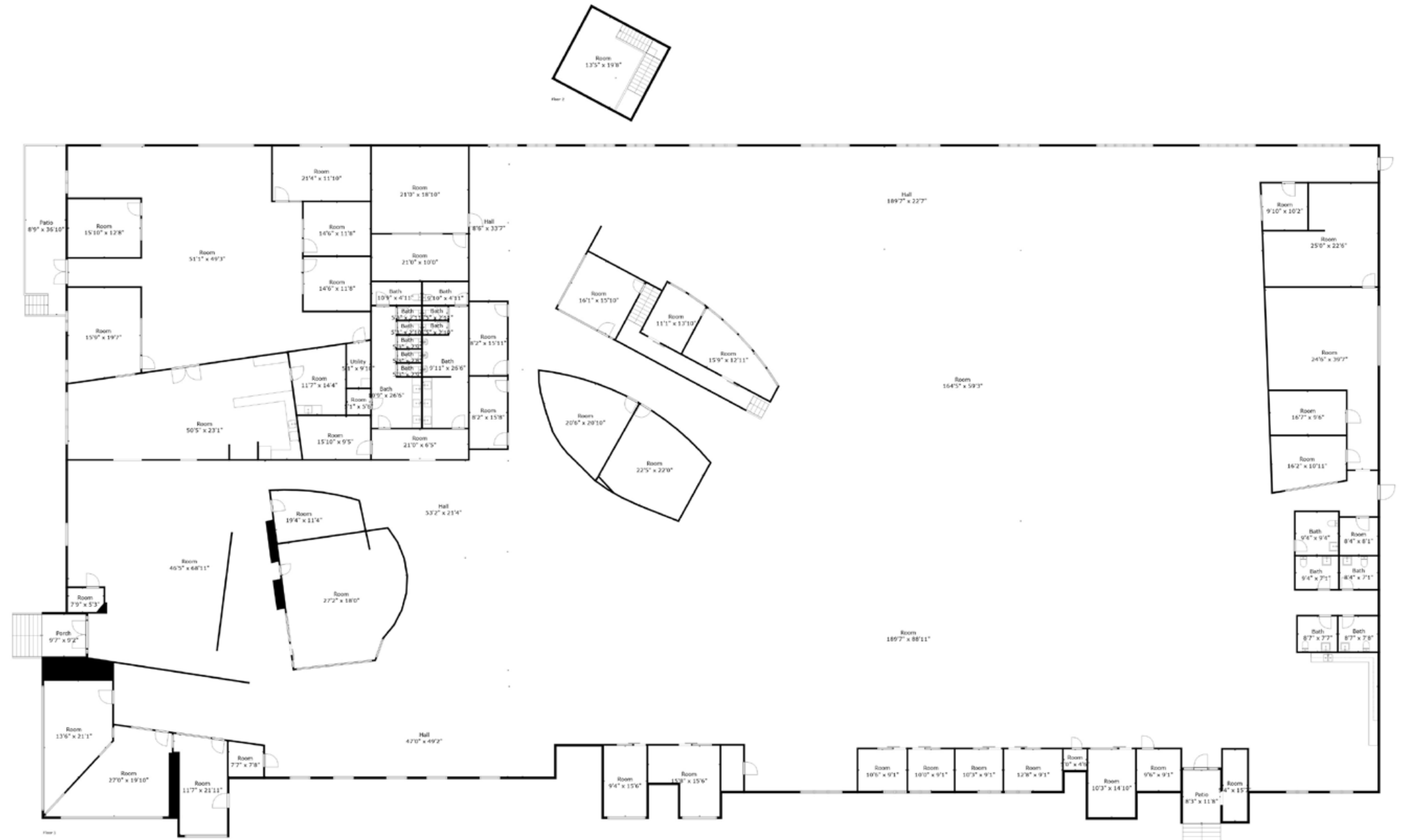
- Expansive open-plan layouts with generous column spacing, designed to accommodate a wide range of configurations — from collaborative team environments to focused studio and production setups.
- Unique architectural details throughout: soaring bow-truss ceilings, exposed structural steel, skylights, and raw industrial finishes that define the Hayden Tract aesthetic
- Enclosed individual offices integrated throughout the open floorplan — providing acoustic privacy and focused workspace without sacrificing the building's light-filled, collaborative character
- Large-format conference rooms, full catering kitchens, and upgraded restrooms
- Dedicated surface parking at-grade with reserved, non-tandem stalls



FLOOR PLAN

3562 EASTHAM DRIVE

Approximately 40,589 SF*



*Divisible to approximately 18,000 SF
and 22,000 SF

TOTAL: 40589 sq. ft
FLOOR 1: 40262 sq. ft, FLOOR 2: 327 sq. ft
EXCLUDED AREAS: UTILITY: 50 sq. ft, PORCH: 147 sq. ft, PATIO: 420 sq. ft,
WALLS: 534 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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3578 EASTHAM DRIVE



3578 EASTHAM DRIVE

- Soaring bow-truss ceilings, exposed structural steel, skylights, and polished concrete floors
- Enclosed private offices integrated throughout the floorplan, offering focused, acoustic workspace without sacrificing the building's open, light-filled industrial feel
- Delivered in vanilla-shell condition — a clean canvas ready for a tenant's vision with minimal lead time to occupancy
- Dedicated front entry hallway
- On-site restroom
- Private outdoor patio area extending the usable footprint and providing a rare amenity
- Dedicated at-grade surface parking with reserved, non-tandem stalls — convenient, friction-free access for staff and visitors alike



AREA OVERVIEW

3562–3578 Eastham Drive sits in the northeast quadrant of the Hayden Tract — Culver City’s most celebrated creative office district, and one of the most architecturally distinct commercial neighborhoods in Los Angeles. What began as a mid-century industrial corridor was gradually reimagined over three decades by Eric Owen Moss Architects and developer Samitaur Constructs into a campus of converted warehouses and bold new structures that has become a genuine destination for media, technology, and entertainment companies.



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HAYDEN TRACT

WALKER'S & BIKER'S PARADISE

60

WALK SCORE

70

TRANSIT SCORE

90

BIKE SCORE

The immediate neighborhood reads like a who's who of the Westside's most influential tenants. Apple, Amazon Studios, Nike, HBO, Sony Pictures Animation, and Warner Bros. all maintain a presence within blocks. Zoic Studios, Jam City, and Scopely are longstanding Eastham Drive neighbors. The broader Hayden Tract — over 800,000 SF of creative office space — draws companies that want proximity to talent pipelines from UCLA and USC, easy access to Silicon Beach, and a walkable, energized street life that traditional suburban campuses can't replicate.

On the culinary side, the Tract punches well above its size. Vespertine (Jordan Kahn's Michelin-starred landmark) and its sibling café Destroyer anchor the neighborhood's dining identity. The weekly Culver City Farmers Market, Platform at Hayden Tract's independent retail cluster, Cognoscenti Coffee, and the Culver Steps' mix of shops and restaurants are all within easy reach. The Whole Foods at La Cienega and Jefferson — the closest full-service grocer — serves as a de facto amenity hub for the entire district.

Transit and freeway access are exceptional: the Metro E Line connects the Tract to Santa Monica in one direction and Downtown Los Angeles in the other, while the I-10 and I-405 offer regional reach to LAX, the South Bay, and the Valley. The Ballona Creek bike path — connecting the neighborhood to the Pacific Ocean — is steps away, underscoring the quality-of-life proposition that has made Culver City one of LA's most competitive office submarkets.



PROPERTY FACTS



Surrounded by marquee Westside tenants—including Apple, Amazon Studios, Nike, HBO, Sony Pictures Animation, and Warner Bros.—plus Eastham Drive mainstays Zoic Studios, Jam City, and Scopely, within the 800,000+ SF Hayden Tract prized for UCLA/USC talent access, Silicon Beach proximity, and a vibrant, walkable scene



Culinary and retail amenities shine with Michelin-starred Vespertine, café Destroyer, the Culver City Farmers Market, Platform's independent retail, Cognoscenti Coffee, and the Culver Steps, with Whole Foods at La Cienega and Jefferson serving as the district's everyday hub

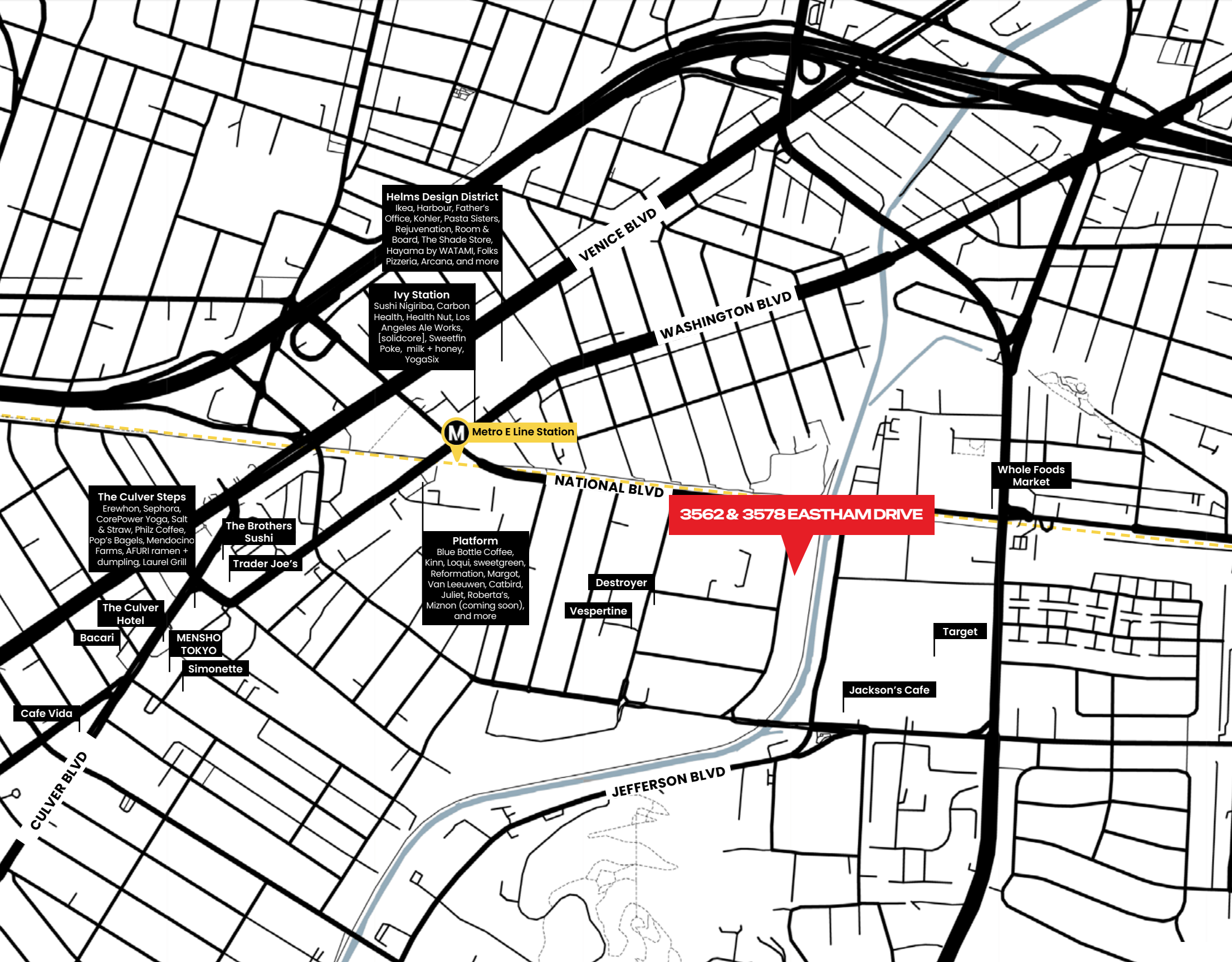


Exceptional connectivity via the Metro E Line to Santa Monica and Downtown LA, immediate I-10 and I-405 access to LAX, the South Bay, and the Valley, and the nearby Ballona Creek bike path linking to the ocean



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NEARBY

OFFICES

VOX MEDIA

GROUP NINE

PARACHUTE

WILDCARD MEDIA

ARC CREATIVE
STUDIOS

APPLE

APPLE MUSIC

SMASHBOX

NIKE

SCOPELY

AMAZON

BEATS ELECTRONICS

ADOBE

BLACKBIRD

WEWORK

DISNEY

BABY2BABY

JUNKIN MEDIA

SMASHBOX STUDIOS

WC+A

WARNER BROS.
DISCOVERY

HBO

PLATFORM

UNISOFT

NPR

EQUINOX

LRM

WHY

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