

ONE OF THE BEST SMALL BUILDINGS IN THE HOTTEST AREA OF LA



# Stunning Single Tenant Stand-Alone Creative Building

8520 Washington Blvd, Culver City

**Mark Berman**  
310-713-1323  
[Mark@MStrategic.net](mailto:Mark@MStrategic.net)  
DRE 01013402



**Premises:** 3,795 SF

**Lease Term:** 3 – 10 years

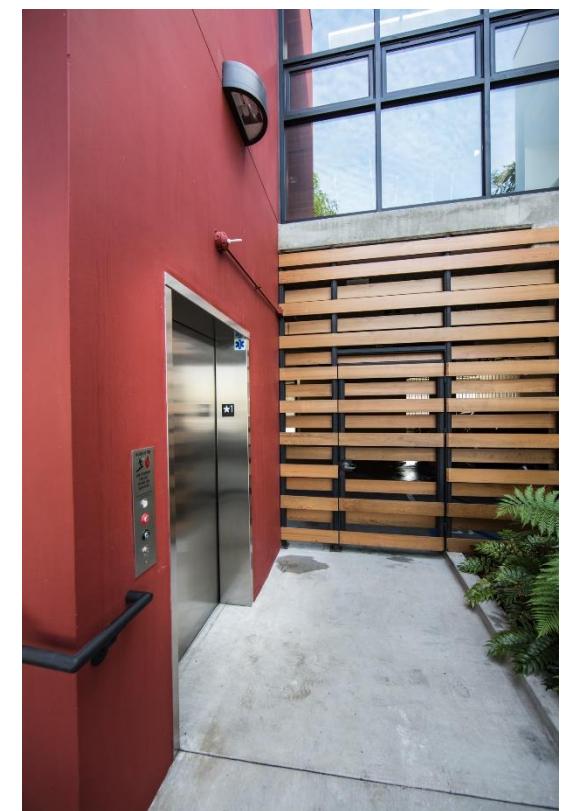
**Availability:** Immediate

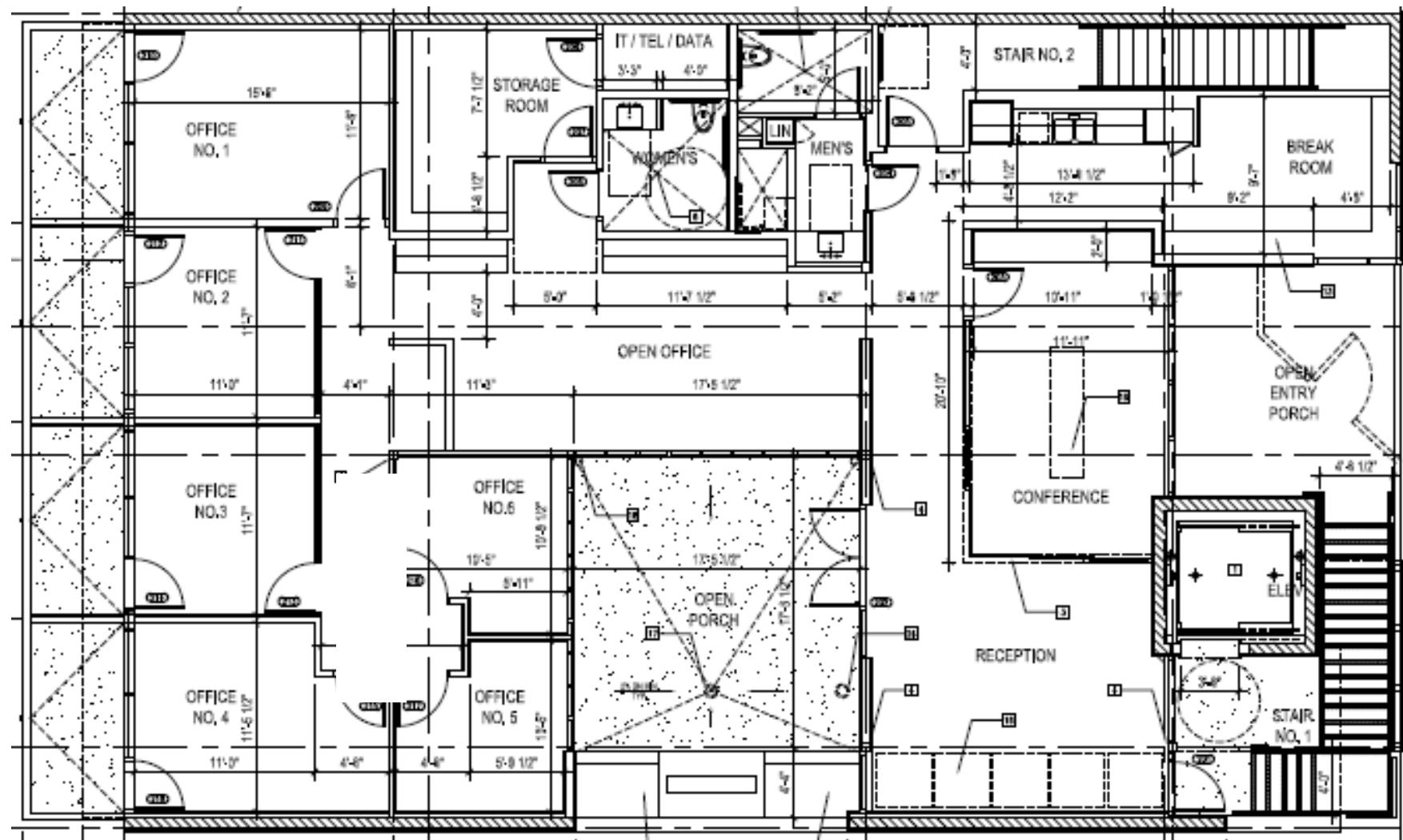
**Monthly Rent:** Negotiable

**On-site Parking:** 8 covered and secured spaces at \$175 each/per month.  
Possibility to park an additional 7 spaces on-site at no charge.

#### Features:

- Available fully furnished
- Large private outdoor retreat with fire pit
- High ceilings, skylights, operable windows, polished concrete floors
- 4 window offices each with a private balcony
- Built-in high-end millwork throughout, including 6 workstations
- Beautiful high-end finishes throughout
- Elegantly appointed restrooms with shower
- Building known for D Face mural by famous British street artist on side wall
- Secured parking area
- Elevator and separate rear entry
- Spectacular conference room
- Kitchenette with seating area
- Existing security system







Located in the Arts District of Culver City, the building design continues the existing urban fabric by creating a perceived storefront at street level. Covered parking is accessed through the back alley, with the office spaces elevated to the second floor. Public spaces such as the lobby and conference room are contained in a redwood box that projects out to wrap around the entry stair. A second courtyard with fire pit at the office level creates a private outdoor retreat.

The building's location on Washington Boulevard between Helms and La Cienega Blvd, makes it easily accessible by both the Culver City and La Cienega Expo Stations.



