

**FOR LEASE**

**5856 ADAMS BLVD**  
CULVER CITY, CA 90232

**5856**

**MAJOR PRICE REDUCTION**

±6,200 square foot industrial building with  
±16<sup>1/2</sup> foot bow truss ceilings with 25 feet to apex

**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

**WESTMAC**  
Commercial Brokerage Company

# Property Information



LOCATION	5856 Adams Boulevard, Culver City, CA 90232 (South of Washington Blvd and ½ block east of La Cienega Blvd)
AVAILABLE SPACE	Approximately 6,200 usable square feet.
RENTAL RATE	<b>\$3.30</b> <del>\$3.95</del> per usable square foot, per month, net net net. (Triple net charges are approximately \$0.27 /sf/mo.)
LEASE TERM	Three [3] to five [5] years.
AVAILABILITY	Immediately
ZONING	CCIG (Culver City Industrial General)

- COMMENTS
- » Beautifully designed 16'x18' glass and steel door.
  - » CCIG zoned property (tenant to verify use).
  - » Art Gallery space, creative studio, production.
  - » New electric distribution and HVAC has been installed.
  - » Recording and monitoring security cameras.
  - » Exposed sandblasted bow truss ceilings.
  - » Polished concrete floors.
  - » Five [5] offices and open area.
  - » Two [2] restrooms and kitchen.
  - » Natural window light and skylights.
  - » Free street parking, 10-hour-metered and on-site parking available.
  - » Close to the Santa Monica I-10 on/off-ramps.
  - » Walking distance to the Expo Light Rail Station.

# Area Information

CLICK BELOW TO VISIT:

CUMULUS DISTRICT

IVY STATION

THE CULVER STEPS

PLATFORM LA

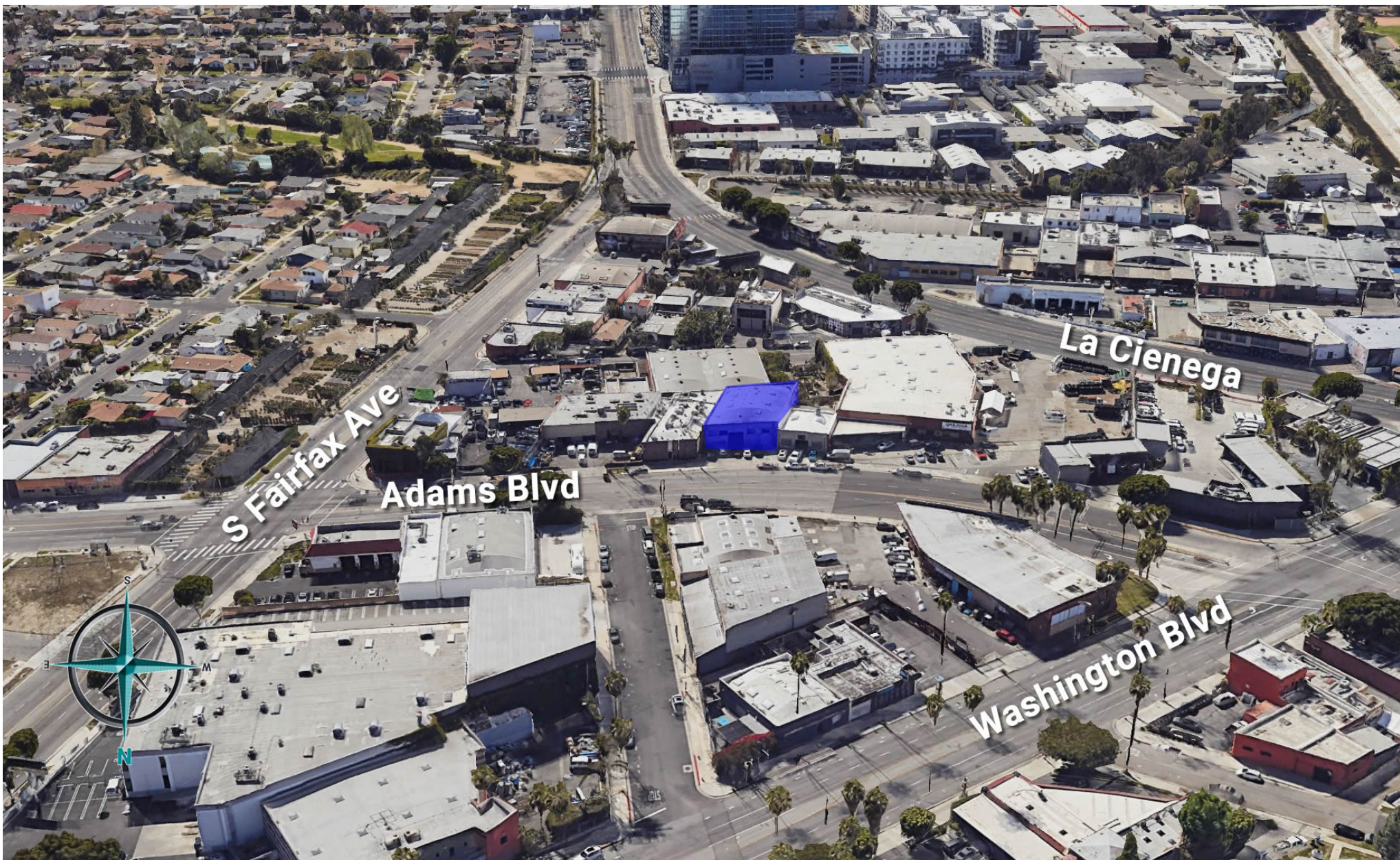


## Location Info Continued:

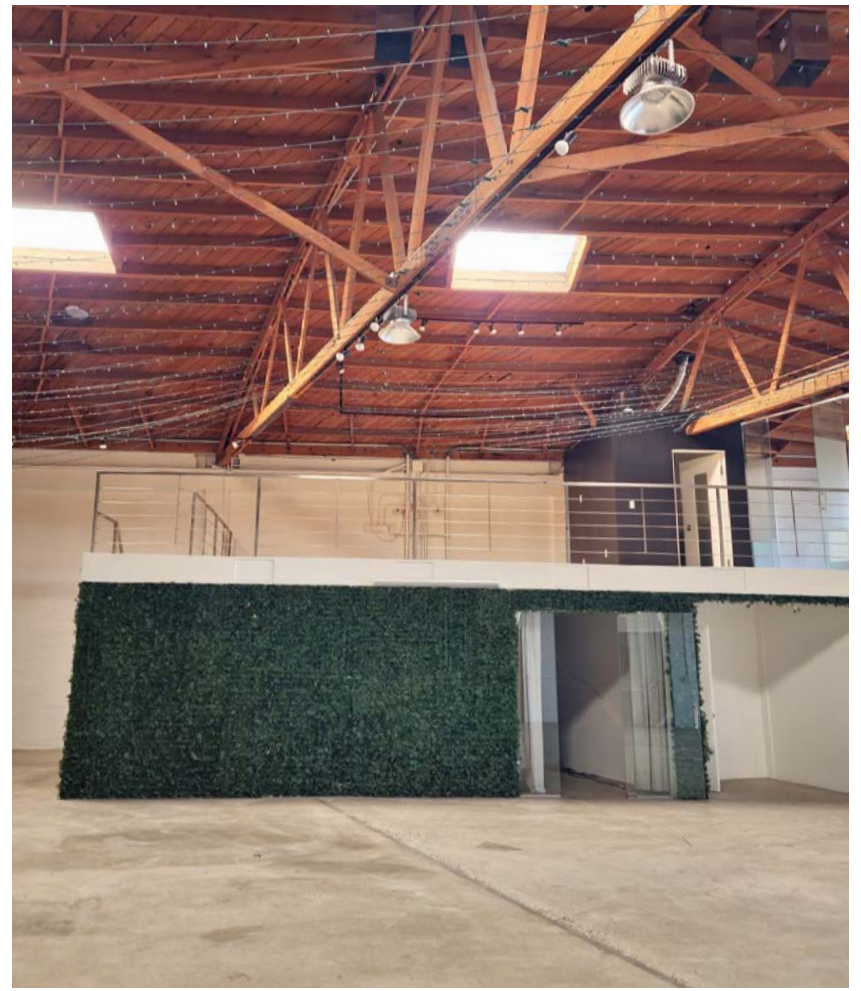
- » Next to the Blackwelder Campus with 19 adjacent reuse buildings on 6.4 acres
- » Close Proximity to many Culver City art galleries including Blum & Poe, Honor Fraser, Walter Maciel, and Anat Ebgi
- » Other Entertainment and tech companies in the area include: Sony, Amazon, TikTok, HBO, Beats Music, Scopely, Kelly Slater Wave Company, Anonymous Content, Dream Machine, and Steel House
- » Just a few minutes from a variety of restaurants and amenities including, Highly Likely, Delicious Pizza, Mizala, Alta, Chef Josse Bistro, and a wide variety of other Culver City restaurants



# Property Information



# Property Photos

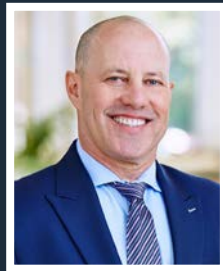


# Property Photos





Exclusively Listed by:



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