

NOW LEASING

# 800 | 900 Culver Pointe

Workspace Reimagined

250,000 RSF OPPORTUNITY  
CULVER CITY, CA

NORTHWOOD  
INVESTORS



L.A. REALTY  
PARTNERS





# Workplace Reimagined

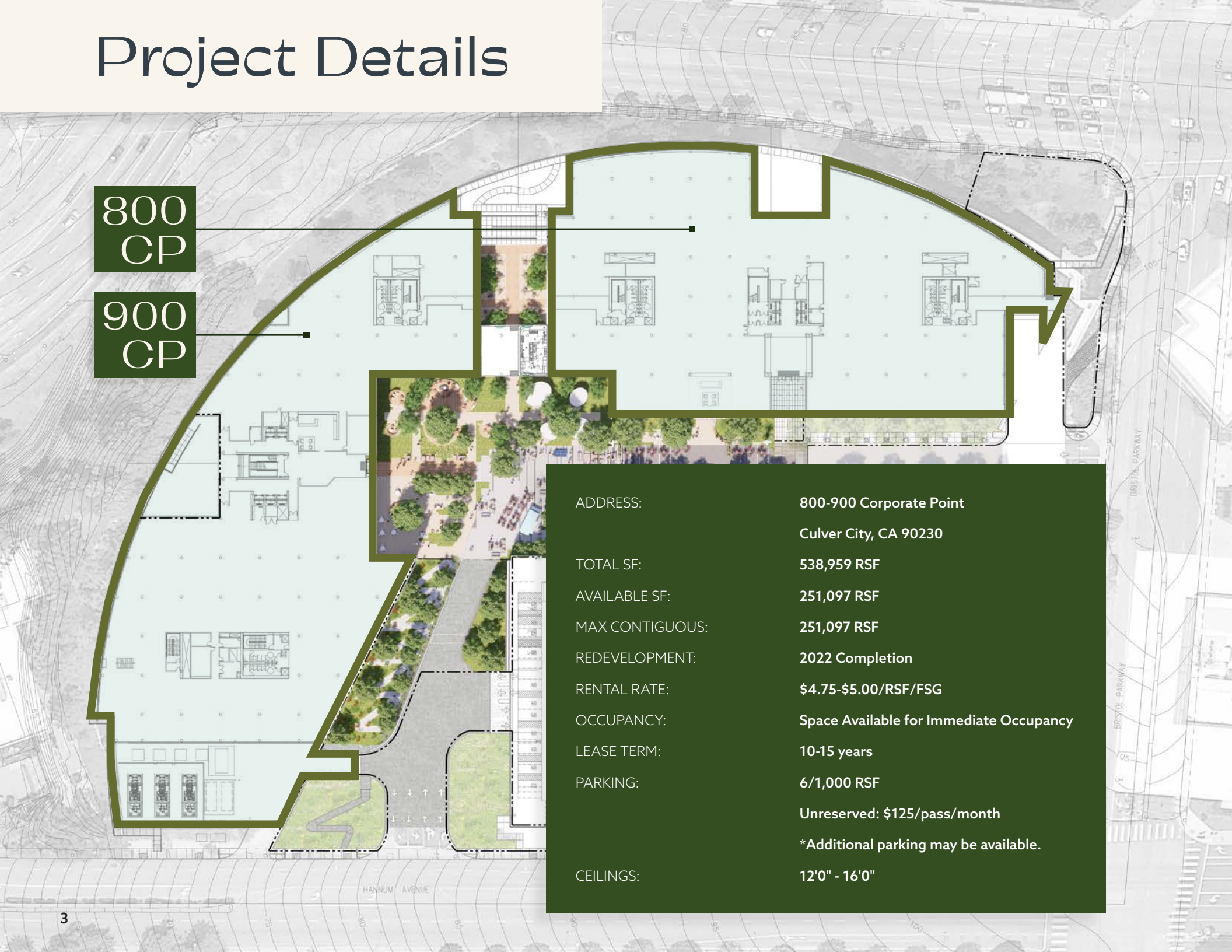
Located in the heart of Culver City—800/900 Culver Pointe is a premier office campus, with unique amenities designed for today's transformative and creative companies.

- ◇ ~250,000 RSF CONTIGUOUS AVAILABILITY
- ◇ 6.0 / 1,000 PARKING AVAILABLE
- ◇ NEW 4,000 SF STATE-OF-THE-ART FITNESS STUDIO
- ◇ EXPANSIVE OUTDOOR WORKSPACES
- ◇ ON-SITE CAFE & CATERING KITCHEN
- ◇ OPERABLE JULIET WINDOW OPPORTUNITIES

# Project Details

800  
CP

900  
CP



|                 |  |
|-----------------|--|
| ADDRESS:        | 800-900 Corporate Point<br>Culver City, CA 90230                                     |
| TOTAL SF:       | 538,959 RSF  |
| AVAILABLE SF:   | 251,097 RSF  |
| MAX CONTIGUOUS: | 251,097 RSF  |
| REDEVELOPMENT:  | 2022 Completion  |
| RENTAL RATE:    | \$4.75-\$5.00/RSF/FSG  |
| OCCUPANCY:      | Space Available for Immediate Occupancy  |
| LEASE TERM:     | 10-15 years  |
| PARKING:        | 6/1,000 RSF<br>Unreserved: \$125/pass/month<br>*Additional parking may be available. |
| CEILINGS:       | 12'0" - 16'0"  |



# Features & Amenities

VERDANT OUTDOOR SPACE

STATE-OF-THE-ART GYM & WELLNESS STUDIO

ON-SITE CAFE & FOOD AMENITIES

FOOD TRUCKS & OUTDOOR DINING

FULL-SIZE CATERING & GHOST KITCHEN

TECCRETE RAISED-FLOOR SYSTEM

EXCELLENT FREEWAY ACCESS

OPERABLE WINDOW SYSTEMS

6/1,000 PARKING SPACES

ELECTRIC VEHICLE CHARGING STATIONS

+/- 68,000 RSF FLOOR PLATES

SELF-CONTAINED CAMPUS

WITH GROWTH OPPORTUNITIES

DOG FRIENDLY CAMPUS

ON-SITE BICYCLE PARKING

ROOFTOP OASIS

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## Design Intervention Opportunities

PRIVATE ENTRY OPPORTUNITIES

PRIVATE BALCONIES & JULIETS

BUILDING SIGNAGE & BRANDING

DRAMATIC OPENINGS

OPEN-AIR FEATURE STAIRCASE

EXTERIOR STAIR ACCESS

MULTI-FLOOR ATRIUMS

EXCLUSIVE OUTDOOR PATIO OPPORTUNITY





360 VR TOUR



## AERIAL VIEW OF THE OUTDOOR PLAZA

The plaza at 800/900 Culver Pointe is a rich ecosystem of flexible and programmable spaces, with room for teams or individuals alike. Use it for a variety of uses like food trucks or training events.





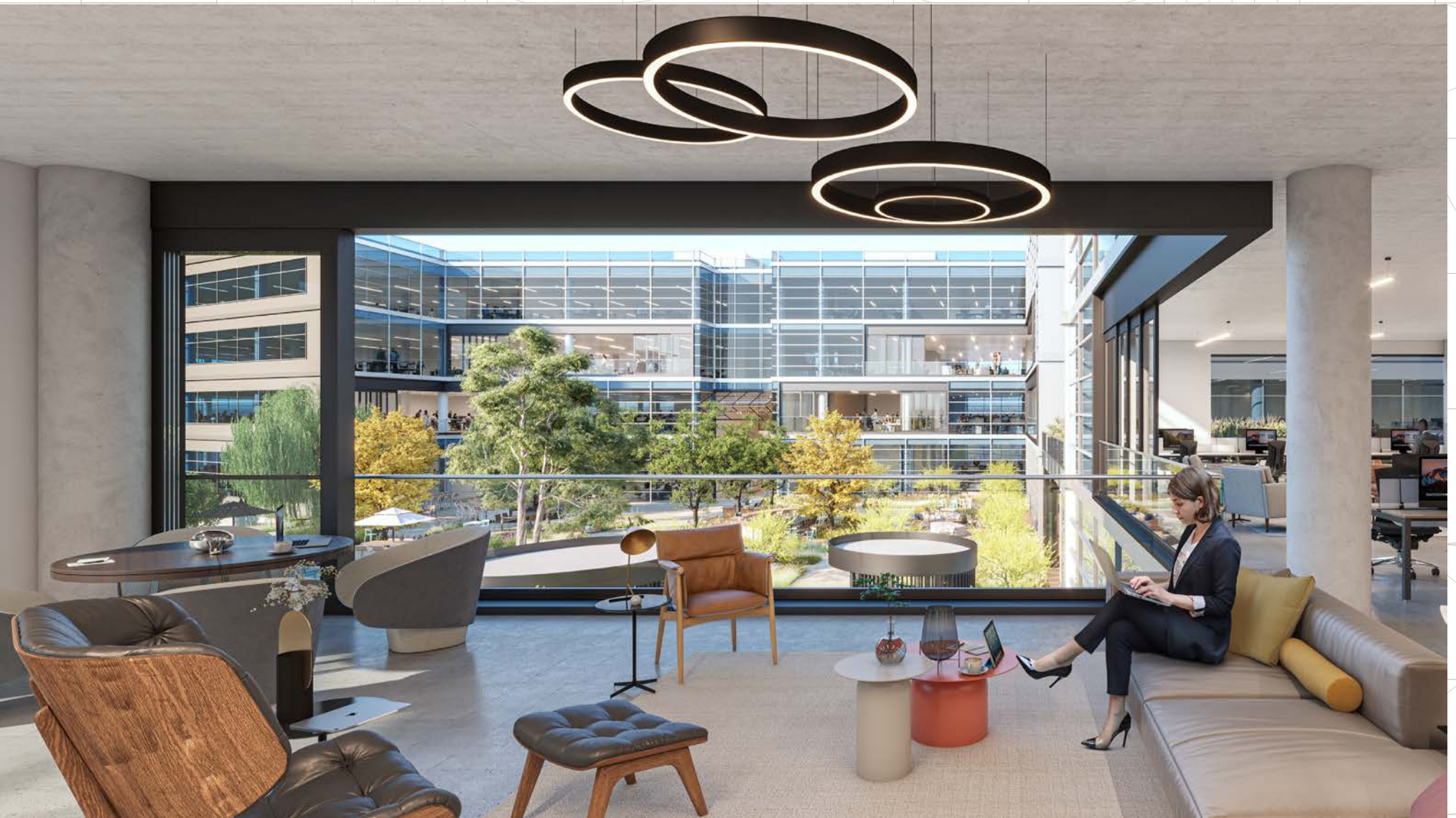
360 VR TOUR



## ON-SITE INDOOR/OUTDOOR CAFE BAR & LOUNGE

A stunning indoor/outdoor cafe provides a robust offering of coffee, food and beers on tap to keep people fueled and full of energy throughout their day.





## RETRACTABLE ACCORDION GLASS WALL SECTIONS AVAILABLE

Optional retractable wall systems allow you to open your office to the amazing California climate, inviting natural light, and fresh coastal air into your environment.





## 900 CULVER POINTE ENTRY & OUTDOOR WORKSPACES

Each space at Culver Pointe offers a unique naturally inspired environment to work, learn, socialize and collaborate. Powered workspaces for team sessions, presentations and training abound.





## 900 CULVER POINTE ENTRYWAY & LOBBY

The entry to 900 Culver Pointe is a unique lobby experience which opens to the verdant outdoor landscape. The green wall system creates a luminous and airy interior reception area.





## ADAPTABLE & VERSATILE OUTDOOR WORKSPACES

Throughout Culver Pointe, there are a variety of comfortable and programmable powered workspaces to support focused team sessions, casual lunches, and socialization, adaptable to meet your needs.





360 VR TOUR



## PREMIER FITNESS & WELLNESS SPACE

The 4,000 SF state-of-the-art fitness and wellness studio provides a versatile array of equipment and space to accommodate a full spectrum of workouts and wellness regimens.





## THE FOREST PAVILION GATHERING SPACES

Organic, vertical pavilions inspired by the forest provide flexible, covered outdoor spaces for a variety of business uses, adapting to various needs while allowing in natural light and air.





## THE PLAZA AND PARKING GARAGE

A welcoming entry from the ample parking garage leads you through the plaza at 800/900 Culver Pointe, where you arrive at a transformative office campus designed by HOK and reimagined by RIOS.



# About the Area

STATISTICS

**76**  
WALKSCORE

**30+**  
RESTAURANTS  
WITHIN 3 MILES

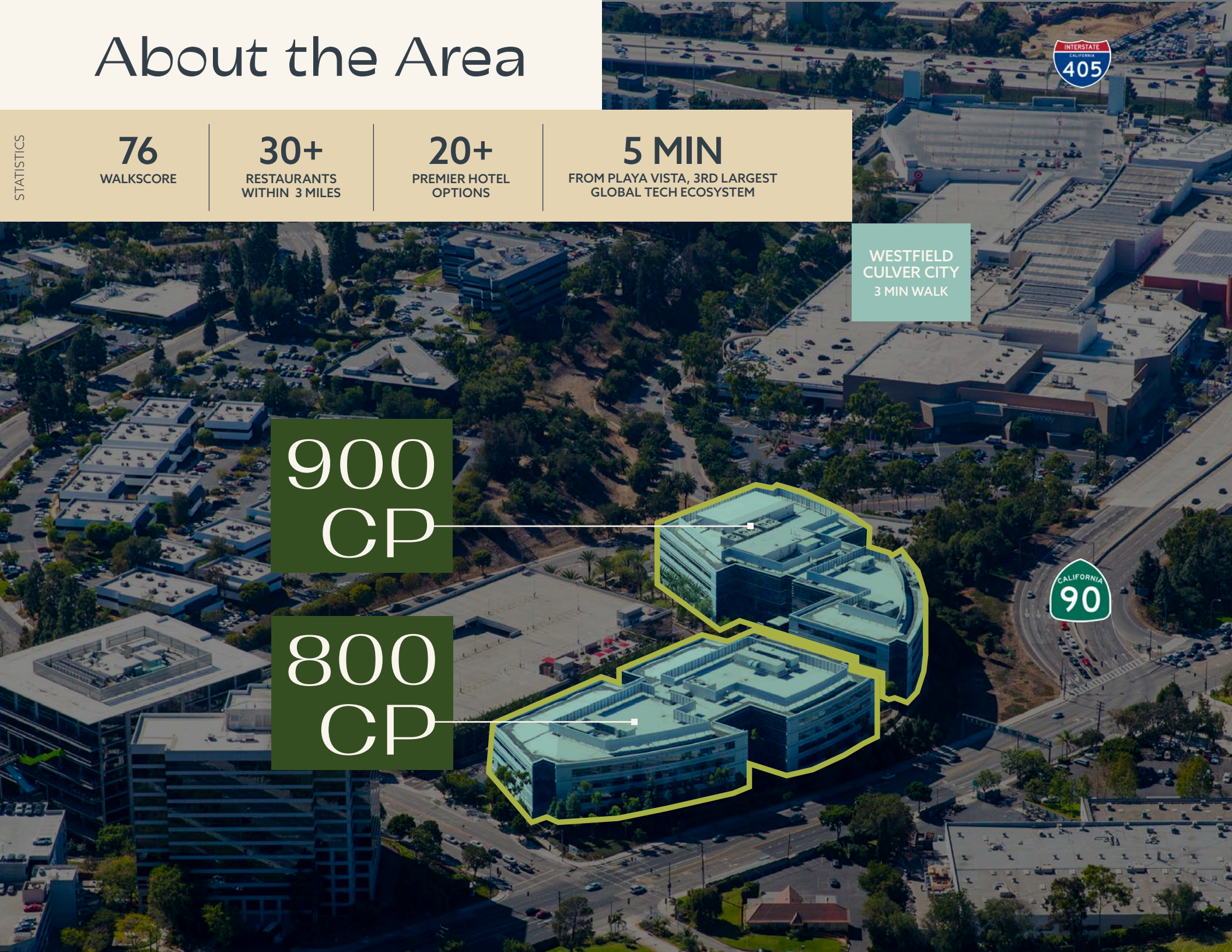
**20+**  
PREMIER HOTEL  
OPTIONS

**5 MIN**  
FROM PLAYA VISTA, 3RD LARGEST  
GLOBAL TECH ECOSYSTEM

WESTFIELD  
CULVER CITY  
3 MIN WALK

900  
CP

800  
CP





# Culver City

## RETAIL DESTINATIONS



## NOTABLE TENANTS



# Playa Vista

## RETAIL DESTINATIONS



## NOTABLE TENANTS







# CULVER CITY

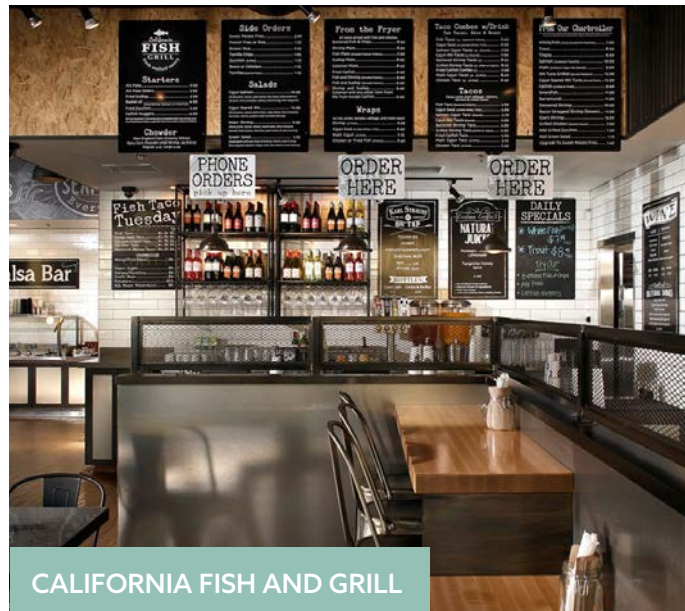
Film and New Media center with popular West LA destinations, restaurants, and amenities



GEORGE PETRELLI STEAK HOUSE



WESTFIELD CULVER CITY



CALIFORNIA FISH AND GRILL



BLUE BOTTLE COFFEE





# PLAYA VISTA

The heart of the tech ecosystem in West LA, featuring premiere destinations and a prestigious tenant base



SUGARFISH BY SUSHI NOZAWA



EQUINOX FITNESS



RUNWAY PLAYA VISTA

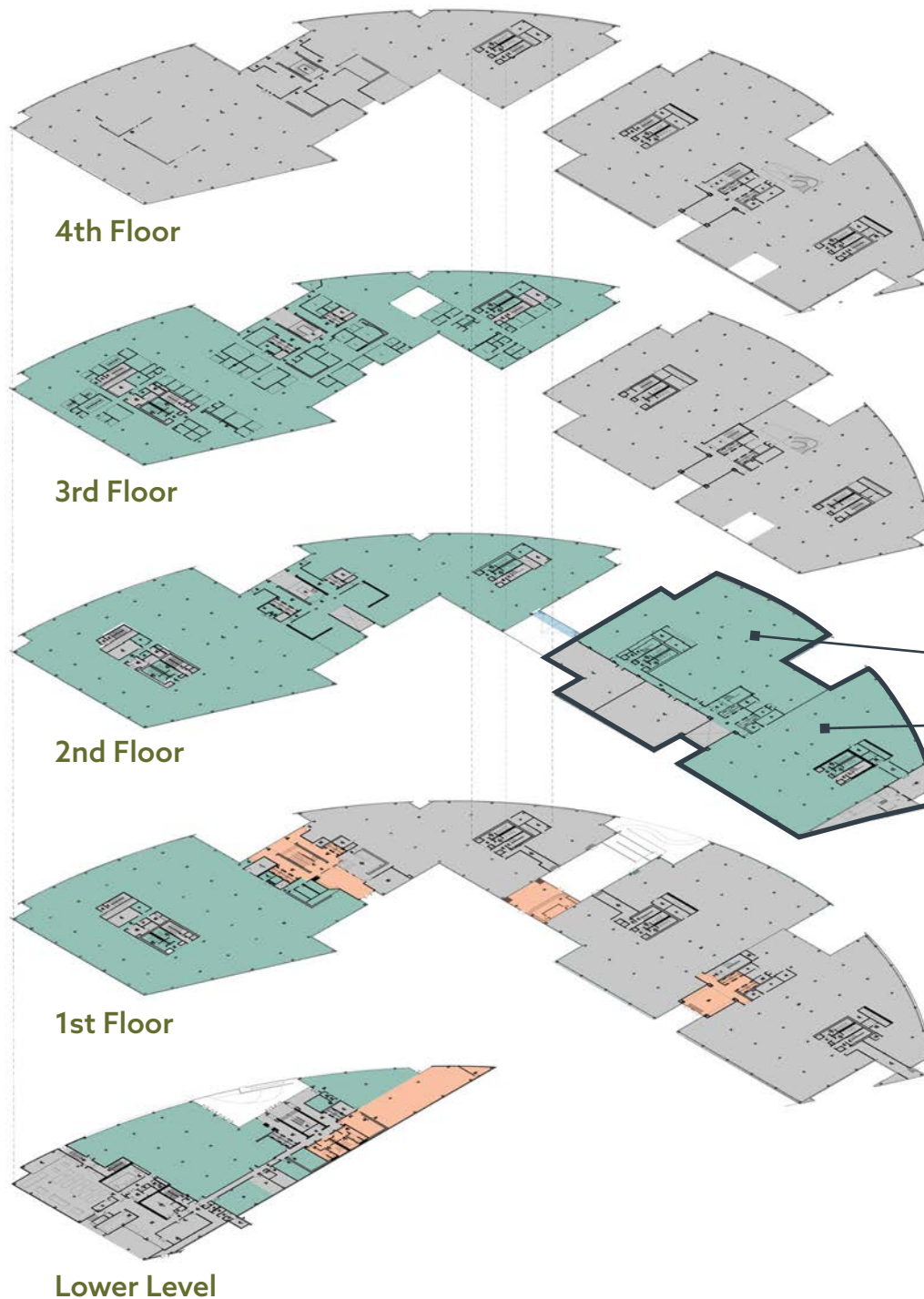


WHOLE FOODS



## 800 CULVER POINTE

# AVAILABILITIES



24,433 RSF (White Boxed)

25,867 RSF (White Boxed)

**50,300 RSF Contiguous Space**

251,097 RSF Contiguous Availability with 2nd Floor connection to 900 CP





# 900 CULVER POINTE

## AVAILABILITIES

3RD FLOOR: 67,330 RSF (Built Out)

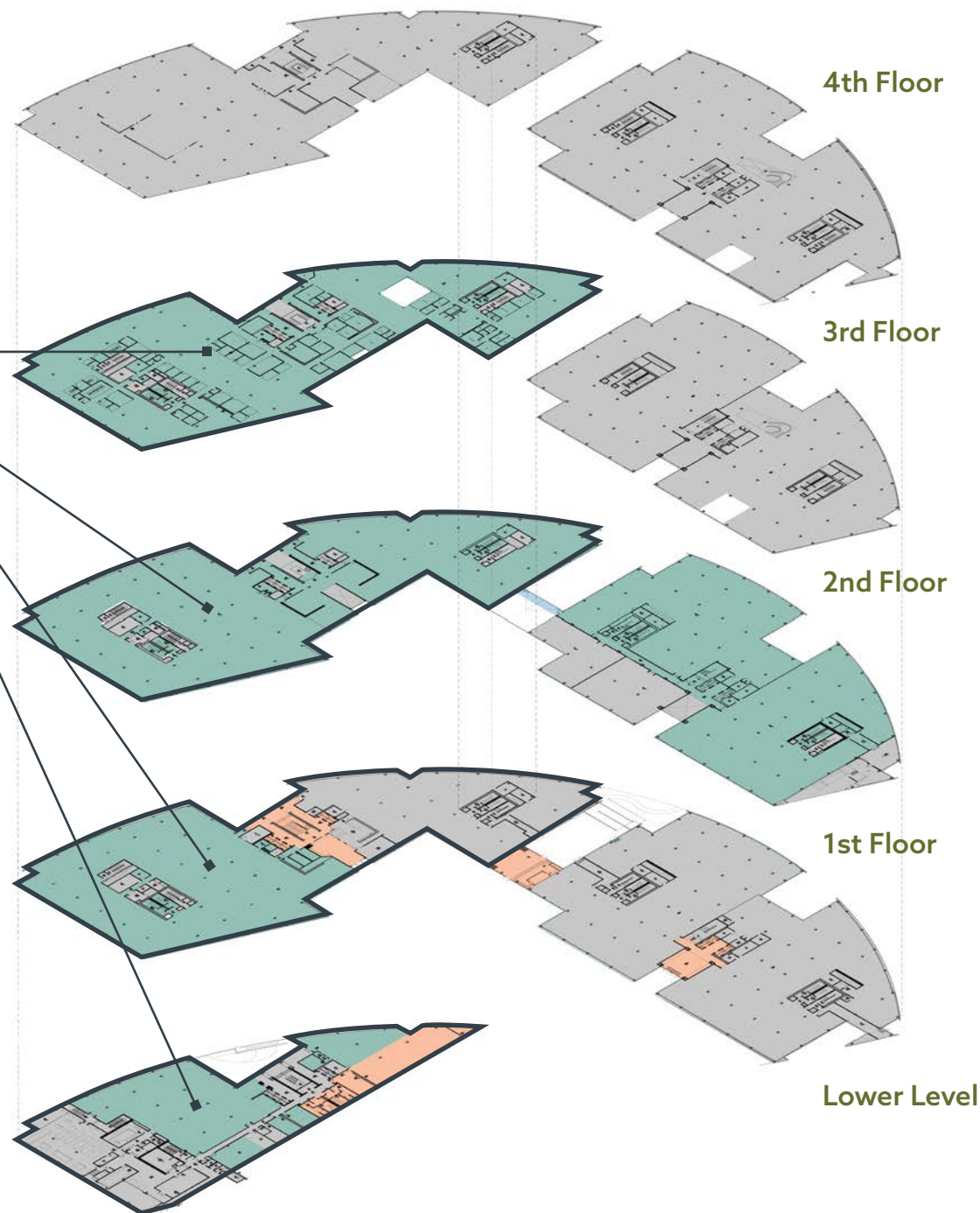
2ND FLOOR: 68,724 RSF (White Boxed)

1ST FLOOR: 41,086 RSF (White Boxed)

LOWER LEVEL: 23,657 RSF (White Boxed)

200,797 RSF Contiguous Space

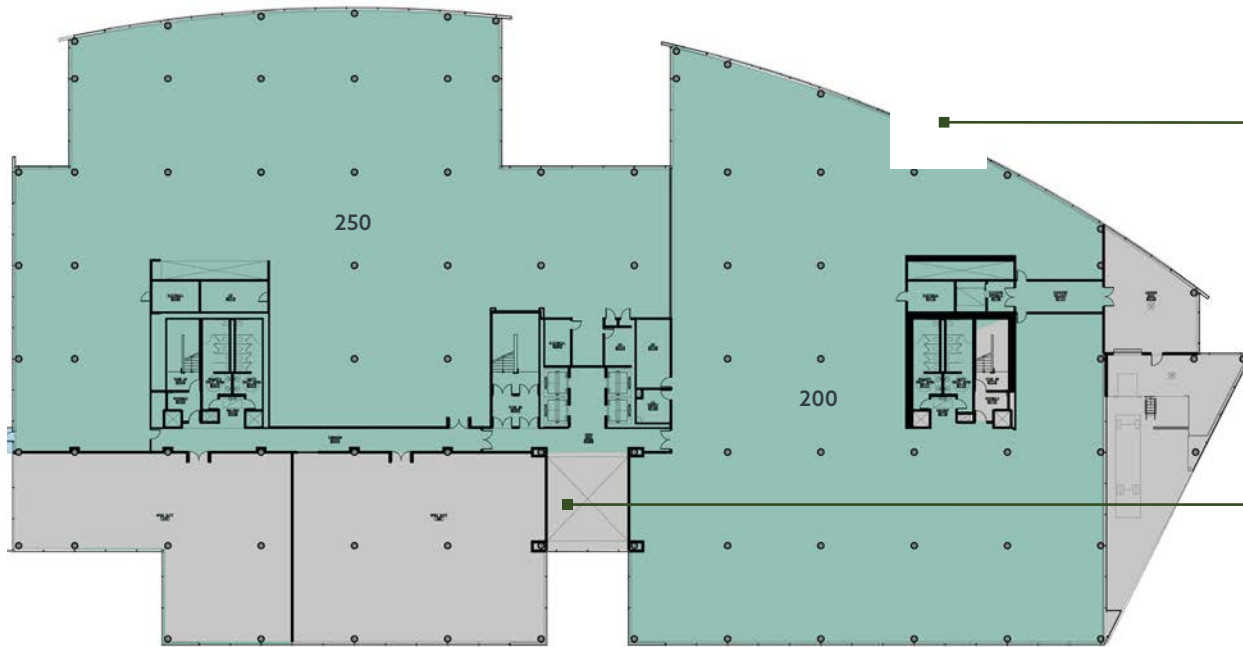
251,097 RSF Contiguous Availability with 2nd Floor connection to 800 CP





# AVAILABILITIES

SECOND FLOOR - 50,300 RSF



## INTERVENTION OPPORTUNITIES



Potential Atrium to 1st Floor



Potential Bridge to 900 Culver Pointe

SUITE 250: 24,433 RSF (White Boxed)

SUITE 200: 25,867 RSF (White Boxed)





# 900 CULVER POINTE

## AVAILABILITIES

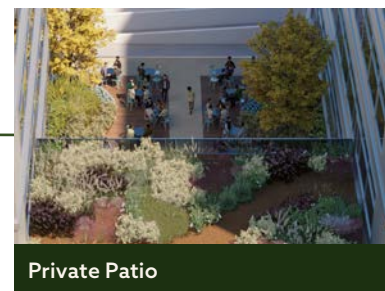
LOWER LEVEL - 23,657 SF



### COMMON AREA AMENITIES



### INTERVENTION OPPORTUNITIES





# 900 CULVER POINTE

## AVAILABILITIES

FIRST FLOOR - 41,086 SF

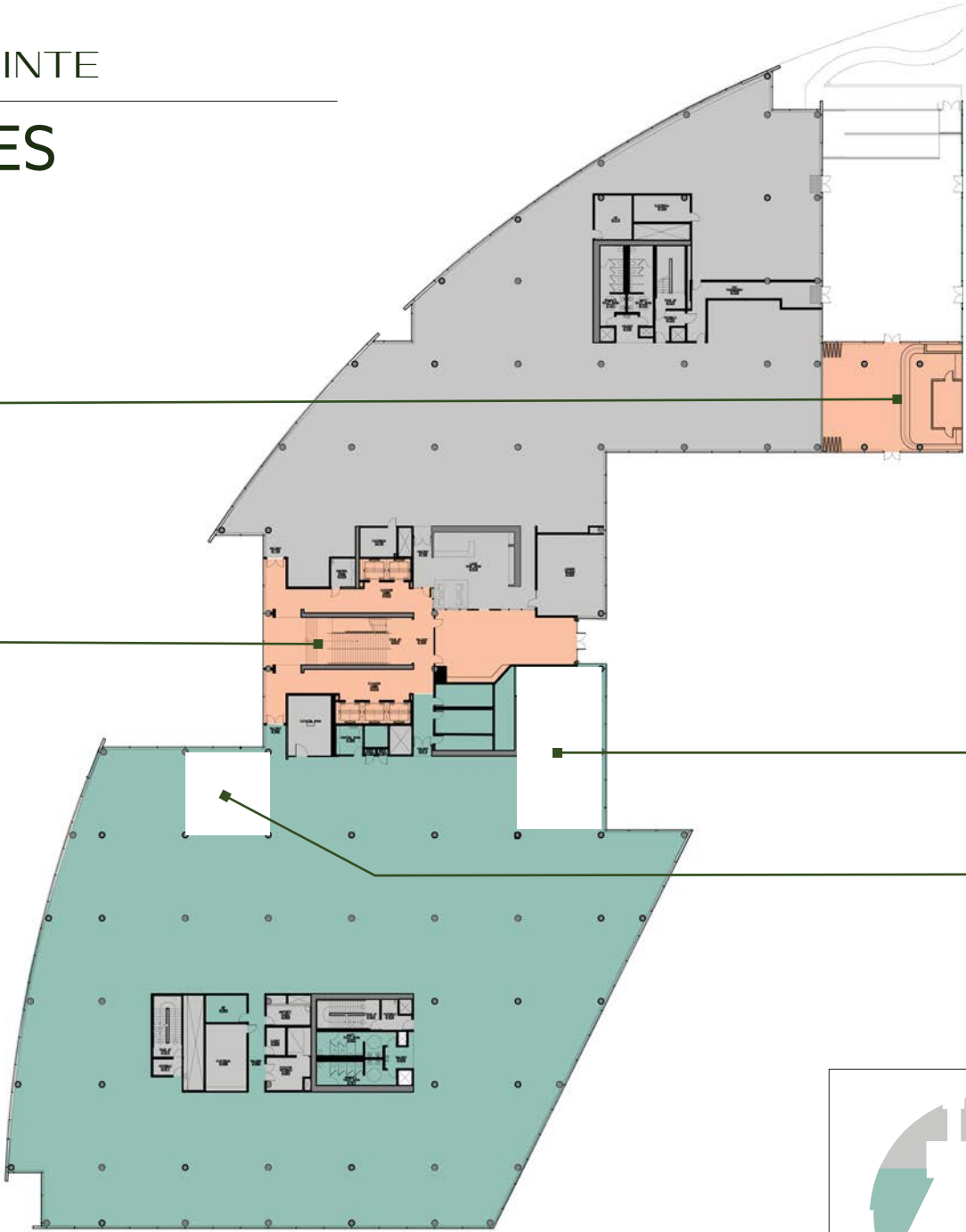
COMMON AREA AMENITIES



Cafe Amenity Space



900 Culver Pointe Entrance



INTERVENTION OPPORTUNITIES



Potential Private Entry



Potential Atrium to 2nd Floor

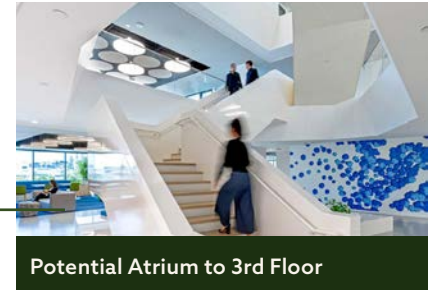
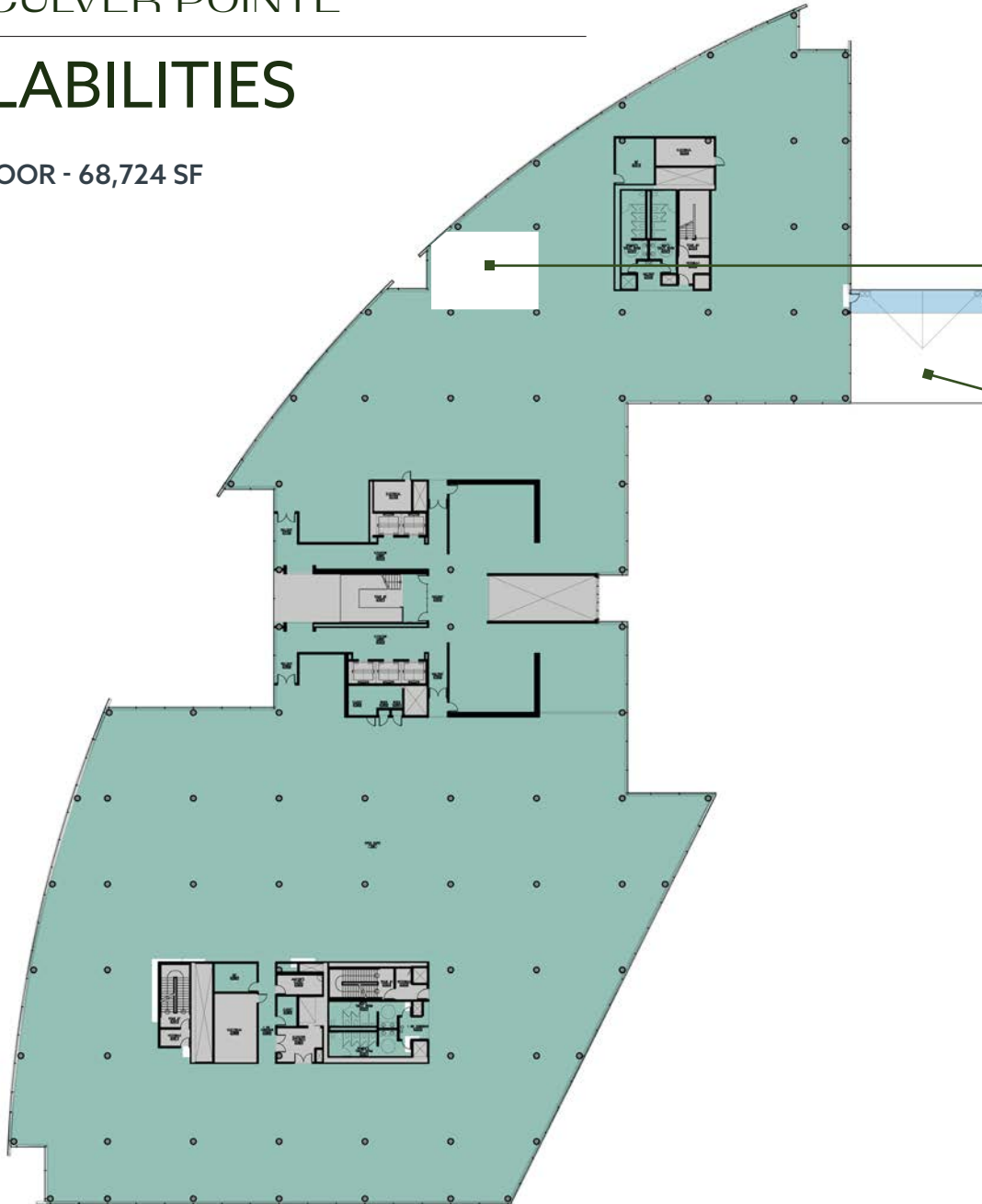




# 900 CULVER POINTE

## AVAILABILITIES

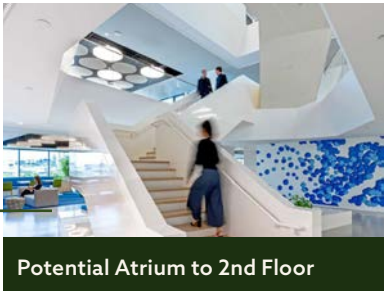
SECOND FLOOR - 68,724 SF





# AVAILABILITIES

THIRD FLOOR - 67,330 SF



Potential Atrium to 2nd Floor







800  
900  
CP

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