



8468

Warner  
Drive

Hayden Tract

Culver City, CA

For Lease | Fully Renovated Creative Office Campus

CBRE



# Property Summary

8468 Warner Drive is a fully renovated, ±26,761 RSF creative office campus located in the Hayden Tract.

The property consists of two highly-designed standalone buildings, a large outdoor area and secured on-site parking. The property can be delivered as a single-tenant campus opportunity or can be split into two to three unique tenant space opportunities.

Renovations were completed in 2025 and the property is ready for its first new occupant/occupants.

8468 Warner Drive is well located within the highly creative Hayden Tract submarket of Culver City and is walkable to the Jefferson/La Cienega metro station and numerous food and retail amenities.

# Leasing Details

**Full Campus:**  
±26,761 RSF

## Divisibility Options:

Building 1:

- Ste A: 9,528 RSF
- Ste B: 9,564 RSF
- Total: 19,092 RSF (full building)

Building 2:

- Ste C: 7,669 RSF (full building)

**Lease Rate:**  
\$5.00/sf NNN

## Parking:

Secured on-site parking available at \$185/space/month with multiple overflow options nearby

**Available:**  
Now

**Term:**  
5-10 Years





# Property Features



Fully renovated, high-end creative office environment



Unique freestanding building opportunity or full campus opportunity



Up to 22' ceiling heights



Available on-site and secured parking



Walking distance to the Jefferson/La Cienega metro line



Large outdoor patio area offering a private indoor/outdoor workspace



Aerial



8468 Warner Drive

Building 2  
±7,669 RSF

Building 1  
±19,092 RSF

Building A



Building A + B



Building B

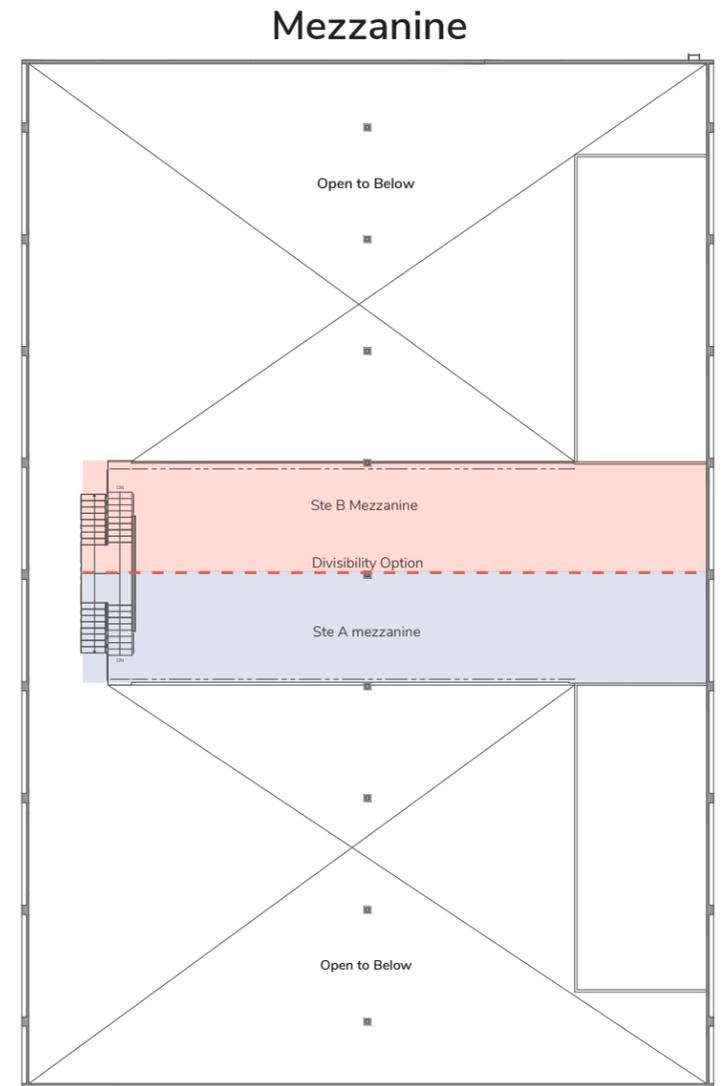
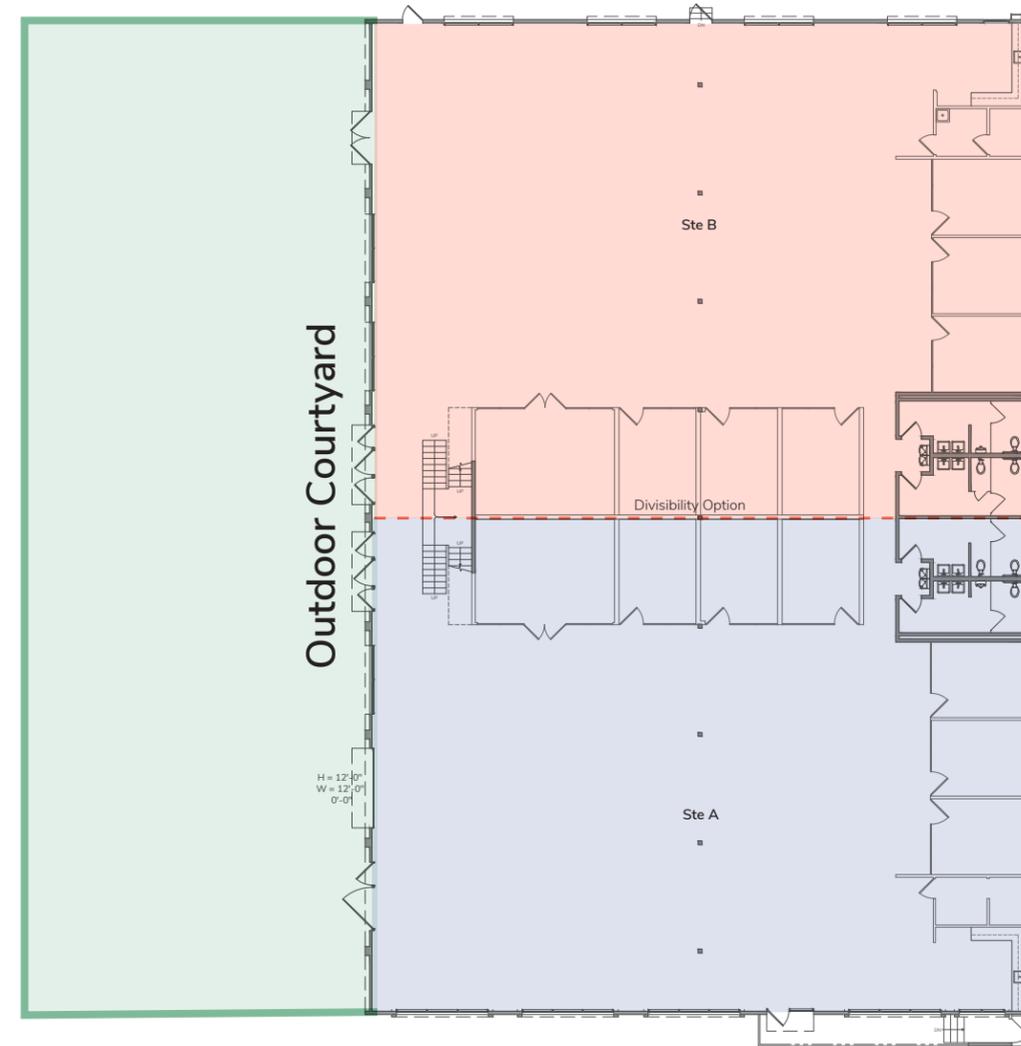


Building A





# Floor Plan



**Building 1**  
19,092 RSF

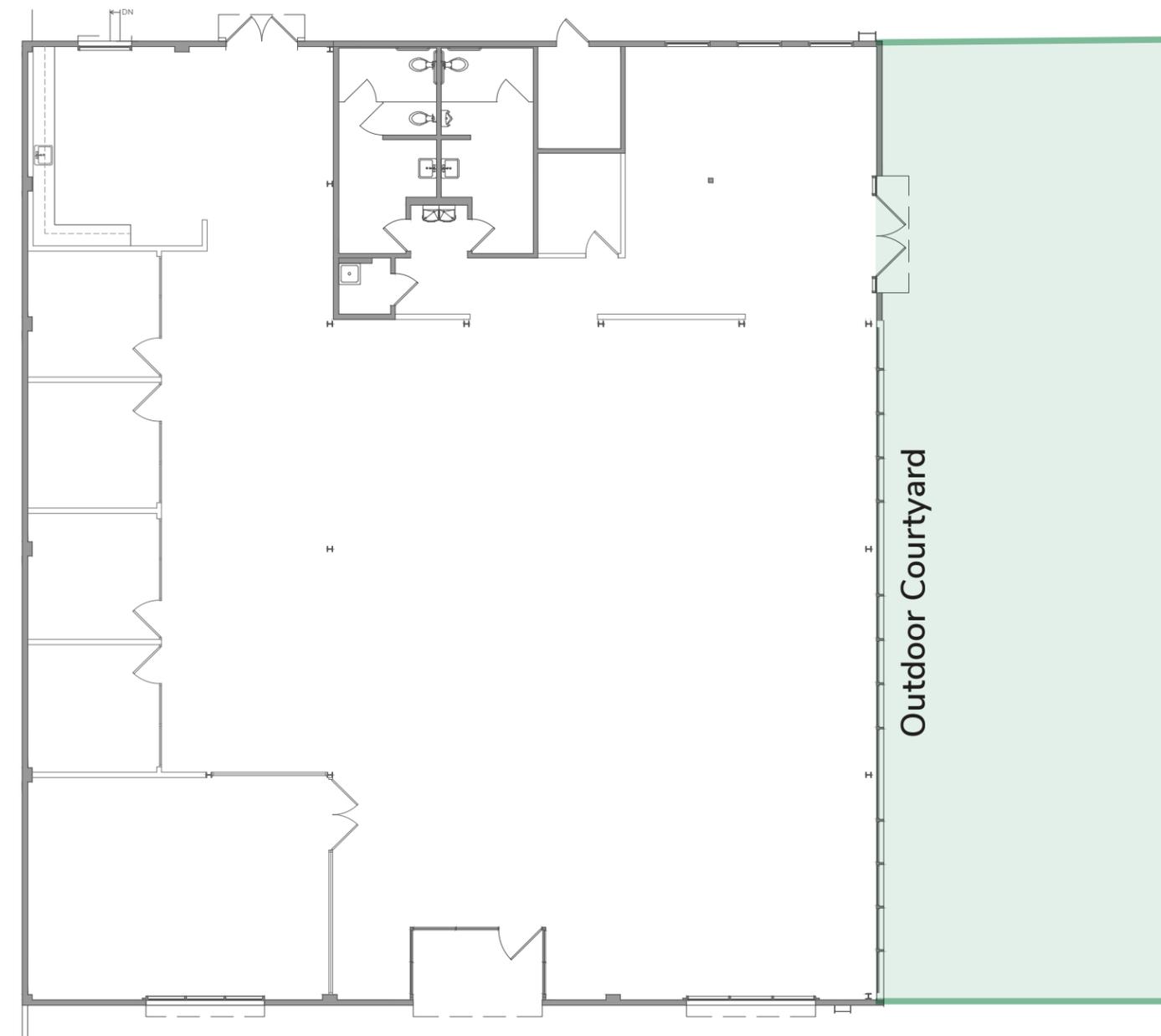
## Divisibility Options:

- Ste A: ±9,528 RSF
- Ste B: ±9,564 RSF





# Floor Plan



Building 2  
±7,669 RSF

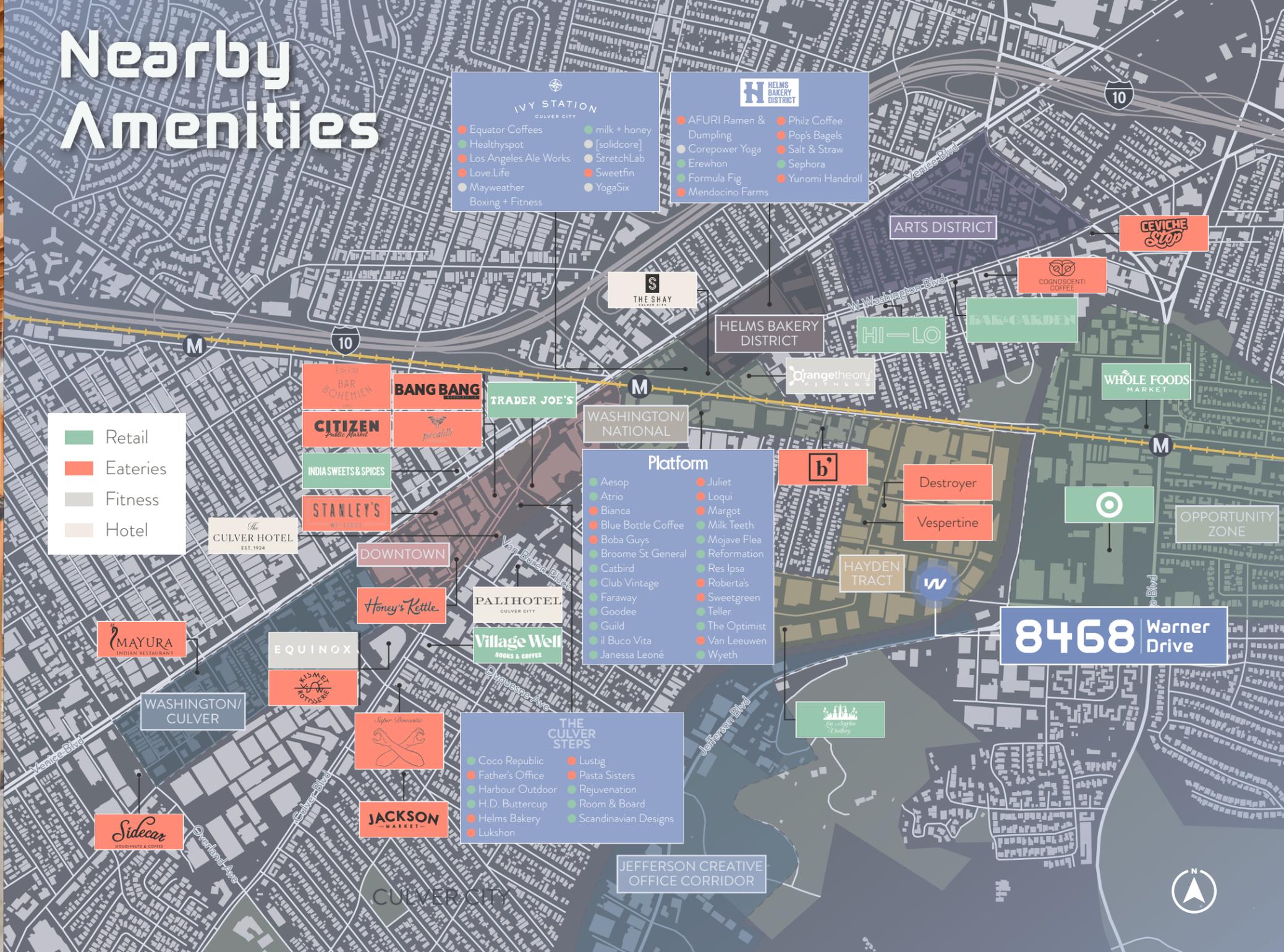




Building B



# Nearby Amenities





**8468** | Warner  
Drive

— Hayden Tract —  
Culver City, CA

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