

Significant
Price
Reduction

10401

jefferson blvd

C U L V E R C I T Y , C A 9 0 2 3 2



±15,523 SF OF CREATIVE OFFICE SPACE
FOR SALE OR LEASE

CBRE



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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Creative/Flex Office Space in Culver City



10401 JEFFERSON
BLVD, CULVER
CITY



±15,523 SF
OF HIGHLY
IMPROVED
CREATIVE SPACE



30 SURFACE
PARKING
SPACES



AVAILABLE
IMMEDIATELY
FOR AN OWNER/
USER



IN THE CULVER CITY TECH
CORRIDOR WITH IMMEDIATE
ACCESS TO 405 AND 10
FREEWAYS



DEDICATED
OUTDOOR
SPACE / SLIDING
GLASS DOORS



PROMINENT
SIGNAGE AND
BUILDING IDENTITY

PROPERTY HIGHLIGHTS

Asking Price: \$10,100,0000
Lease Rate: \$4.00 PSF NNN



LEVEL 1: ±8,933 SF
LEVEL 2: ±6,590 SF



FULLY EQUIPPED
BUILT-IN KITCHEN



OPEN FLOOR PLAN
CONCEPT



LARGE RECEPTION AREA



POLISHED CONCRETE
GROUND FLOOR



CAMPUS AMENITIES
INCLUDING PATIO AREA



GENEROUS WINDOW LINE
TO PROVIDE NATURAL
LIGHT & AIR



FIBER RUNNING
THROUGHOUT



17 OFFICES WITH GLASS
DOORS AND SIDELITES



CENTRAL CONFERENCE
ROOM W/ CLERESTORY

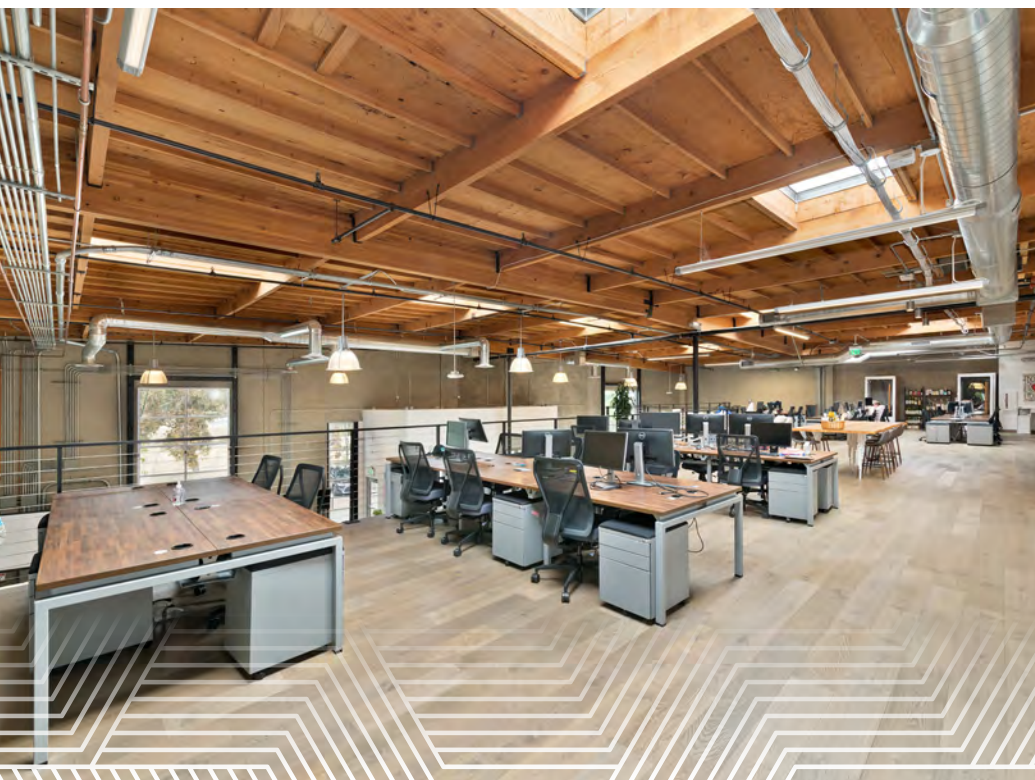


22' HIGH WOOD
BEAM CEILINGS

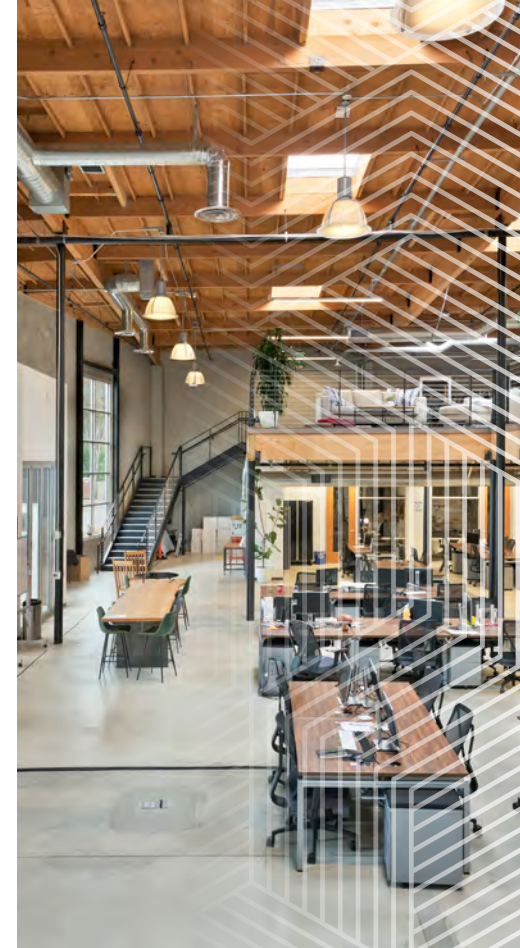
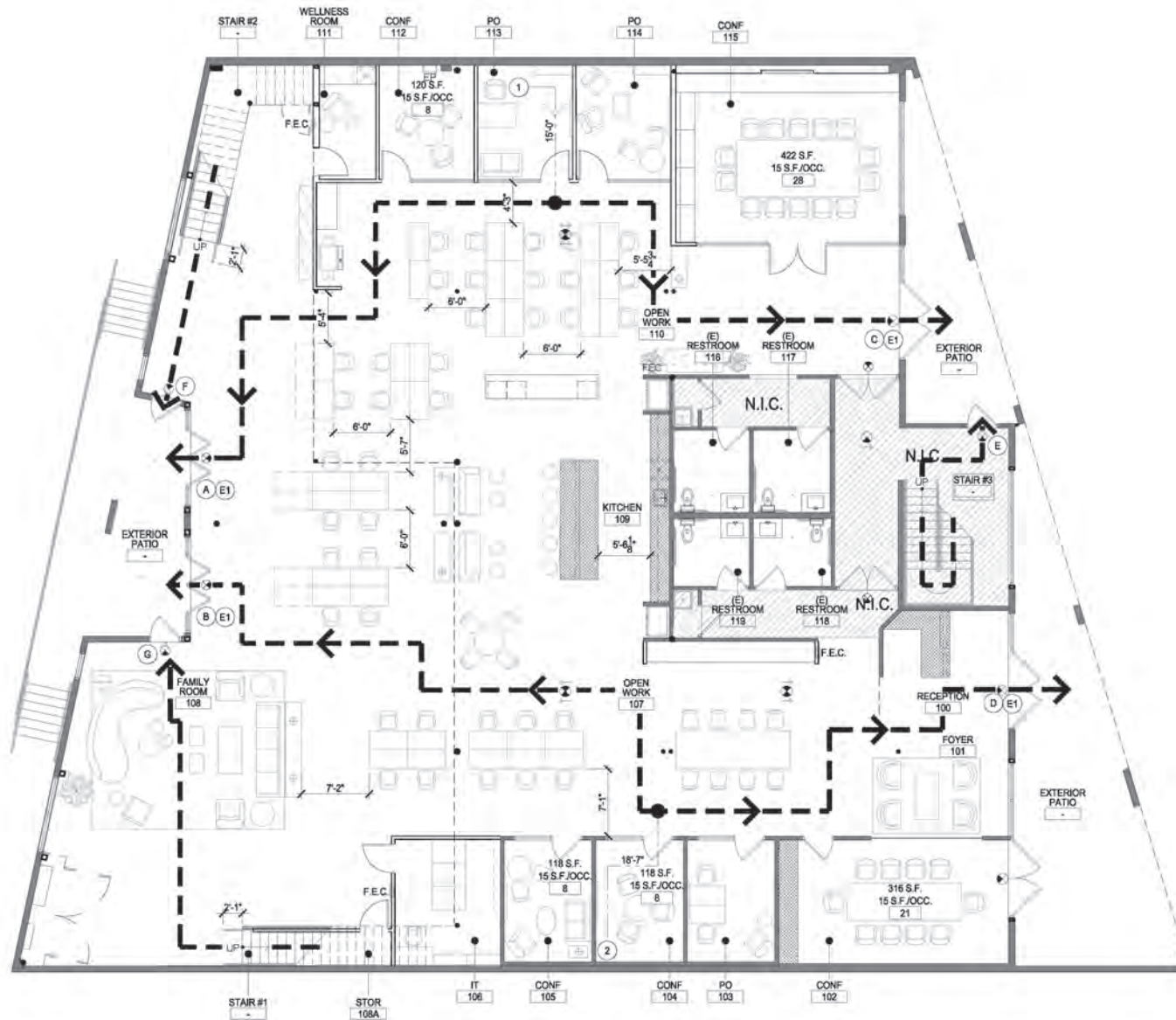


SERVER ROOM W/
DEDICATED HVAC



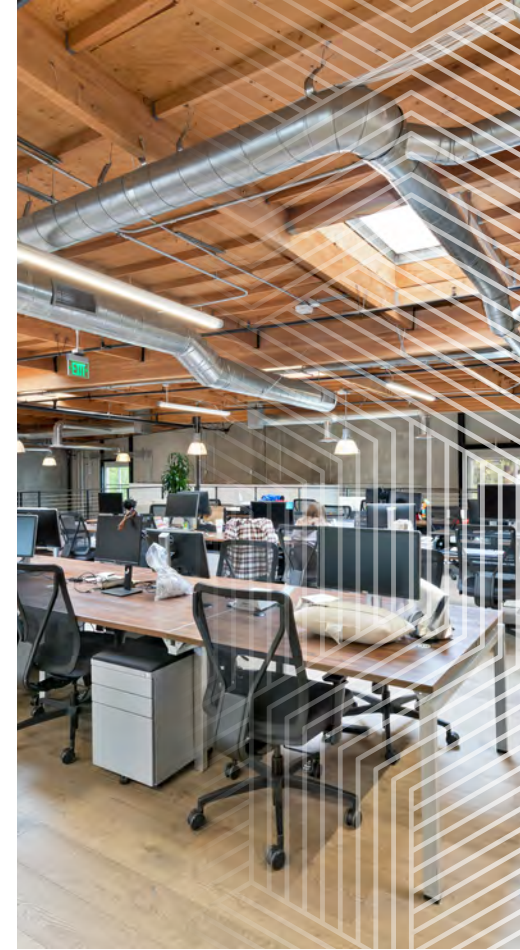
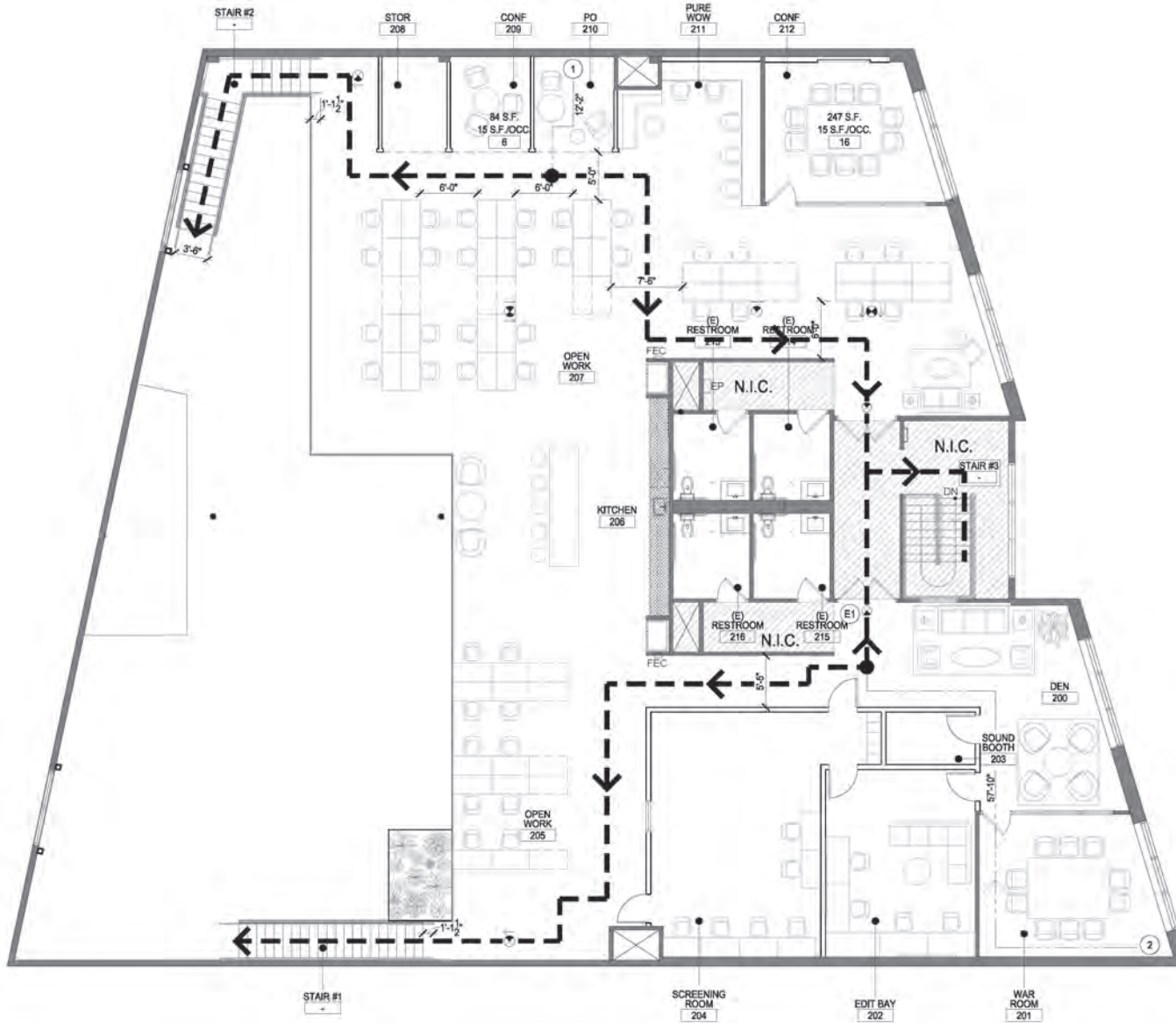


FLOOR PLANS



±8,993 SF
Level 1

FLOOR PLANS



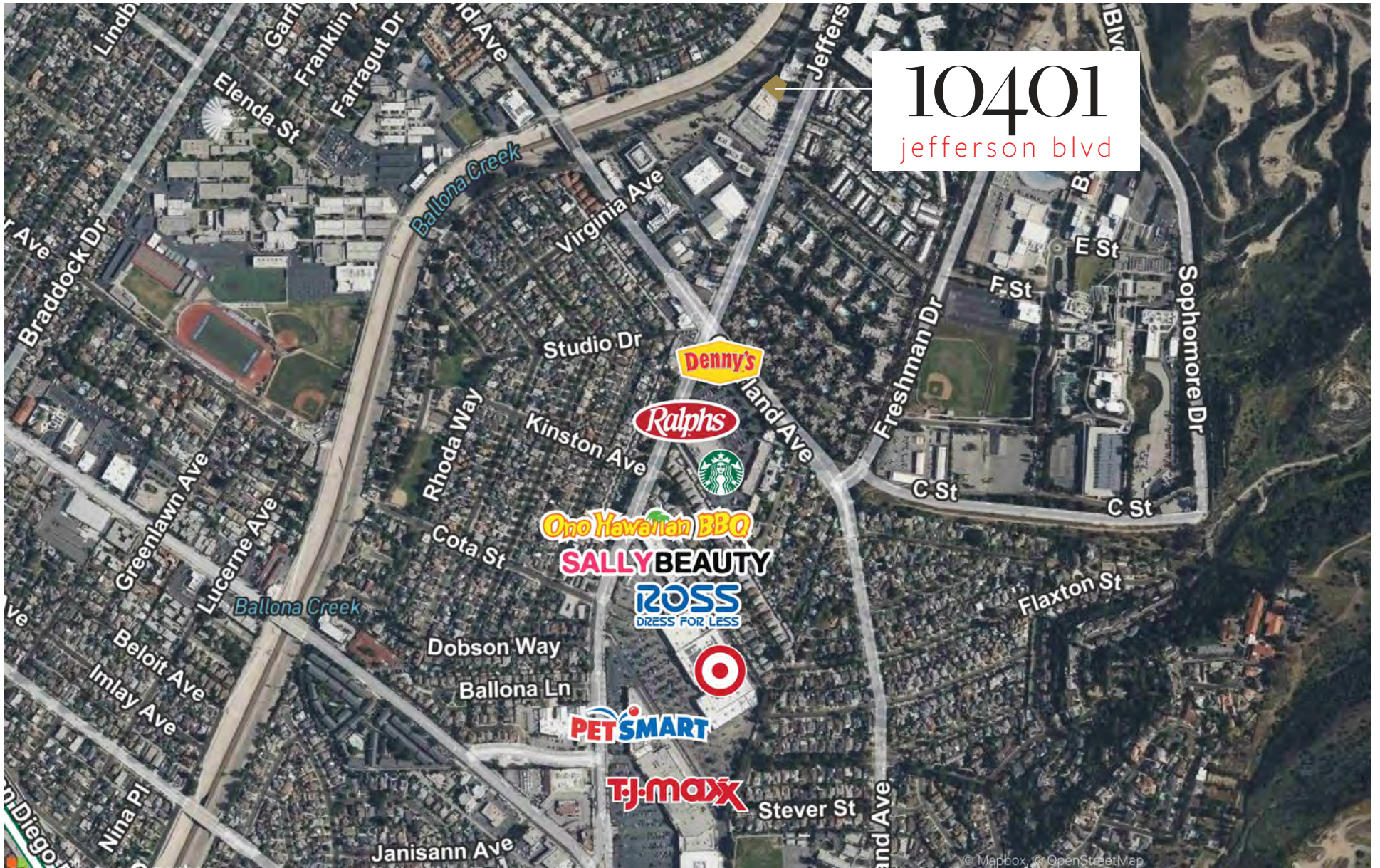
±6,590 SF
Mezzanine

AERIAL
MAP

10401
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NEIGHBORHOOD AMENITY MAP



AMENITY MAP



REGIONAL
MAP





LOS ANGELES

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media had been a boon to the L.A. economy during the past several years. The pandemic accelerated demand for streaming services, and studio spaces have been in high demand throughout the market. The entertainment business directly or indirectly employs one out of five workers in L.A. County. Warner Bros. is currently under construction on its 800,000 SF Second Century expansion in Burbank. Studio space is at a premium in the Hollywood, Burbank, and Glendale neighborhoods, and warehouses in neighboring areas are taking advantage of that demand with creative industrial conversions.



CULVER CITY

In the 1920s, the city became a center for film and later television production, best known as the home of Metro Goldwyn Mayer studios. From 1932 to 1986, it was the headquarters for the Hughes Aircraft Company. National Public Radio West and Sony Pictures Entertainment have headquarters in the city. The city was named after its founder, Harry Culver. It is mostly surrounded by the city of Los Angeles, but also shares a border with the unincorporated area of Ladera Heights. Over the years, it has annexed more than 40 pieces of adjoining land and now comprises about five square miles.

In the early 1990s, Culver City launched a successful revitalization program in which it renovated its downtown as well as several shopping centers in the Sepulveda Boulevard corridor near Westfield Culver City. Around the same time, Sony's motion picture subsidiaries, Columbia Pictures and TriStar Pictures, moved into the Lorimar Studios lot which was renamed Columbia Studios in 1990 and took on its current name, Sony Pictures Studios, a year later.

There was an influx of art galleries and restaurants on the eastern part of the city, which was formally designated the Culver City Art District. Economy Corporations with headquarters in Culver City include Beats Audio, MedMen, National Public Radio (west), NantHealth, Sweetgreen and Sony Pictures Entertainment.



MARKET OVERVIEW

Historically a hub for the motion picture, TV, and aviation industries, Culver City has enjoyed significant revitalization and diversification over the past decade. While Sony Pictures Studios remains its largest employer, new development, in part driven by the opening of the Culver City Metro Expo Line light rail station in 2012, has included a walkable selection of retail, hospitality, and office properties, plus a famously vivacious arts district. Amidst all this it can be easy to overlook some of the lesser-known destinations in “The Heart of Screenland.”

DEMOGRAPHICS 1-MILE RADIUS



20,547
POPULATION



45.1
MEDIAN AGE



\$165,436
AVERAGE HH INCOME



\$165,436
% BACHELOR'S DEGREE & ABOVE





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