

Presented by:
Lee & Associates Los Angeles West, Inc.

THE ARK

VIEW VIRTUAL TOUR

STANDALONE FLEX / INDUSTRIAL / CREATIVE



**9530 JEFFERSON BLVD.
CULVER CITY, CA 90232**

SPECS & DETAILS

PREMISES

± 12,000 - 24,000 SF

RENT

Years 1 - 3: \$1.95/SF, IG

Years 4+: Negotiable

OCCUPANCY

Immediate

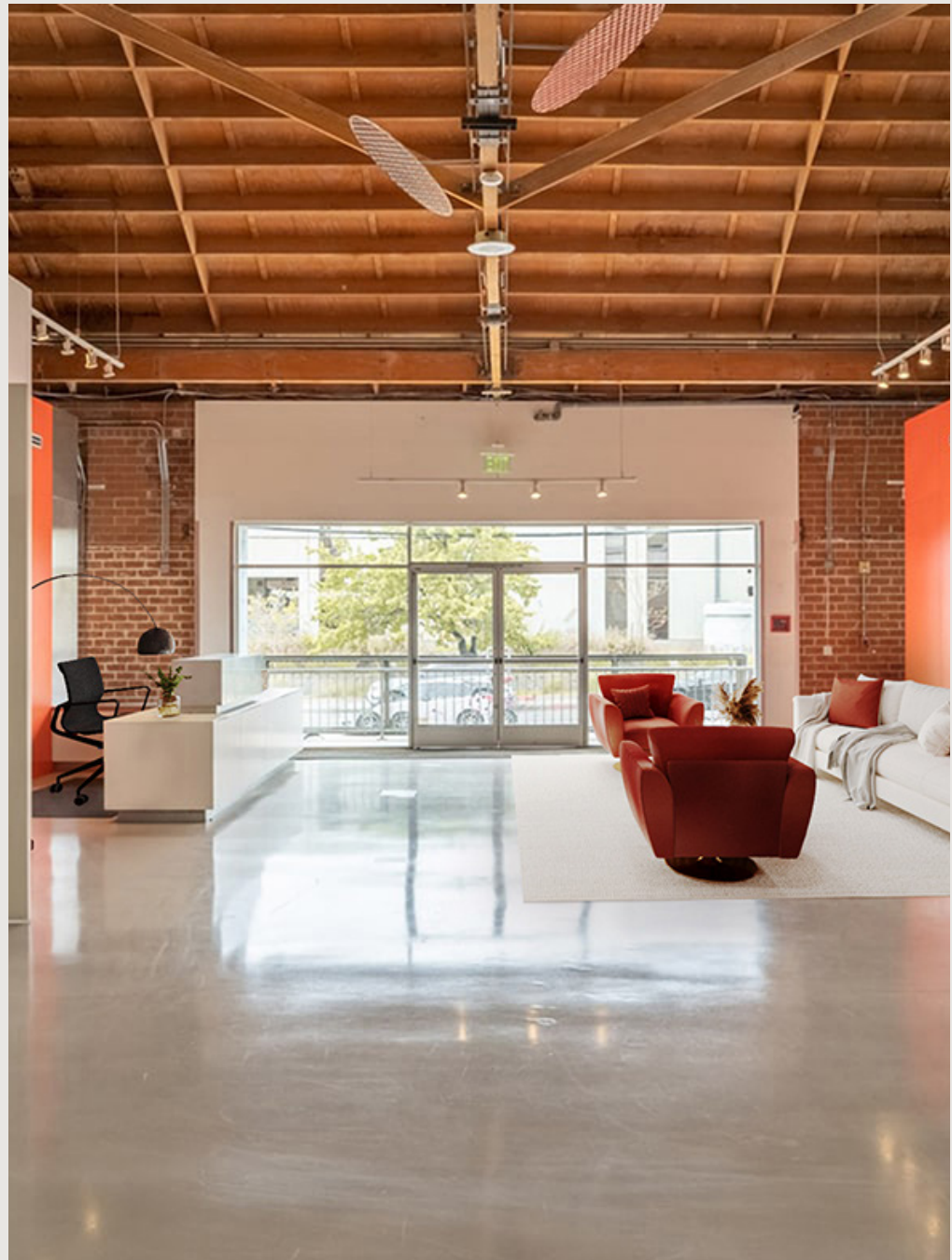
PARKING

48 Spaces (TBD/Space/Month)

Tenant can valet to get 3/1000

PROPERTY WEBSITE

9530jeffersonblvd.com



THE ARK

9530 JEFFERSON BLVD.

FOR LEASE

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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

OPPORTUNITY OVERVIEW

Lee & Associates Los Angeles West, Inc. is pleased to present this world class creative location for lease. The “Ark” is an impressive standalone single-story bow-truss flex/industrial building located at 9530 Jefferson Boulevard. Located at the intersection of Jefferson Boulevard and Duquesne Avenue, the Ark sits in an optimal area of the Jefferson creative corridor of Culver City.

Filled with eye-catching features like exposed brick, high ceilings, polished concrete floors, abundant natural light provided by multiple skylights and six glass roll up doors, the Ark was designed and developed by creative veteran, PMI Properties. This unique opportunity to lease space in the heart of Culver City’s creative corridor offers the chance to join leading names in technology and production such as Sony, Apple, Disney, Amazon, HBO, Technicolor, Smashbox Studios and Scopely.



Walk Score
65 Walkable



Bike Score
55 Bikeable



Close Proximity to Expo
Rail Station Serving 7 Million Annual Riders



FEATURES



- World class “headquarters” opportunity
- Single-story, standalone, industrial/flex/creative building
- Over 15,000 SF of open highly improved warehouse space with 9,000 SF of HOK Architecture designed creative office space
- Ideal space for distribution/storage, content creators, gaming, mobile app, digital marketing and media/technology companies
- Impressive 25' bow-truss ceilings with 14' clear and multiple skylights supplying ample natural light
- Private parking lots located in the front and back of the building. Tenant may use valet service to optimize parking
- High visibility with outstanding signage potential
- 6 roll up doors, 18' (wide) x 10' (high), 40 inches from grade
- Located within walking distance to downtown Culver City and an array of local eateries and retail
- Minutes from the Hayden Tract and Expo Line
- Borders Culver City Park & Baldwin Hills Scenic Overlook with immediate access to nature
- 1200 amps, 120/208 volts, 3 phase, 4 wire
- HVAC: 13 5ton package units on roof
- Adjacent to the Ballona Creek Bike Path



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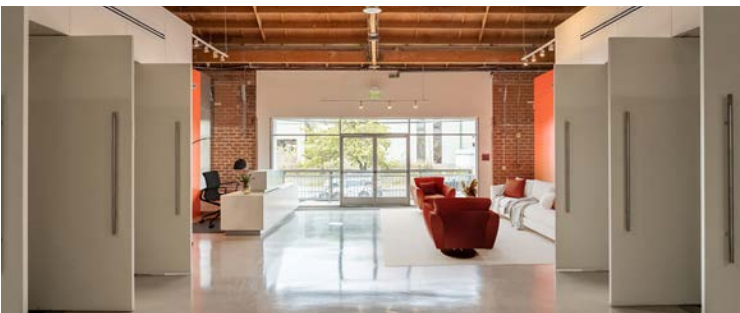
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THE ARK

9530 JEFFERSON BLVD.

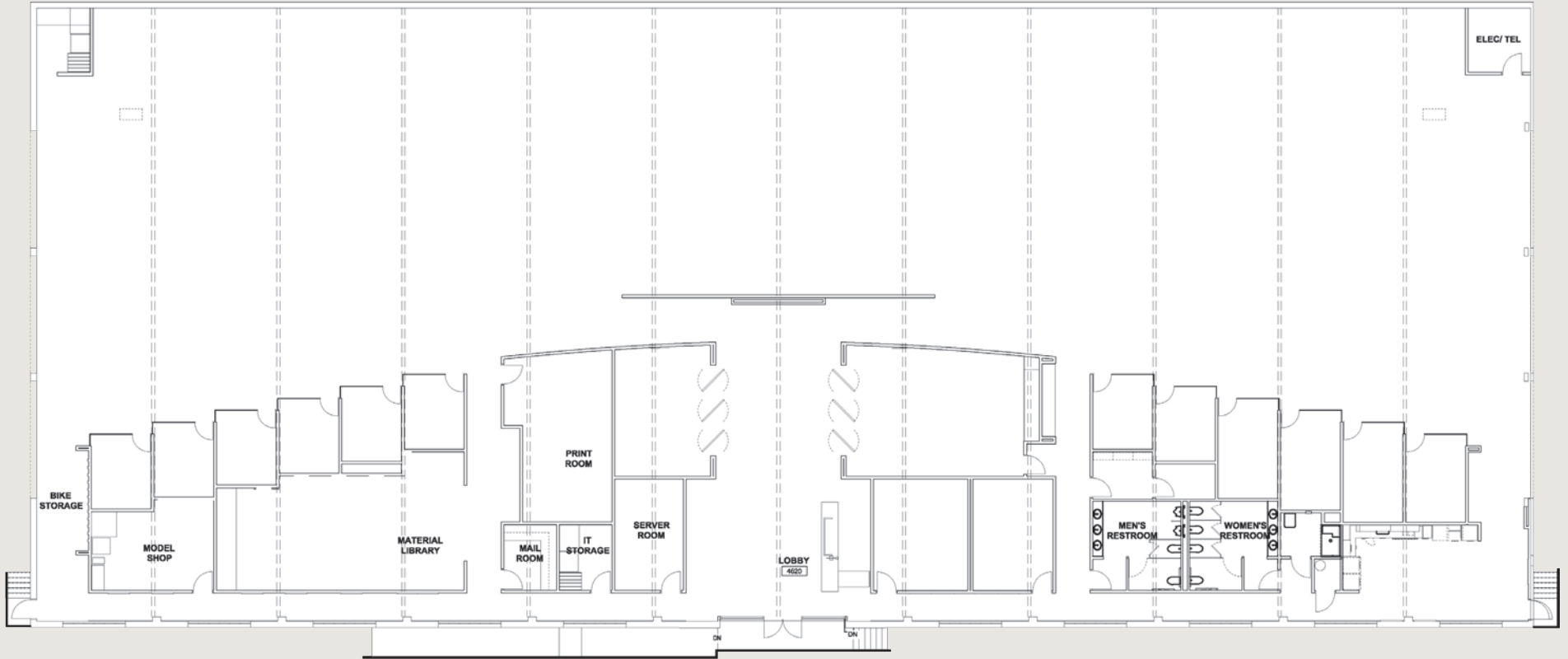
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EXISTING FLOOR PLAN



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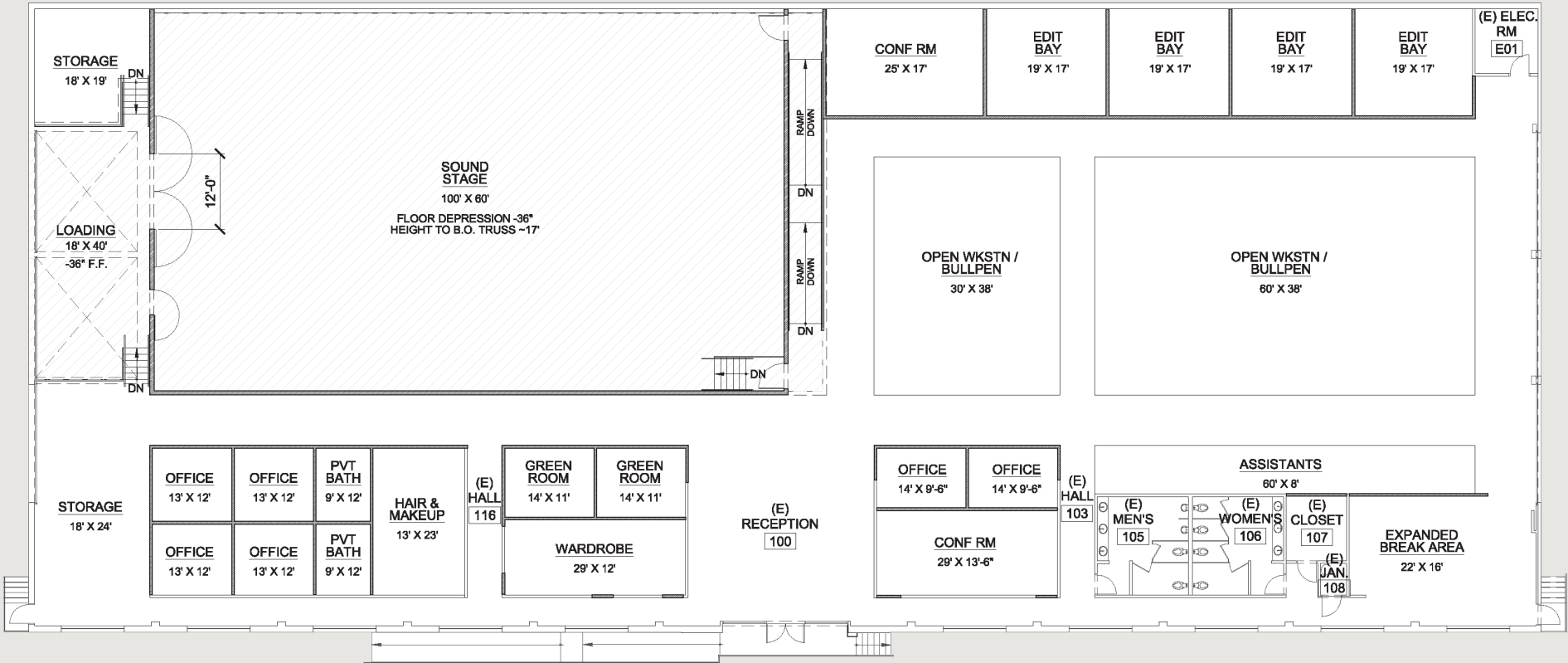


SPEC FLOOR PLAN WITH STAGE INCORPORATED

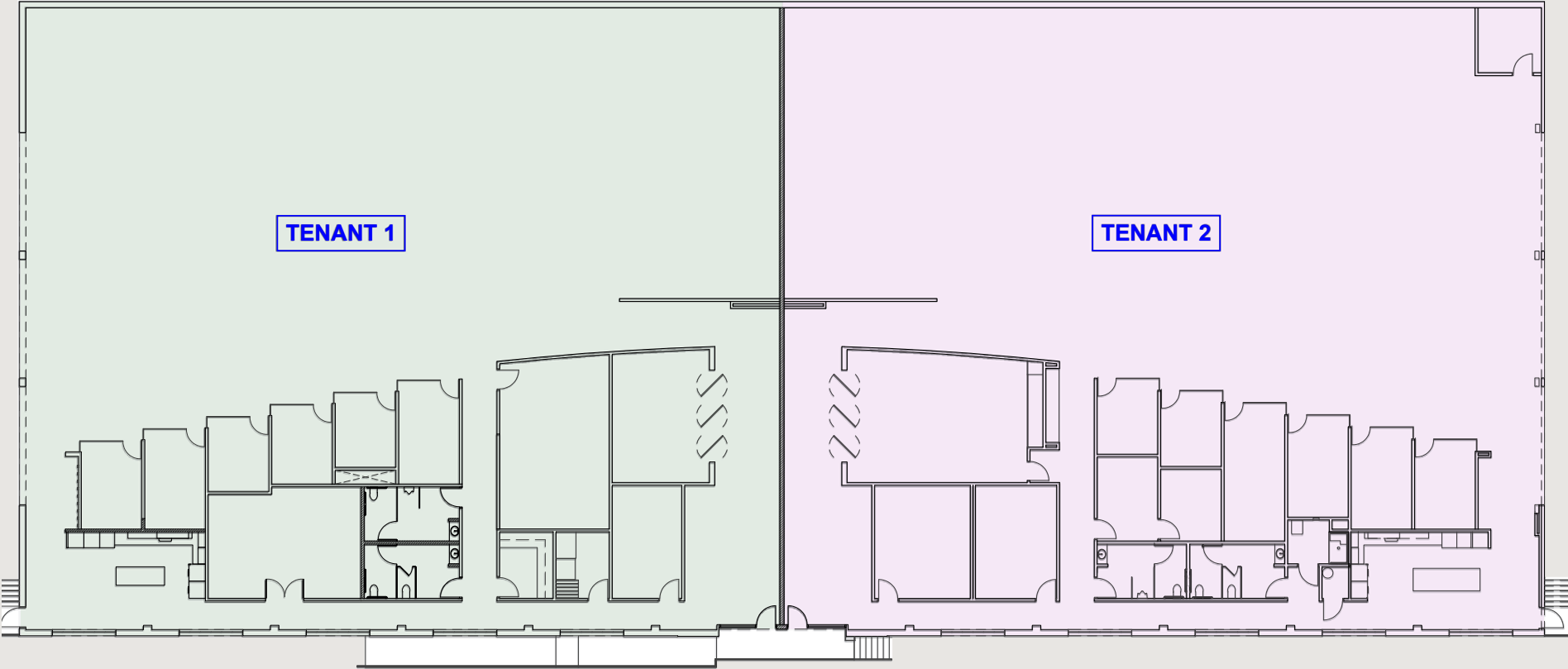
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PROPOSED DEMISING PLAN





VESPERTINE



PLATFORM



IVY STATION



HELMS BAKERY DISTRICT

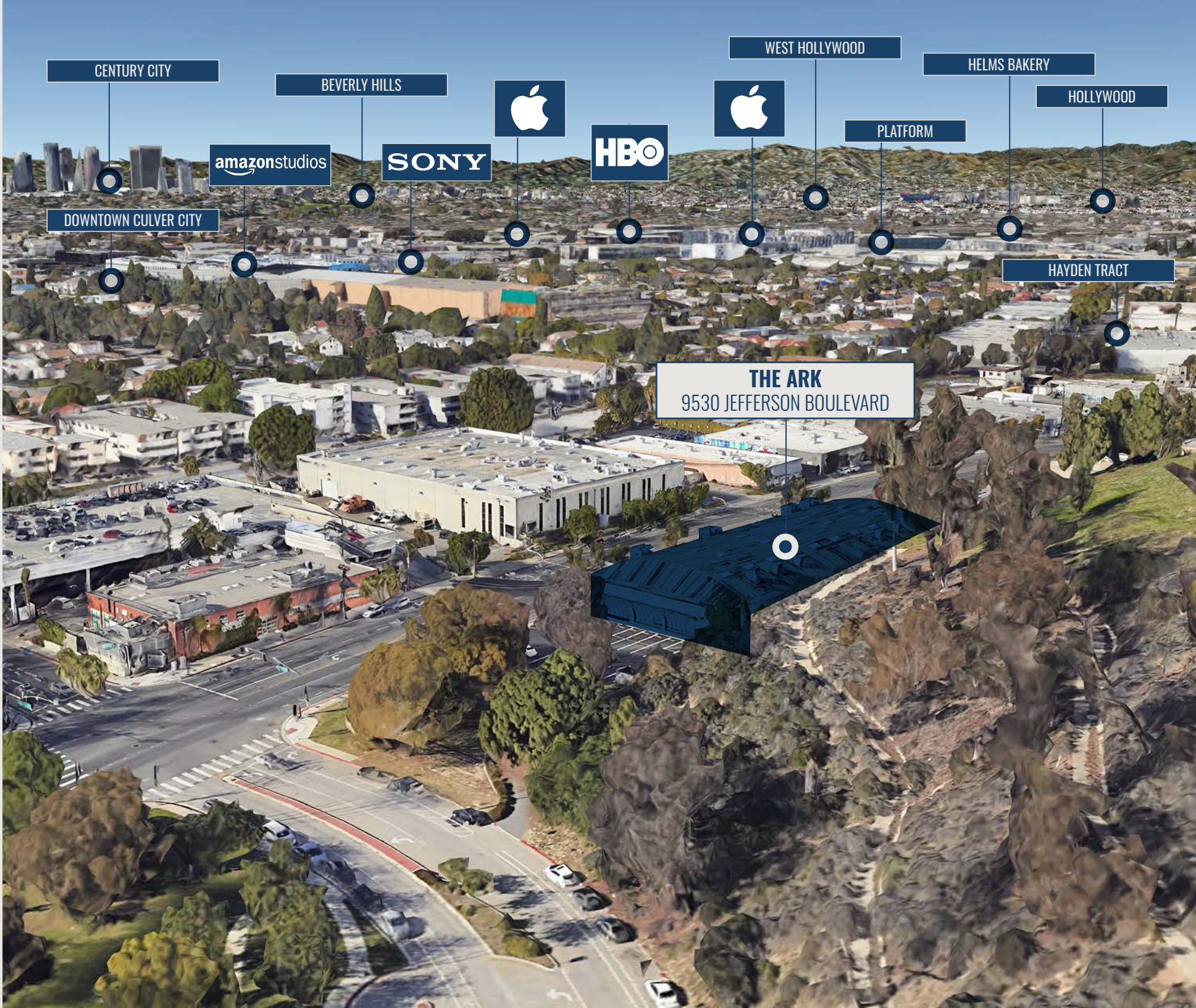


THE CULVER HOTEL

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1. DOWNTOWN CULVER CITY

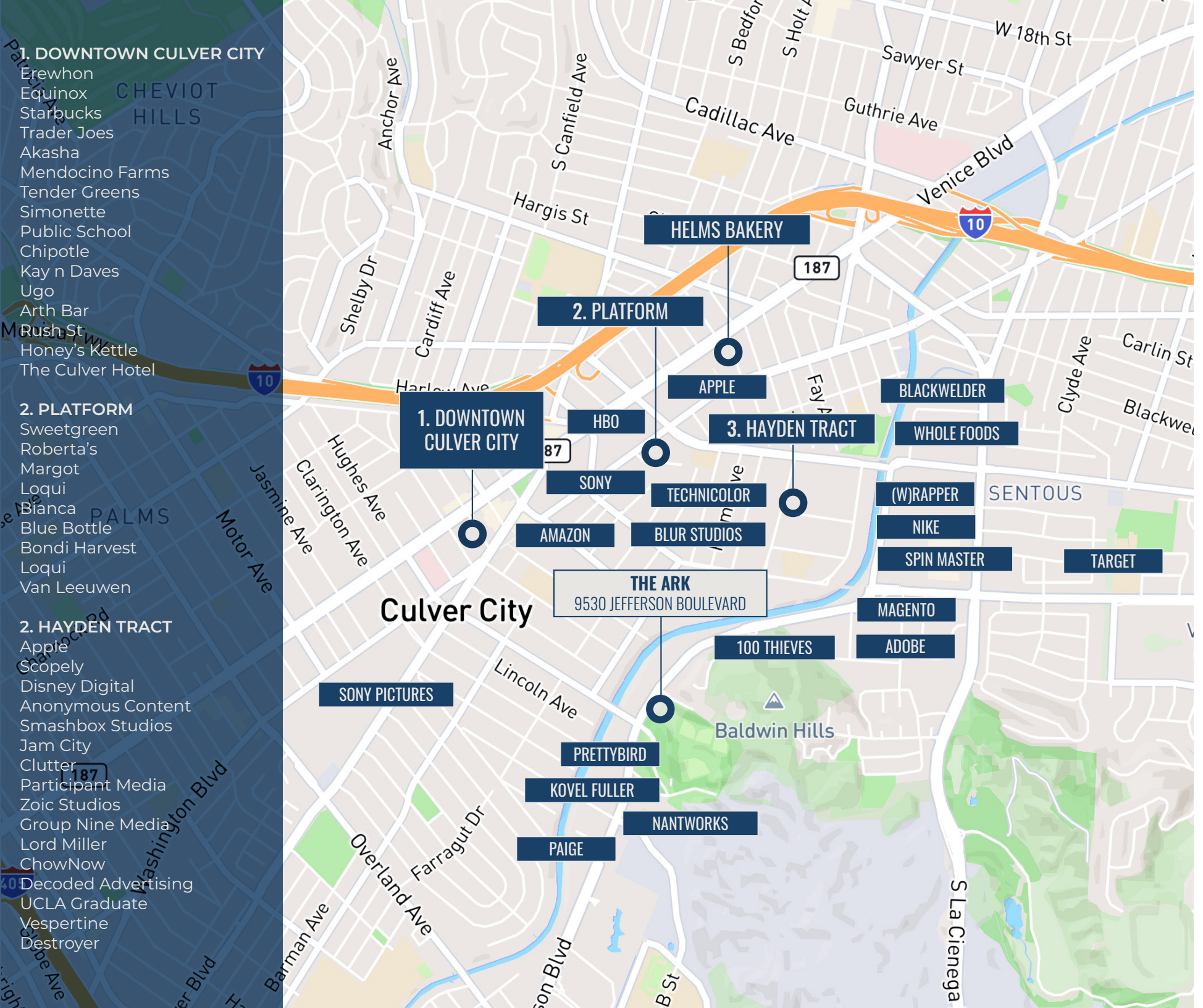
- Erewhon
- Equinox
- Starbucks
- Trader Joes
- Akasha
- Mendocino Farms
- Tender Greens
- Simonette
- Public School
- Chipotle
- Kay n Daves
- Ugo
- Arth Bar
- Rush St
- Honey's Kettle
- The Culver Hotel

2. PLATFORM

- Sweetgreen
- Roberta's
- Margot
- Loqui
- Bianca
- Blue Bottle
- Bondi Harvest
- Loqui
- Van Leeuwen

2. HAYDEN TRACT

- Apple
- Scopely
- Disney Digital
- Anonymous Content
- Smashbox Studios
- Jam City
- Clutter
- Participant Media
- Zoic Studios
- Group Nine Media
- Lord Miller
- ChowNow
- Decoded Advertising
- UCLA Graduate
- Vespertine
- Destroyer



1. DOWNTOWN CULVER CITY

2. PLATFORM

HELMS BAKERY

APPLE

BLACKWELDER

WHOLE FOODS

3. HAYDEN TRACT

HBO

SONY

TECHNICOLOR

(W)RAPPER

AMAZON

BLUR STUDIOS

NIKE

SPIN MASTER

TARGET

THE ARK
9530 JEFFERSON BOULEVARD

MAGENTO

ADOBE

100 THIEVES

SONY PICTURES

PRETTYBIRD

KOVEL FULLER

NANTWORKS

PAIGE



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For More Information:

DOUG MARSHALL
SIOR

310.899.2745
dmarshall@leewestla.com
AGT DRE 00869275

DAVID WILSON

310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

IAN AMECHE

310.899.2748
iameche@leewestla.com
AGT DRE 01976053

GEORGE WILSON

310.899.2738
gwilson@leewestla.com
AGT DRE 02090678

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Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
DRE 01222000



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