

THE HAYDEN TRACT

CULVER CITY, CA



SHAPING THE FUTURE OF CREATIVITY

DESIGNING FOR TOMORROW, TODAY

Set in the vibrant Culver City, community within the Hayden Tract presents an unparalleled campus environment designed to fuel creativity and innovation. Spanning over 800,000 square feet, the campus offers tenants an array of collaborative spaces, inspiring views and easy access to some of the most exciting dining and retail destinations in the broader Los Angeles area. Join a dynamic ecosystem alongside Fortune 500 giants like Apple, Amazon and Nike, and watch your visionary ideas take flight.



CAMPUS HIGHLIGHTS



800,000 SF creative office campus



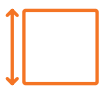
Abundant natural light



Move-in ready spaces



Bow-truss, sawtooth roofs



Spacious high ceilings



Synergistic campus environment

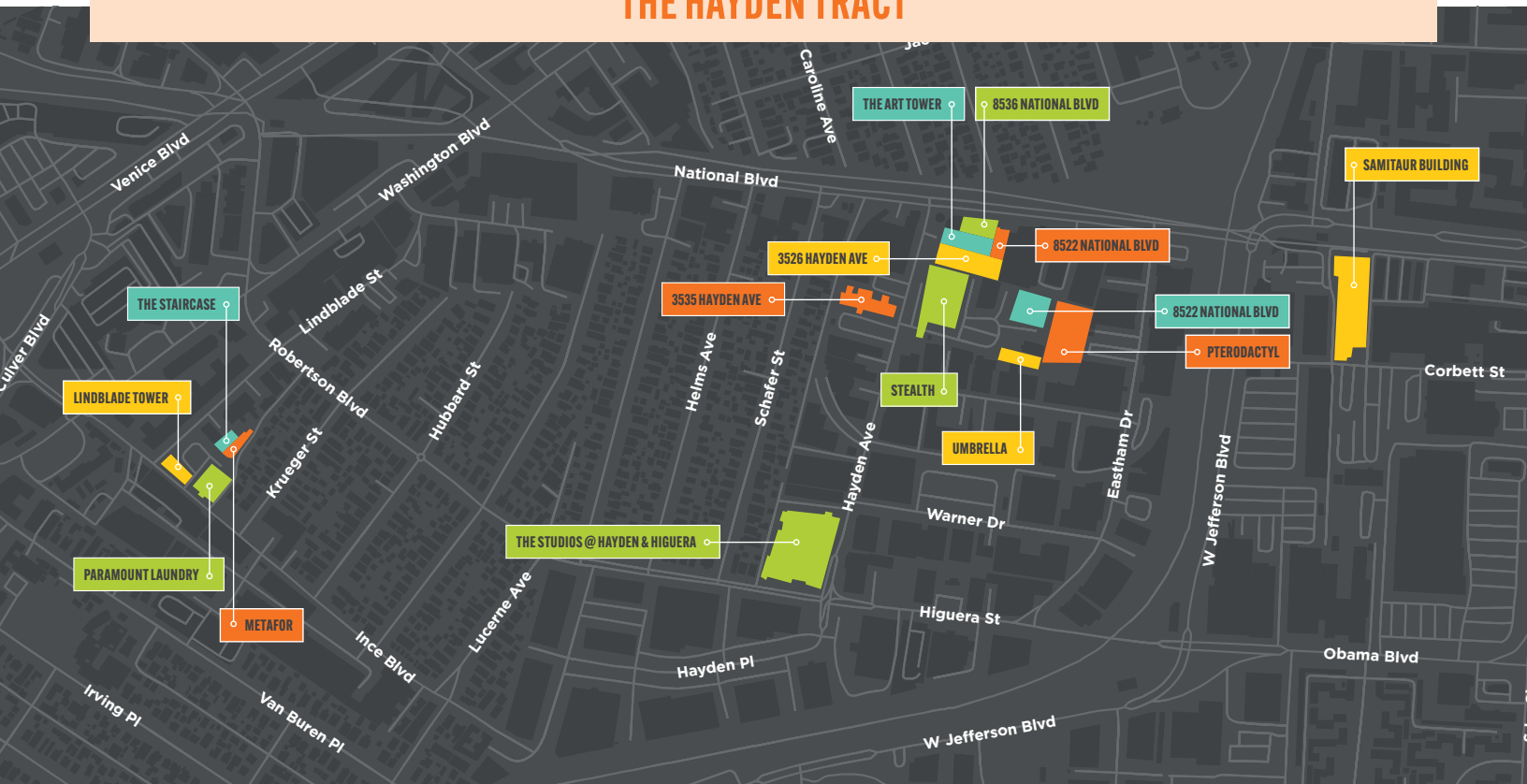


New spec suites available

CREATIVE SPACES FOR CREATIVE MINDS



THE HAYDEN TRACT

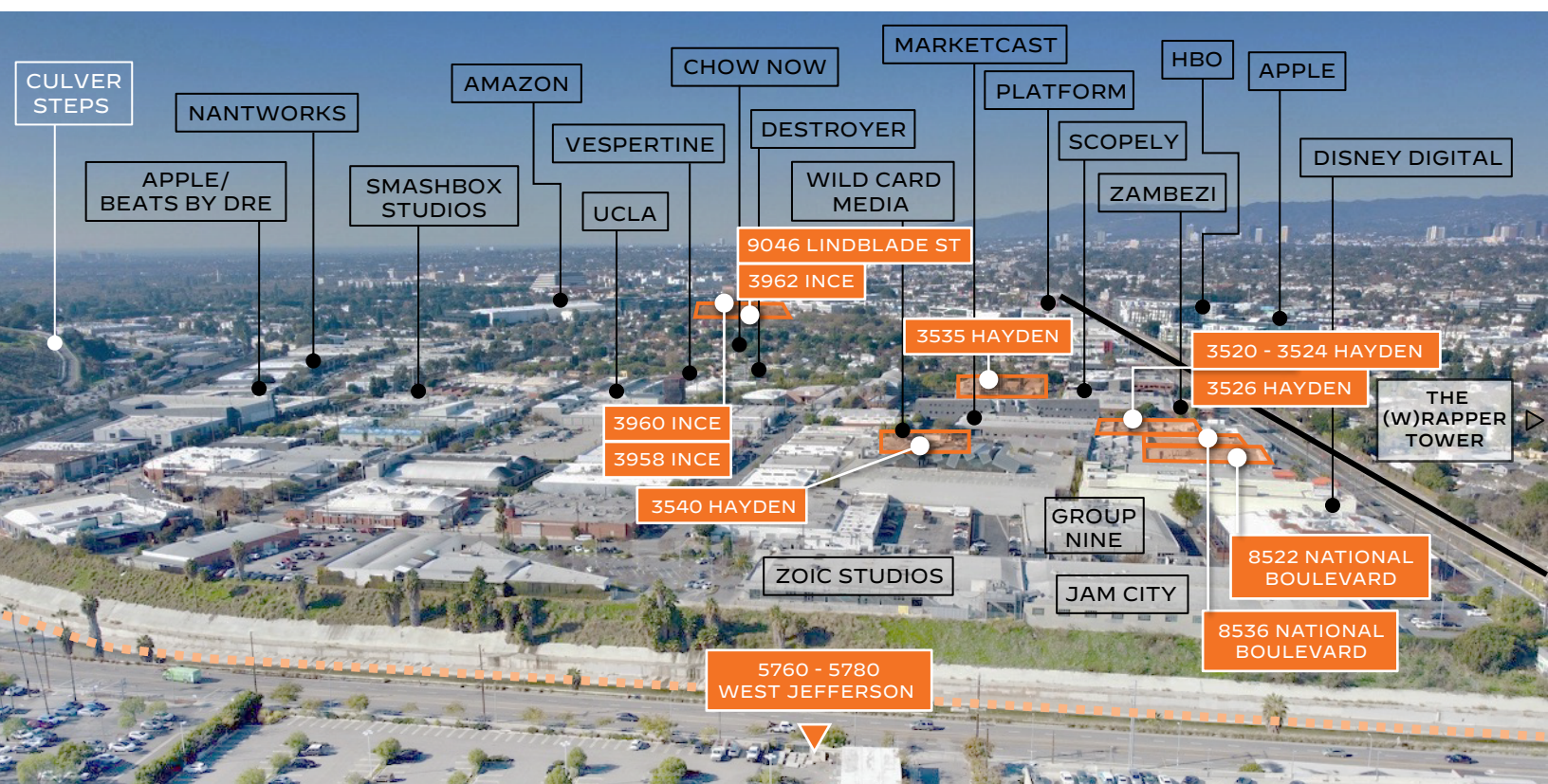




DISCOVER CULVER CITY

Culver City, a creative tech epicenter and also known as the ‘Heart of Screenland’ for its film and television production, offers a vibrant urban scene. Within walking distance, you’ll find an array of dining, retail and entertainment options to suit every taste.

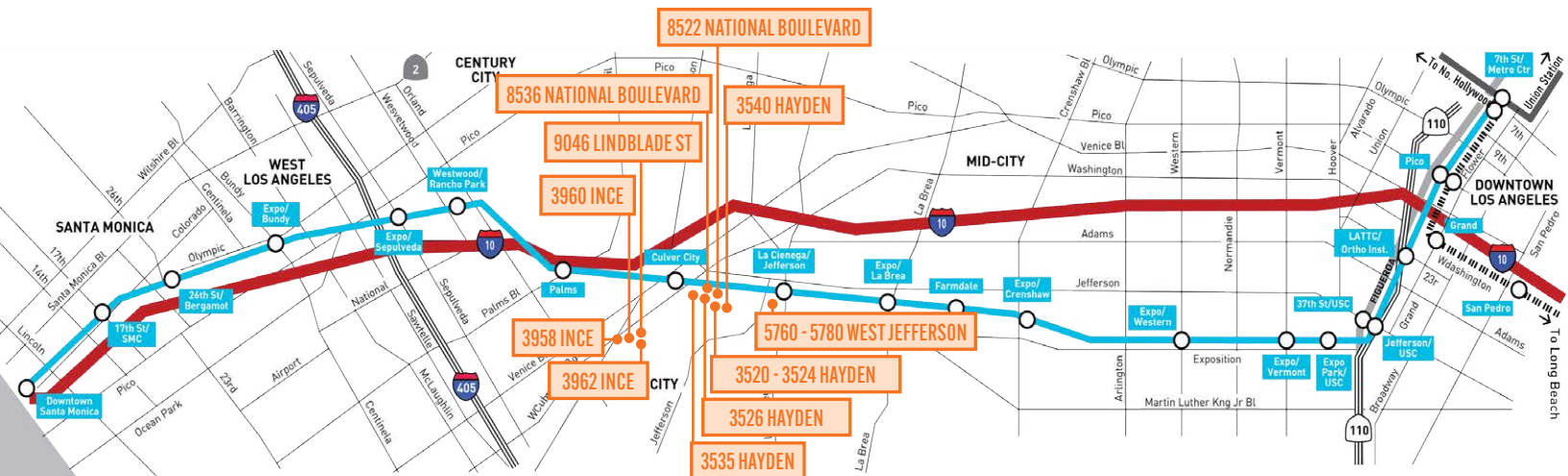
The heart of downtown buzzes with trendy restaurants and boutique shops, creating a dynamic atmosphere for creative professionals who crave inspiration, community and unique experiences.



THE KEY TO LOS ANGELES



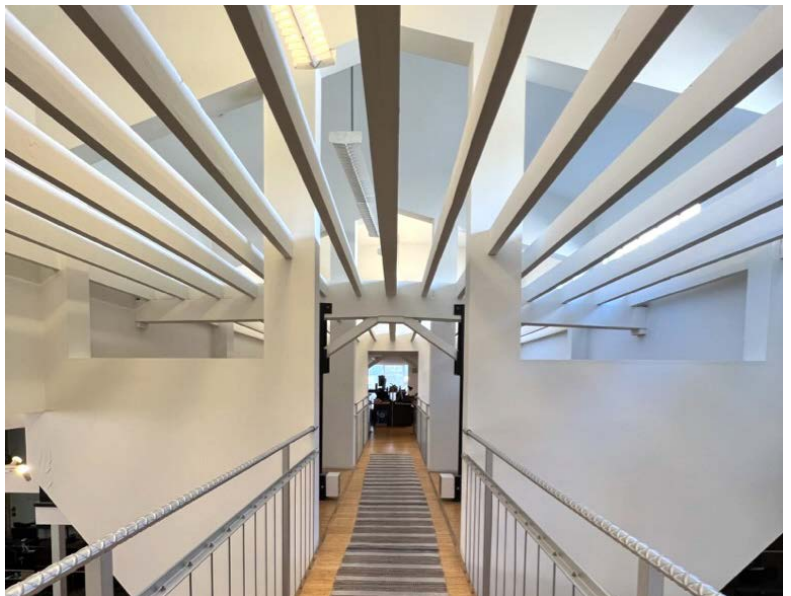
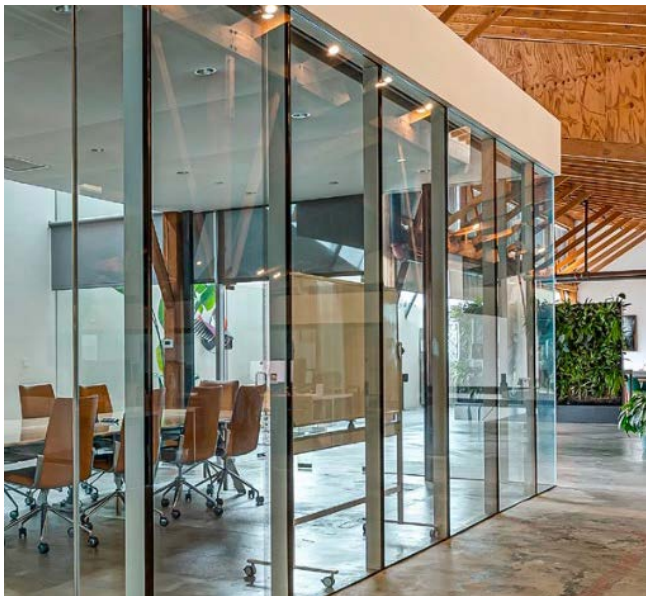
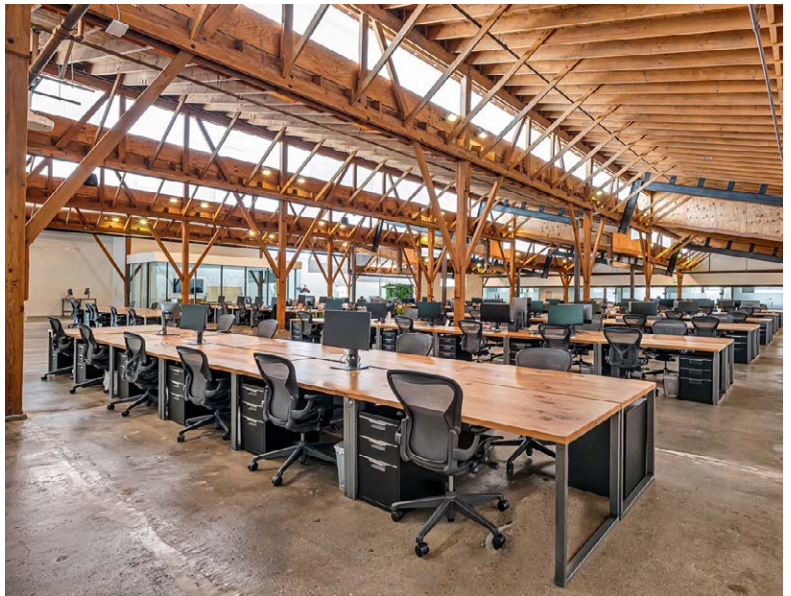
Positioned at the strategic center of West Los Angeles, close to the city's major freeways, Culver City offers unmatched accessibility to all corners of the region. Whether heading to the beach from Venice Boulevard, commuting to nearby West Hollywood, or traveling out of LAX, The Hayden Tract sits at the nexus of business and leisure to put countless destinations within reach.



SPACES THAT SPARK IMAGINATION

Eric Owen Moss Architects, the visionary minds behind The Hayden Tract, bring an unparalleled and inventive spirit to the creative campus. Known for its bold and unconventional designs, Eric Owen Moss's architecture stands out with its appealing interplay of forms and surfaces that defy categorization.

With over 100 design awards, Moss's work is widely credited with playing a significant role in Culver City's revitalization. These spaces inspire tenants to think outside the box, fostering visionary ideas and groundbreaking work.



SETTING THE STANDARD

At The Hayden Tract, innovation begins with Hackman Capital Partners and Samitaur Constructs. As the visionary owner, Samitaur Constructs brings a legacy of groundbreaking urban development and architectural ingenuity to the forefront. With a portfolio boasting prestigious awards and international recognition, Samitaur Constructs pushes boundaries and inspires communities.

Complementing this visionary approach is Hackman Capital Partners, an expert in real estate investment and development. With over three decades of experience and a global portfolio, Hackman Capital Partners brings strategic vision and substantial funding into the project to guarantee stable ownership and an elevated tenant experience. Together, they form a powerful alliance committed to shaping the future of Culver City.



IN GOOD COMPANY:

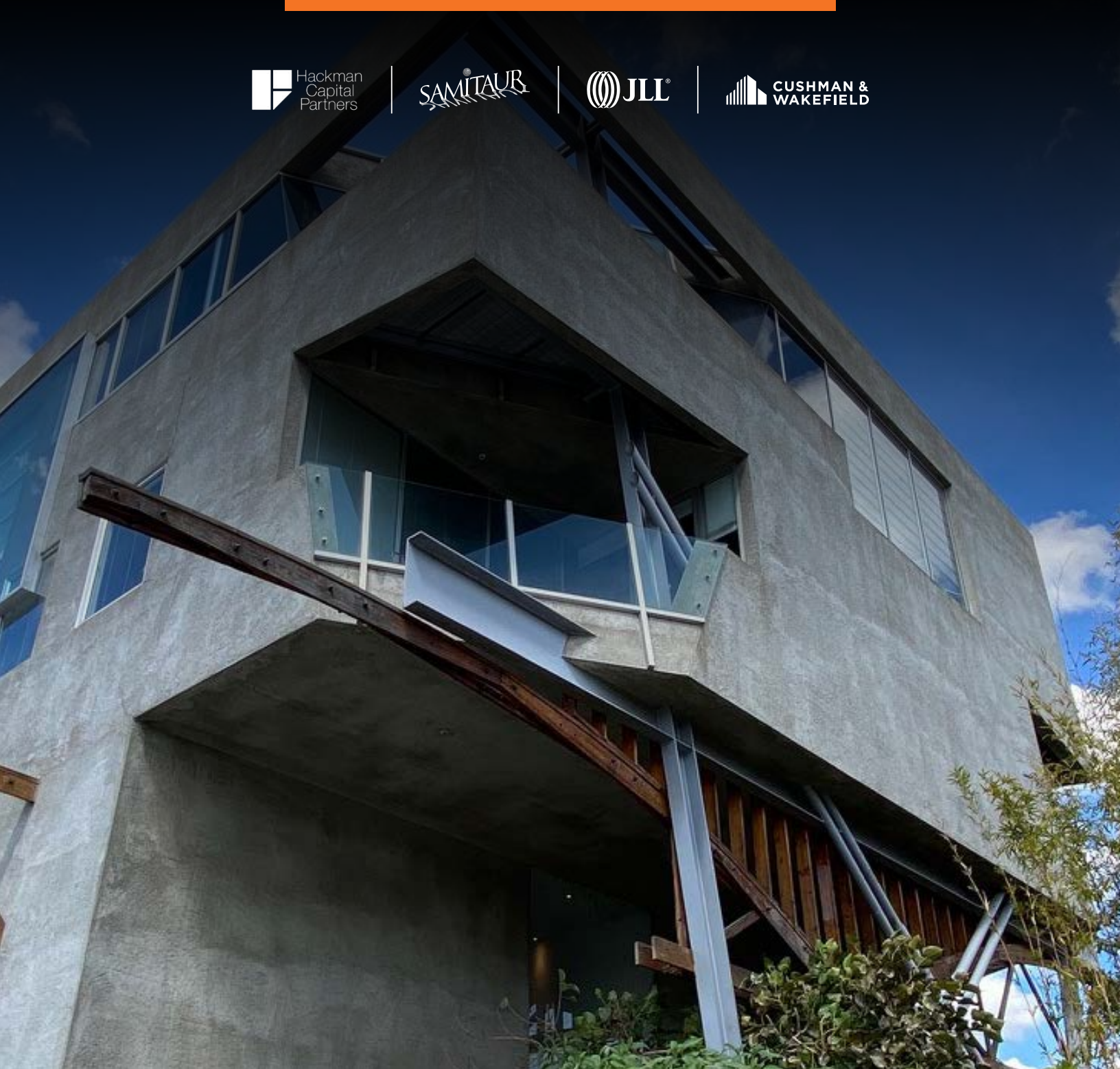
Samitaur Constructs Projects Featured In

- Museum of Contemporary Art (MOCA)
- The Museum of Contemporary Art in Vienna (the MAK)
- The Venice Biennale

Hackman Capital Partners' Tenants

- Sony Pictures Animation
- Coca Cola
- HBO
- Amazon
- Apple
- Sony
- Nike





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