



NOW LEASING
800 | 900
Culver Pointe

Workspace Reimagined

250,000 RSF OPPORTUNITY
CULVER CITY, CA

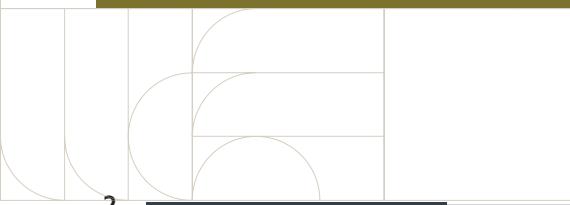
NORTHWOOD
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Workplace Reimagined

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**
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**
Unreserved: \$125/pass/month
***Additional parking may be available.**

CEILINGS: **12'0" - 16'0"**

Features & Amenities

VERDANT OUTDOOR SPACE

6/1,000 PARKING SPACES

STATE-OF-THE-ART GYM & WELLNESS STUDIO

ELECTRIC VEHICLE CHARGING STATIONS

ON-SITE CAFE & FOOD AMENITIES

+/- 68,000 RSF FLOOR PLATES

FOOD TRUCKS & OUTDOOR DINING

SELF-CONTAINED CAMPUS

FULL-SIZE CATERING & GHOST KITCHEN

WITH GROWTH OPPORTUNITIES

TECCRETE RAISED-FLOOR SYSTEM

DOG FRIENDLY CAMPUS

EXCELLENT FREEWAY ACCESS

ON-SITE BICYCLE PARKING

OPERABLE WINDOW SYSTEMS

ROOFTOP OASIS

Design Intervention Opportunities

PRIVATE ENTRY OPPORTUNITIES

OPEN-AIR FEATURE STAIRCASE

PRIVATE BALCONIES & JULIETS

EXTERIOR STAIR ACCESS

BUILDING SIGNAGE & BRANDING

MULTI-FLOOR ATRIUMS

DRAMATIC OPENINGS

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.

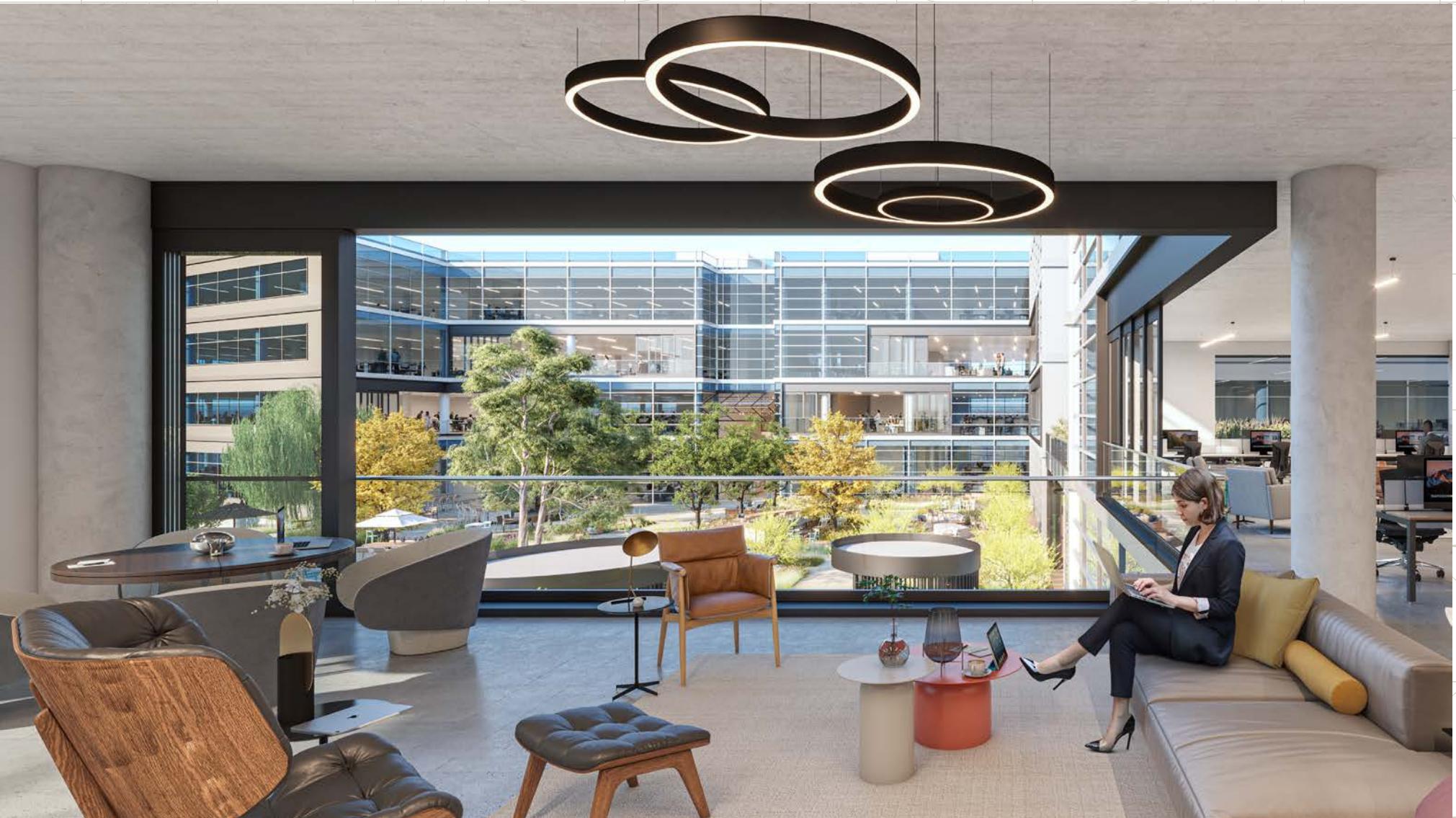


360 VR TOUR



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

Culver City

RETAIL DESTINATIONS



NOTABLE TENANTS



Playa Vista

RETAIL DESTINATIONS



NOTABLE TENANTS



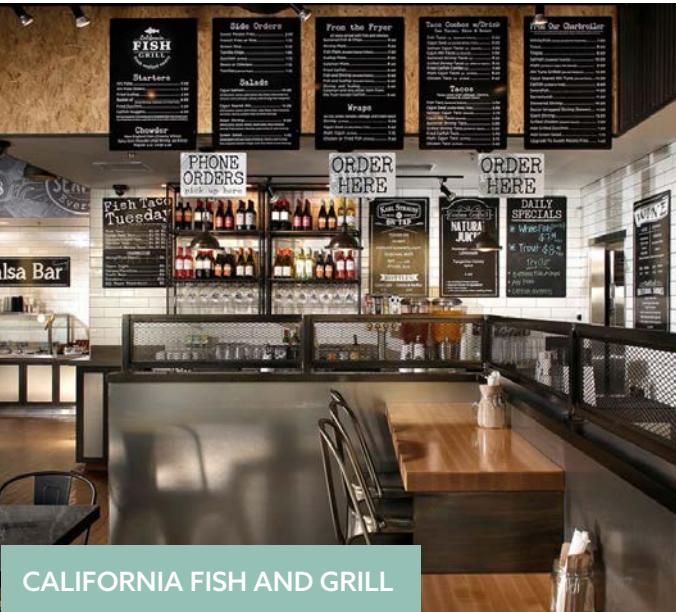


CULVER CITY

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



WESTFIELD CULVER CITY



CALIFORNIA FISH AND GRILL



GEORGE PETRELLI STEAK HOUSE



BLUE BOTTLE COFFEE



PLAYA VISTA

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



RUNWAY PLAYA VISTA



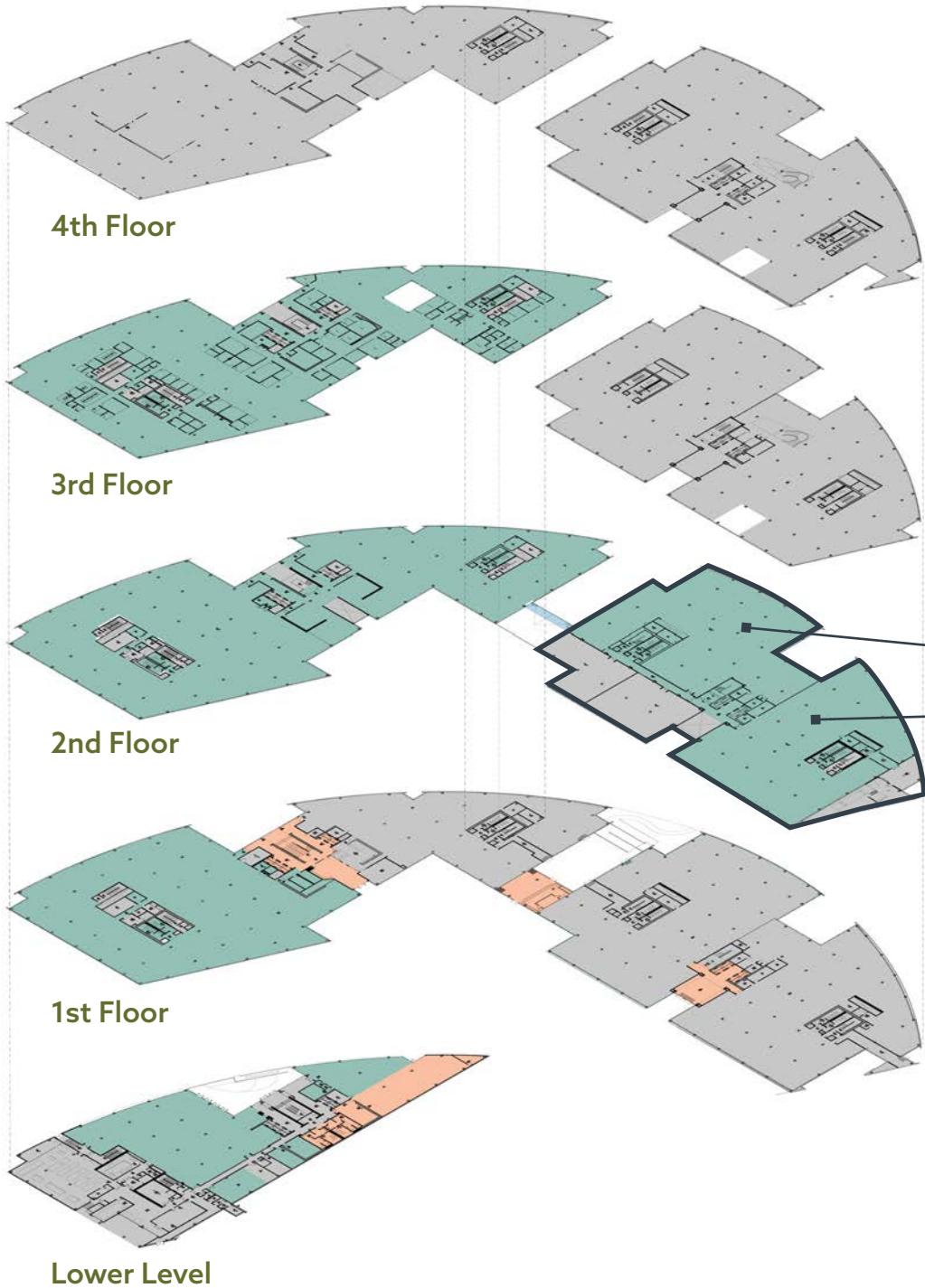
WHOLE FOODS



SUGARFISH BY SUSHI NOZAWA



EQUINOX FITNESS



800 CULVER POINTE

AVAILABILITIES



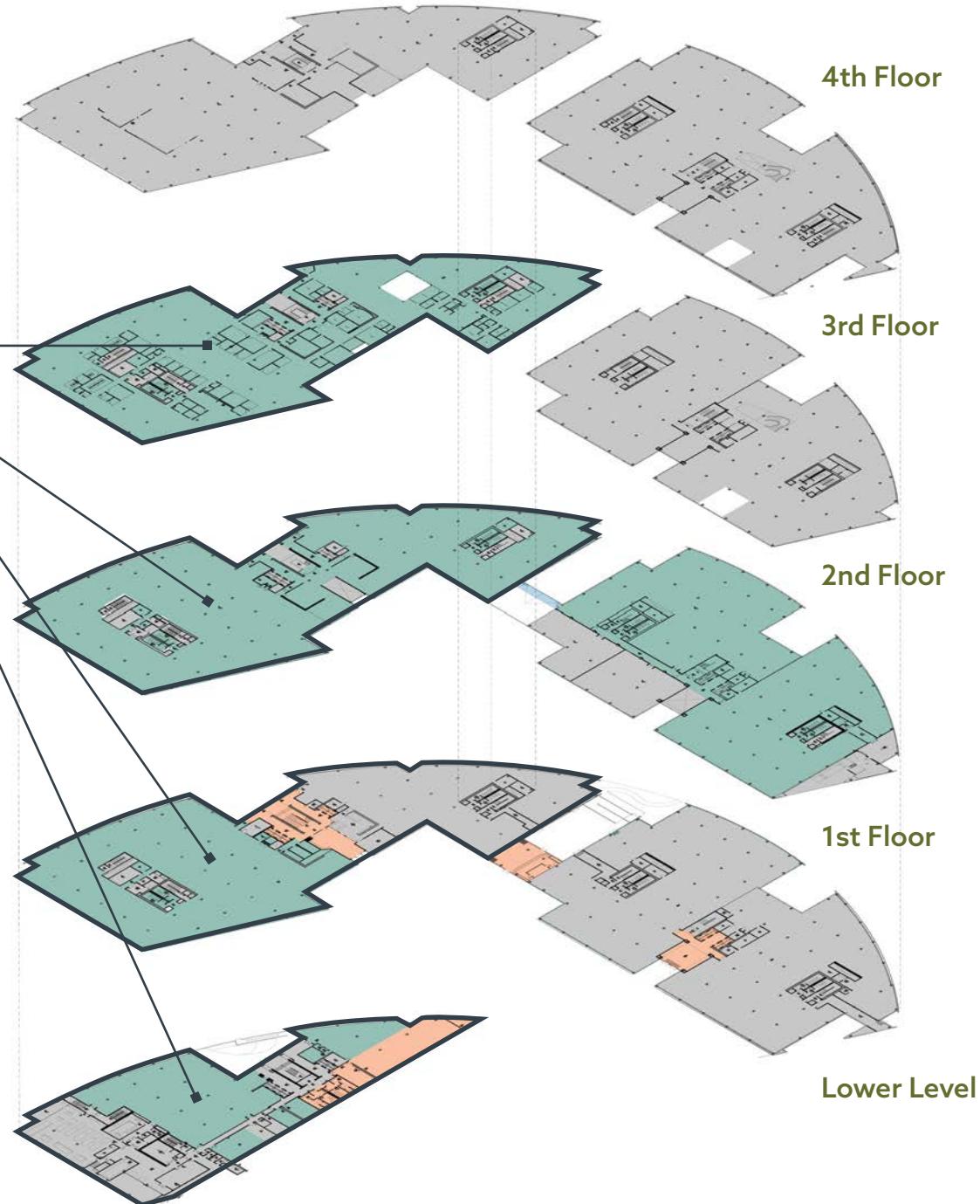
900 CULVER POINTE

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

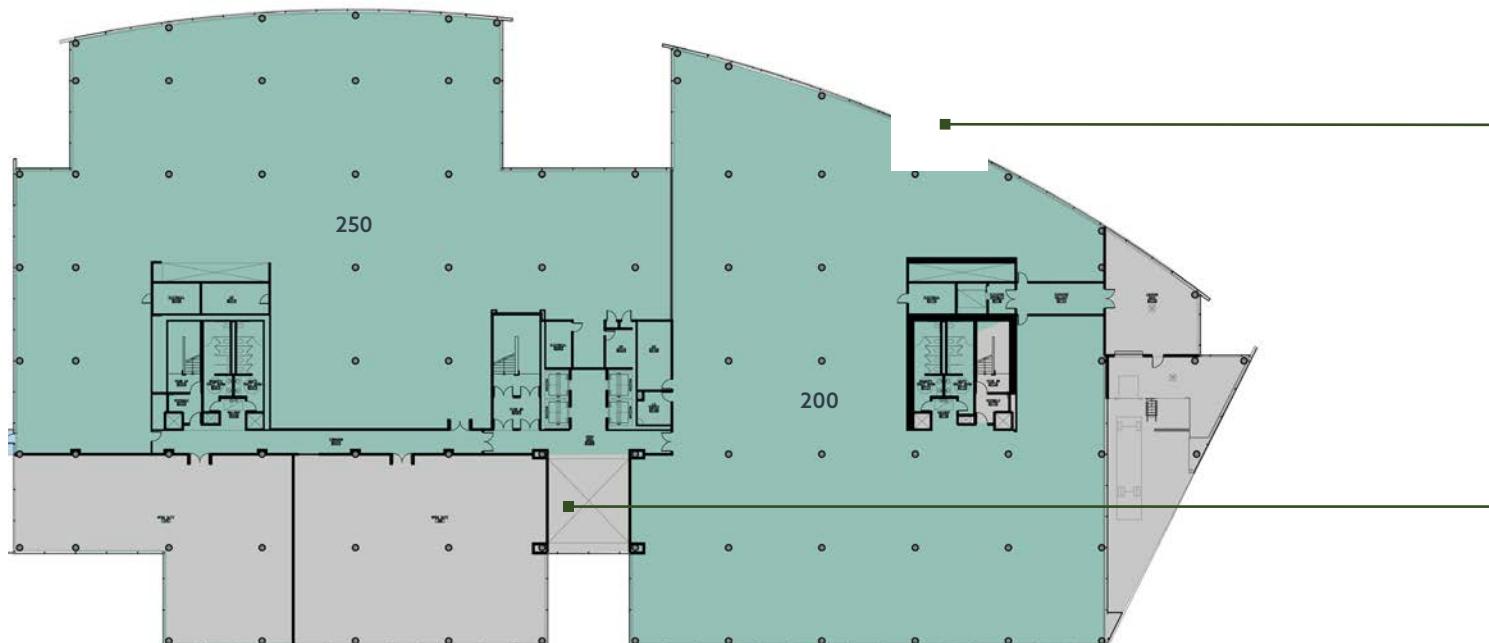
251,097 RSF Contiguous Availability with 2nd Floor connection to 800 CP



800 CULVER POINTE

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



Fitness Center

INTERVENTION OPPORTUNITIES



Private Patio



Potential Atrium to 1st Floor



900 CULVER POINTE

AVAILABILITIES

FIRST FLOOR - 41,086 SF

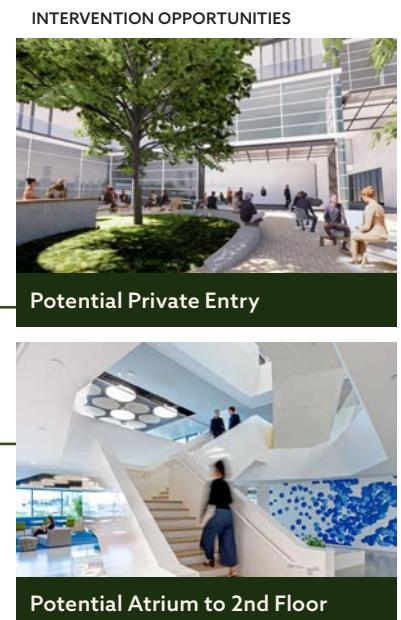
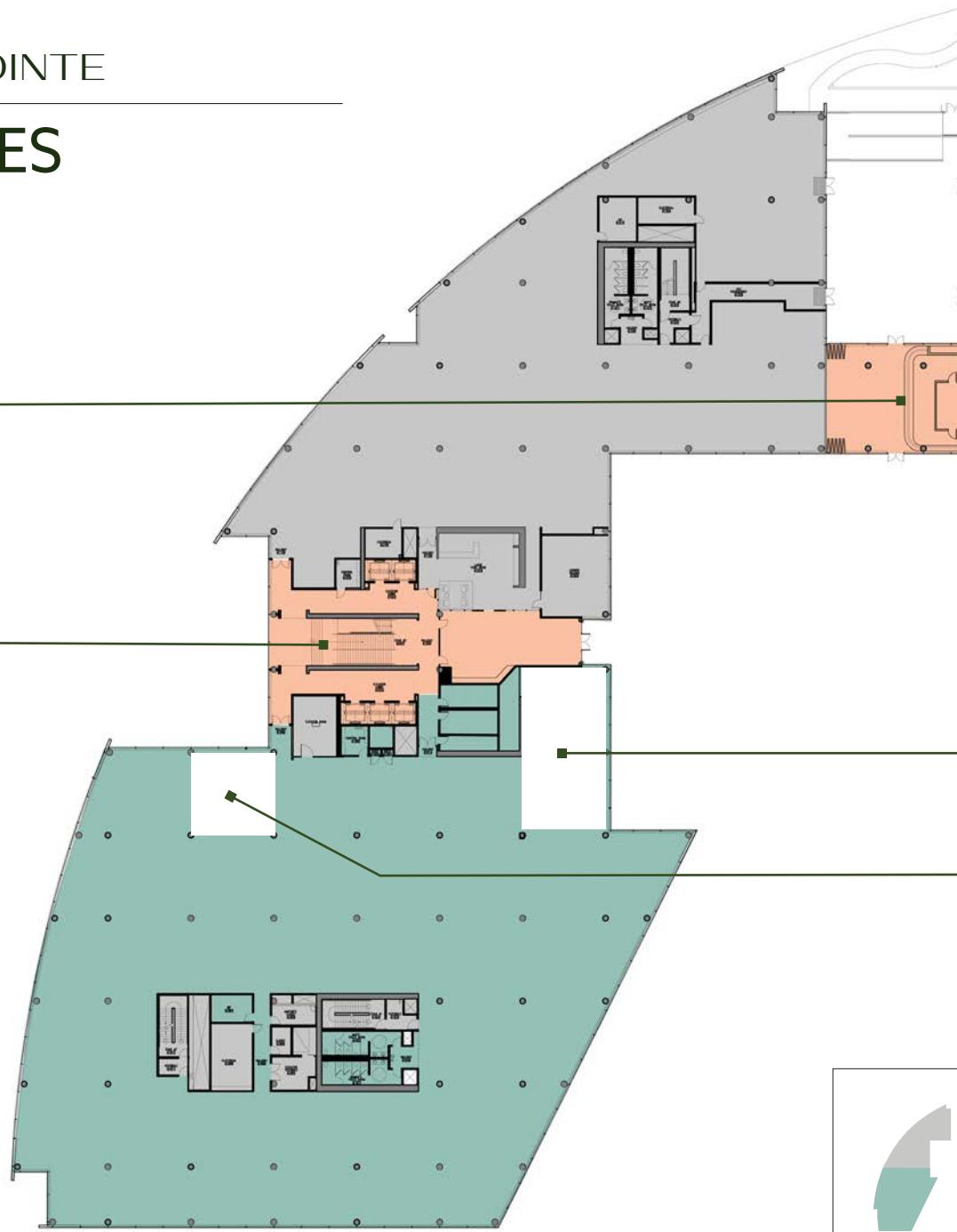
COMMON AREA AMENITIES



Cafe Amenity Space



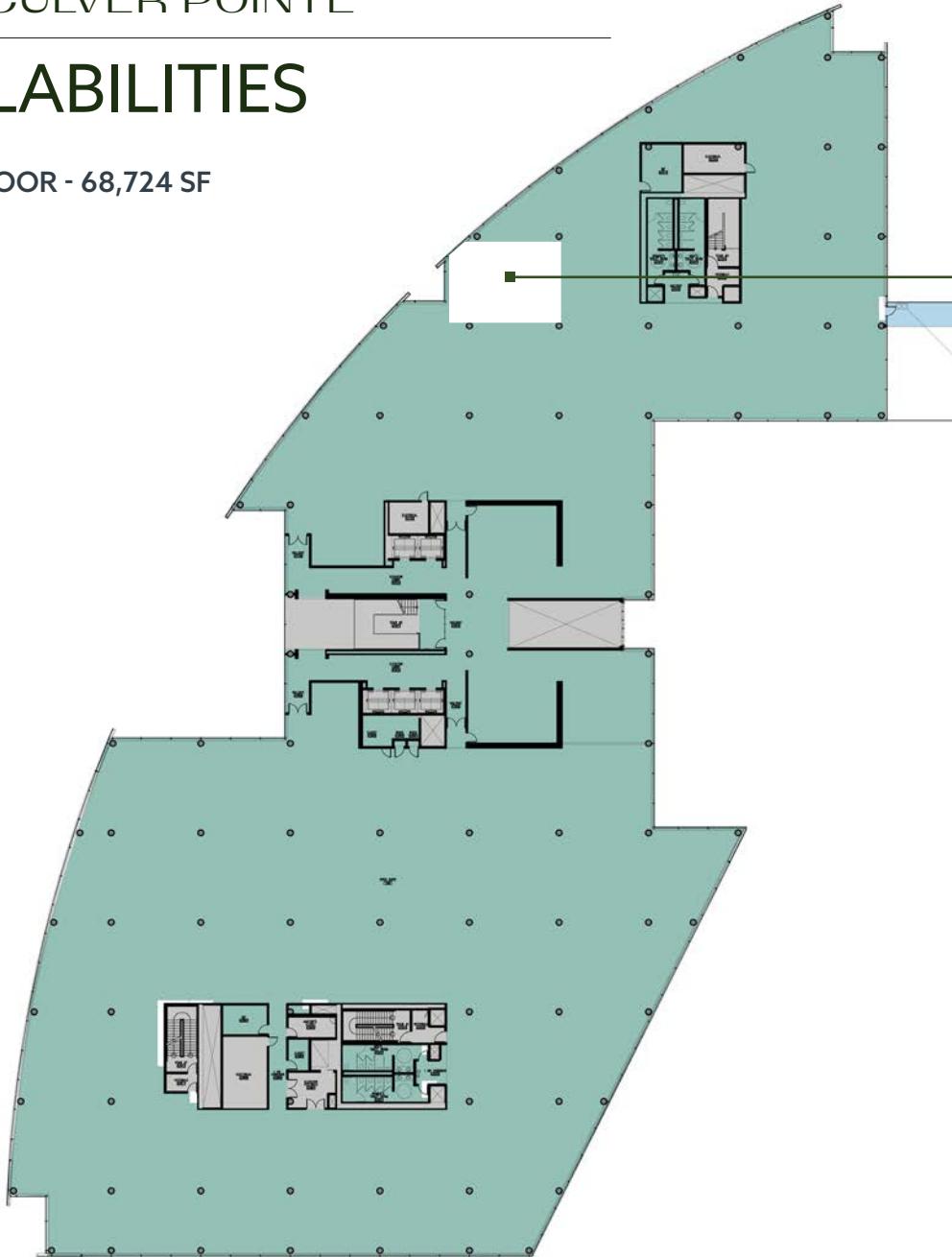
900 Culver Pointe Entrance



900 CULVER POINTE

AVAILABILITIES

SECOND FLOOR - 68,724 SF



Potential Atrium to 3rd Floor



Potential Bridge to 800 Culver Pointe



900 CULVER POINTE

AVAILABILITIES

THIRD FLOOR - 67,330 SF





800
900
CP

FOR LEASING INFORMATION CONTACT:

NORTHWOOD
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