

Ownership has implemented  
significant cleaning protocols &  
safety measures to safeguard our  
tenants and visitors

CULVER 400|600

CULVER CITY

Inspiring Vertical Creative Campus in Culver City

New Creative Spec Suites

Sweeping Panoramic Views

Numerous Outdoor Amenities

Abundant On-site Parking

NEWMARK



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CA RE #01011030



# 400 & 600 CULVER POINTE CULVER CITY





# IDEAL SPACE FOR CREATIVE USERS

CULVER 400 | 600

Fully Integrated Vertical Creative Campus

New Creative Spec Suites available

Abundant on-site parking

Direct/Immediate access to 90 & 405 Fwys

Immediately adjacent to downtown Culver City, Westfield Culver City Mall, & Runway at Playa Vista

Highly Amenitized Outdoor Open Space and Courtyards with Wifi, Pool Table, Ping Pong, Foosball, Shuffleboard and Outdoor Meeting Areas

New amenity gym, lounge and locker rooms with showers





# AVAILABILITIES

## 600 CORPORATE POINTE

SUITE	RSF	AVAILABLE
1250 (second generation)**	6,882	Immediately
1200 (creative spec suite)**	7,769-17,988	Available 3/1/26
1150 (creative spec suite)	4,597	Immediately
1130 (creative spec suite)	6,283	Immediately
1100 (second generation)	7,004	Immediately
1010 (creative spec suite)	7,524	Immediately
800 (white-box)	24,929	Immediately
700 (white-box)	24,929	Immediately
320 (creative spec suite)*	12,170	Immediately
300 (second generation)*	11,265	Immediately
215 (creative spec suite)	2,602	Immediately
200 (second generation)	5,696	Immediately
150 (second generation)	7,262	Immediately
100 (second generation)	6,917	Immediately

\*Contiguous to 23,435 SF

\*\*Contiguous to 24,870 SF

## 400 CORPORATE POINTE

850 (creative spec suite)	6,011	Immediately
800 (creative spec suite)	6,726	Immediately
700 (second generation)	12,419	Immediately
600 (creative spec suite)	10,323	Immediately
590 (creative spec suite)	4,315	Immediately
550 (creative spec suite)	8,511	Immediately
500 (creative spec suite)	4,619	Available 4/1/26
400 (second generation)	20,945	Immediately
200 (second generation)*	20,693	Immediately
100 (second generation)*	18,363	Immediately
ANC1 Suite 601 (second generation)	3,601	Immediately
ANC2 Suite 421R (second generation)	2,957	Immediately

\*Contiguous to 39,056 SF

**Building Sizes:** 600 CP: 289,065 SF | 400 CP: 172,895 SF

**Stories:** 600 CP: (12) Twelve | 400 CP: (8) Eight

**Lease Term:** Five (5) - Ten (10) years

**Rental Rate:** Negotiable

**TI Allowance:** Negotiable \$ or Build-to-Suit

**Ceiling Heights:** 12' 5"

**Fiber Provider:** AT&T, XO Communications, Time Warner

**Parking:** 3.0 / 1,000  
\$100 unreserved / \$160 reserved

**Culver City Tax:** Significantly Lower Gross Receipt Taxes





# CREATIVE SPEC SUITES RANGING FROM 4,315 SF – 7,174 SF





# CREATIVE SPEC SUITES RANGING FROM 4,315 SF – 7,174 SF



# AMENITIES MAP



Location Amenities: Including (But Not Limited To) The Following:

## RUNWAY AT PLAYA VISTA

Whole Foods	Tesla	Penguin	Janie & Jack
Cvs Pharmacy	All Saints	Crow Bar & Kitchen	
800 Degrees Pizza	Cinemark Movie	Beach Bunny	
Gap	Theatres	Design Within Reach	
Chase Bank	Starbucks	The Studio Mdr	
Urban Outfitters	Reebok	Sol Pizza	
North Face	Cb2	The Griddle	
Patagonia	West Elm	American Apparel	
J Crew	Levis	Lyfe	
Nike	Union Made	Papyrus	

## WESTFIELD CULVER CITY MALL

BJ's Restaurant	BBQ	Coffee Bean and Tea	Express
Brewhouse	Olive Garden	Leaf	Foot Locker
Chipotle Mexican	Panda Express	Tutti Fruitti Frozen	Forever 21
Grill	Pinkberry	Yogurt	H&M
Creme De La Crepe	Popcornopolis	JCPenny	Old Navy
Bistro	Qdoba Mexican Grill	Macy's	Nordstrom Rack
Five Guys Burgers	Sbarro Pizza	Best Buy	VANS
and Fries	Starbucks Coffee	Champs Sports	Trader Joe's *
Jamba Juice	Subway	Golds Gym	
Lucille's Smokehouse	Target	American Eagle	* coming soon



# 400 & 600 CULVER POINTE CULVER CITY

CULVER 400 | 600

## EXCLUSIVE ADVISORS:

**BILL BLOODGOOD**

EXECUTIVE MANAGING DIRECTOR

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† 310-491-2000

[HTTP://EXPERIENCE.400600CULVER.COM](http://experience.400600culver.com)

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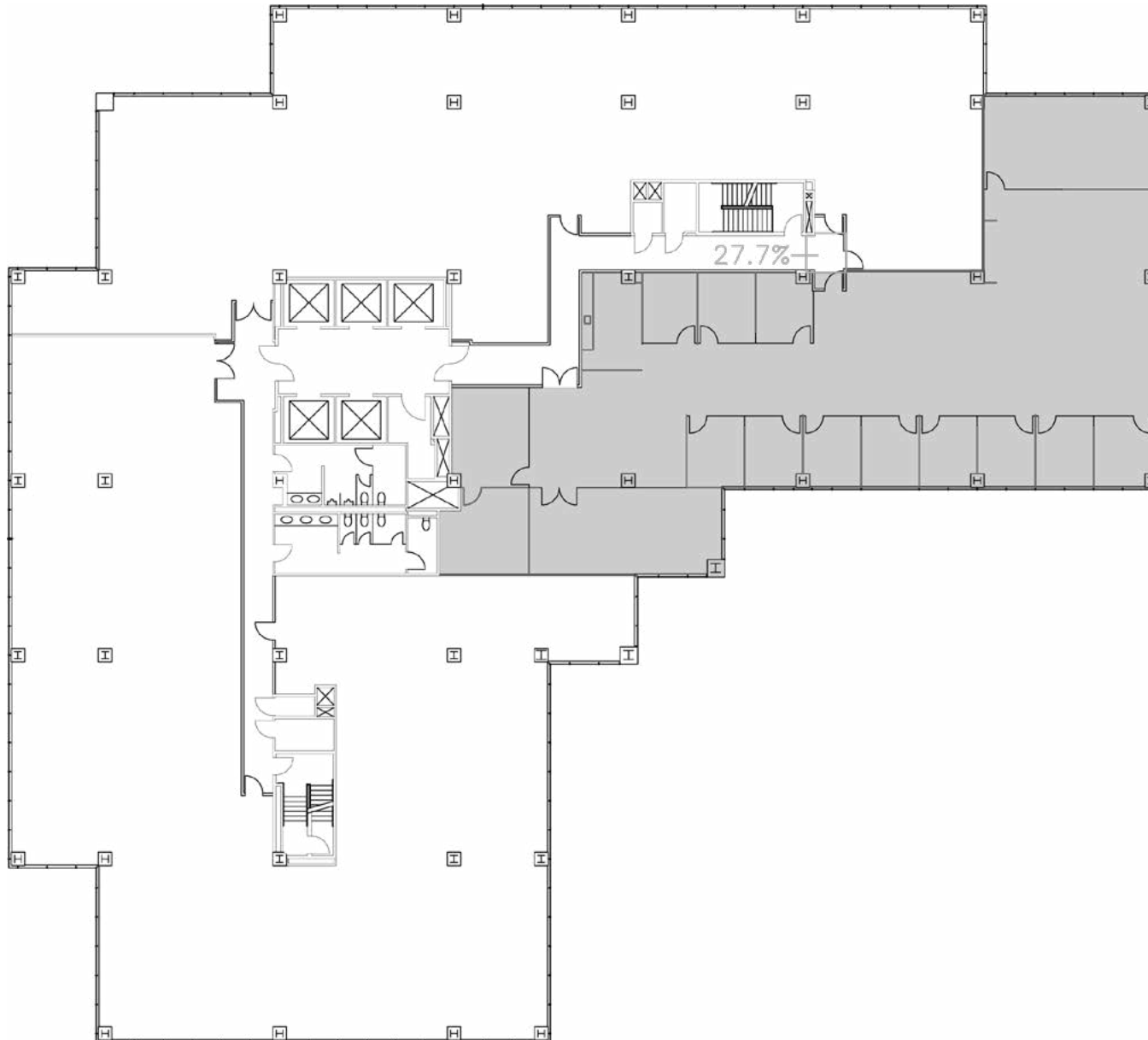
**NEWMARK**





# 600 CULVER

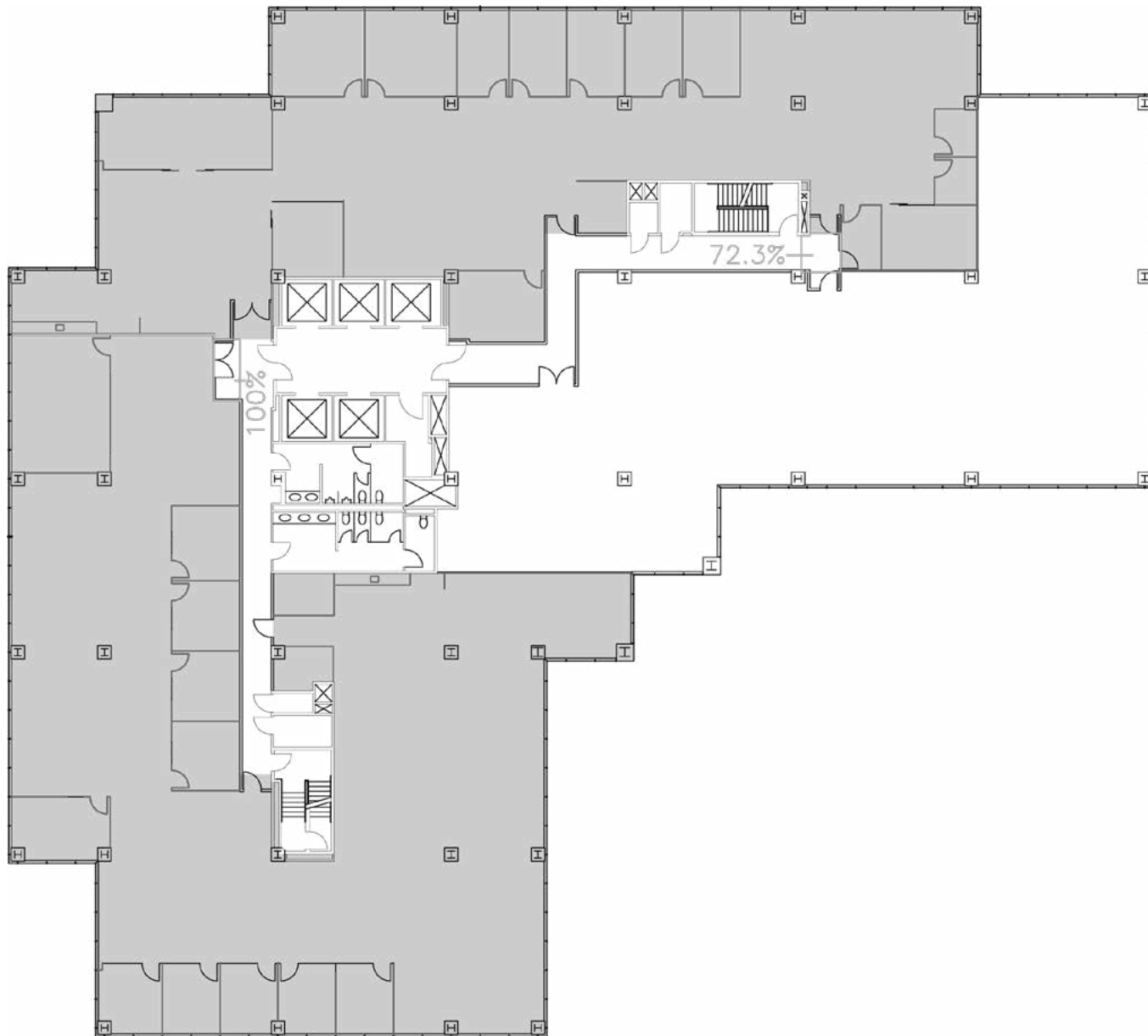
SUITE #1250 | 6,882 SF





# 600 CULVER

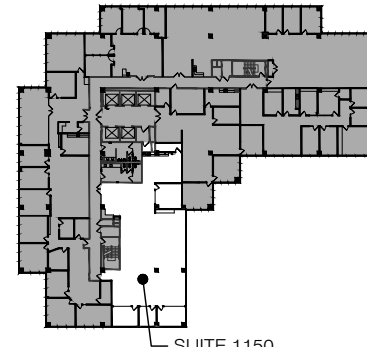
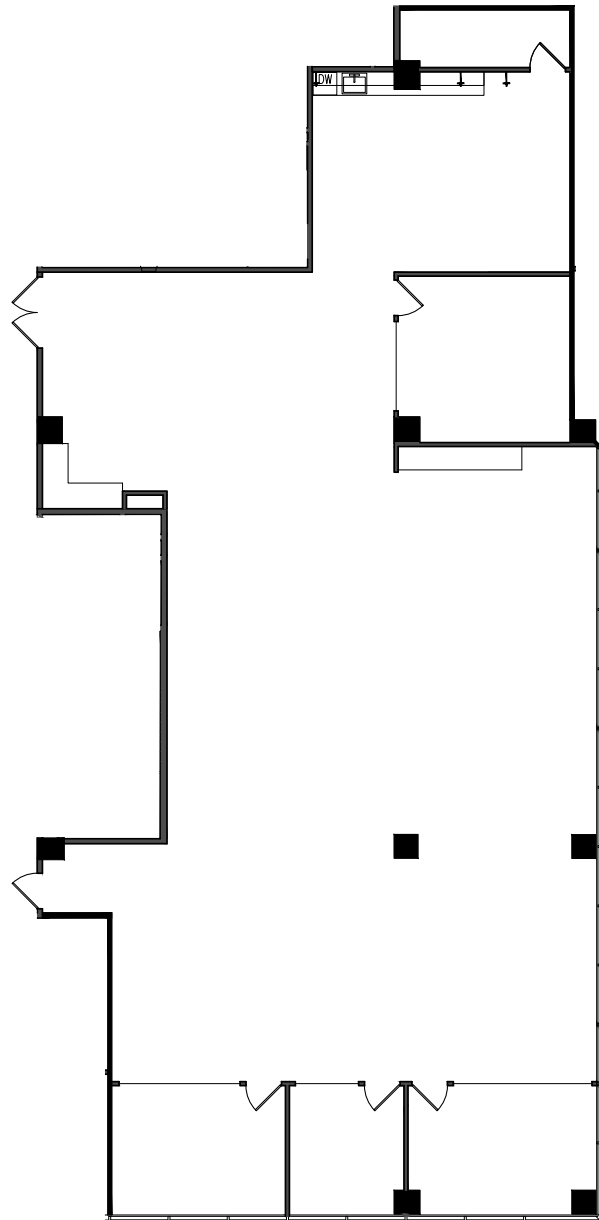
SUITE #1200 | 7,769-17,988 SF





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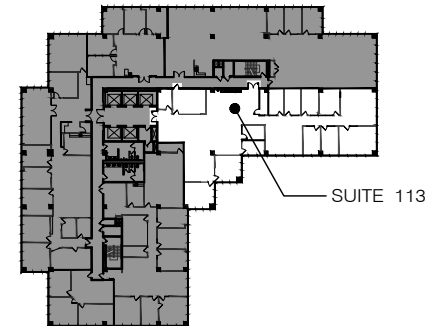
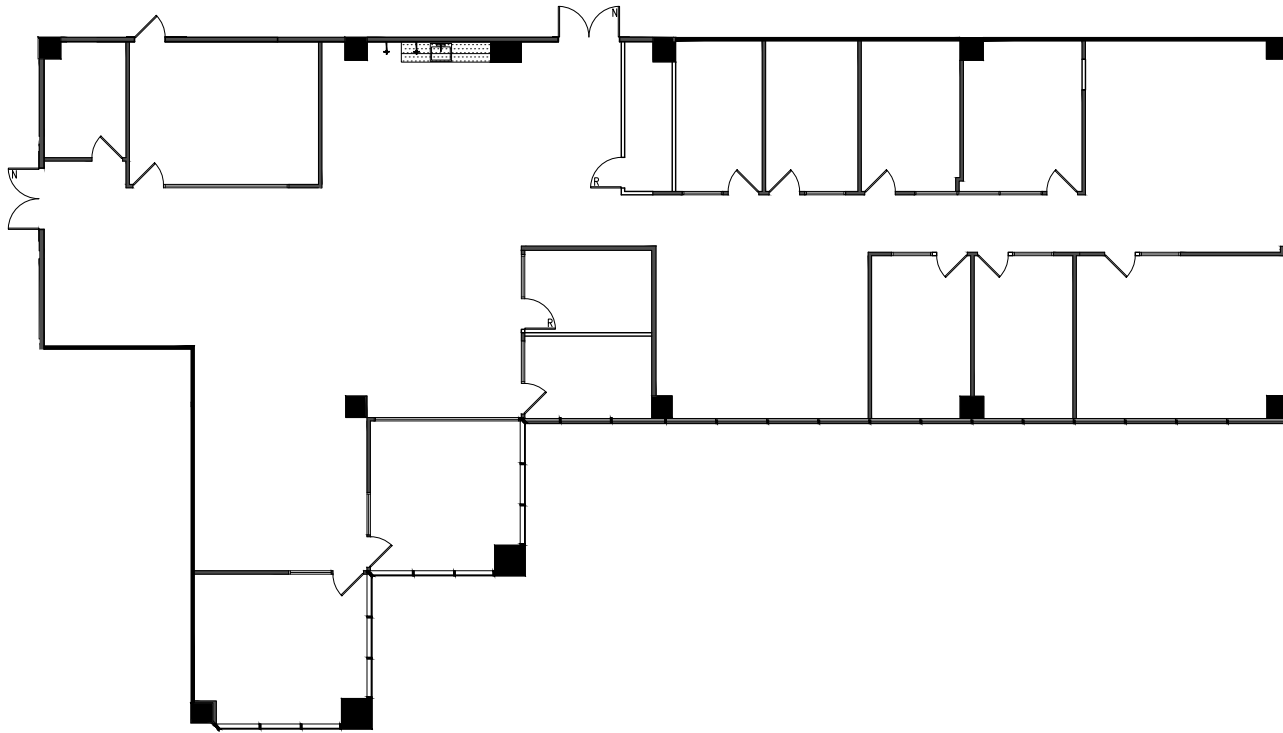
SUITE #1150 | 4,597 SF





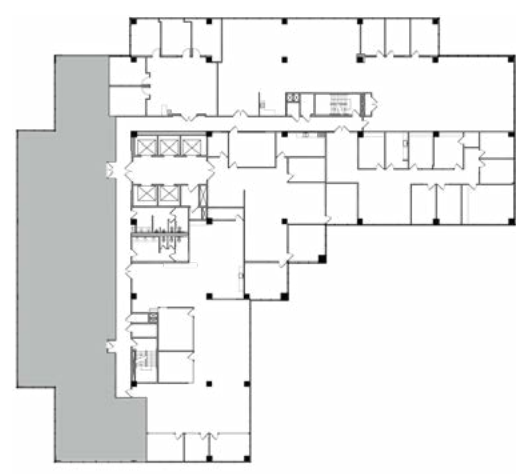
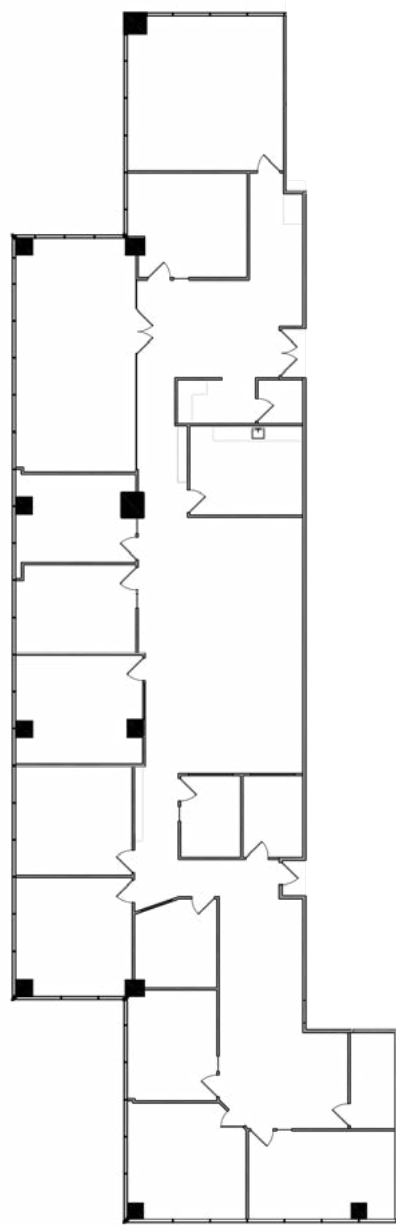
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SUITE #1130 | 6,283 SF



# 600 CULVER

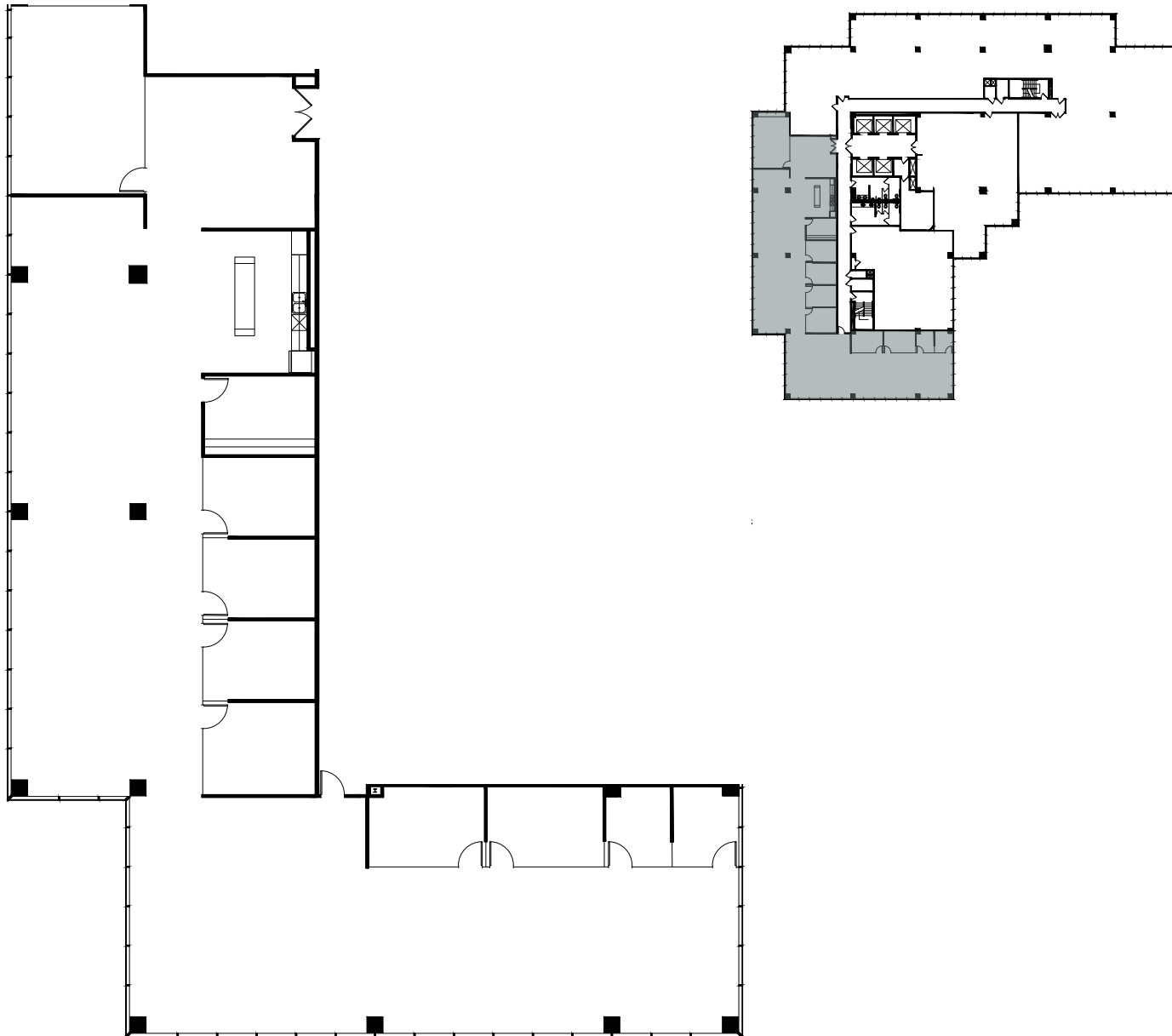
SUITE #1100 | 7,004 SF





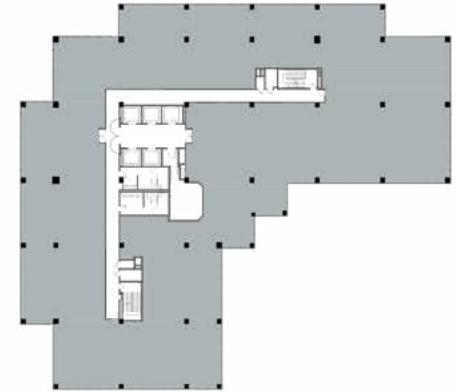
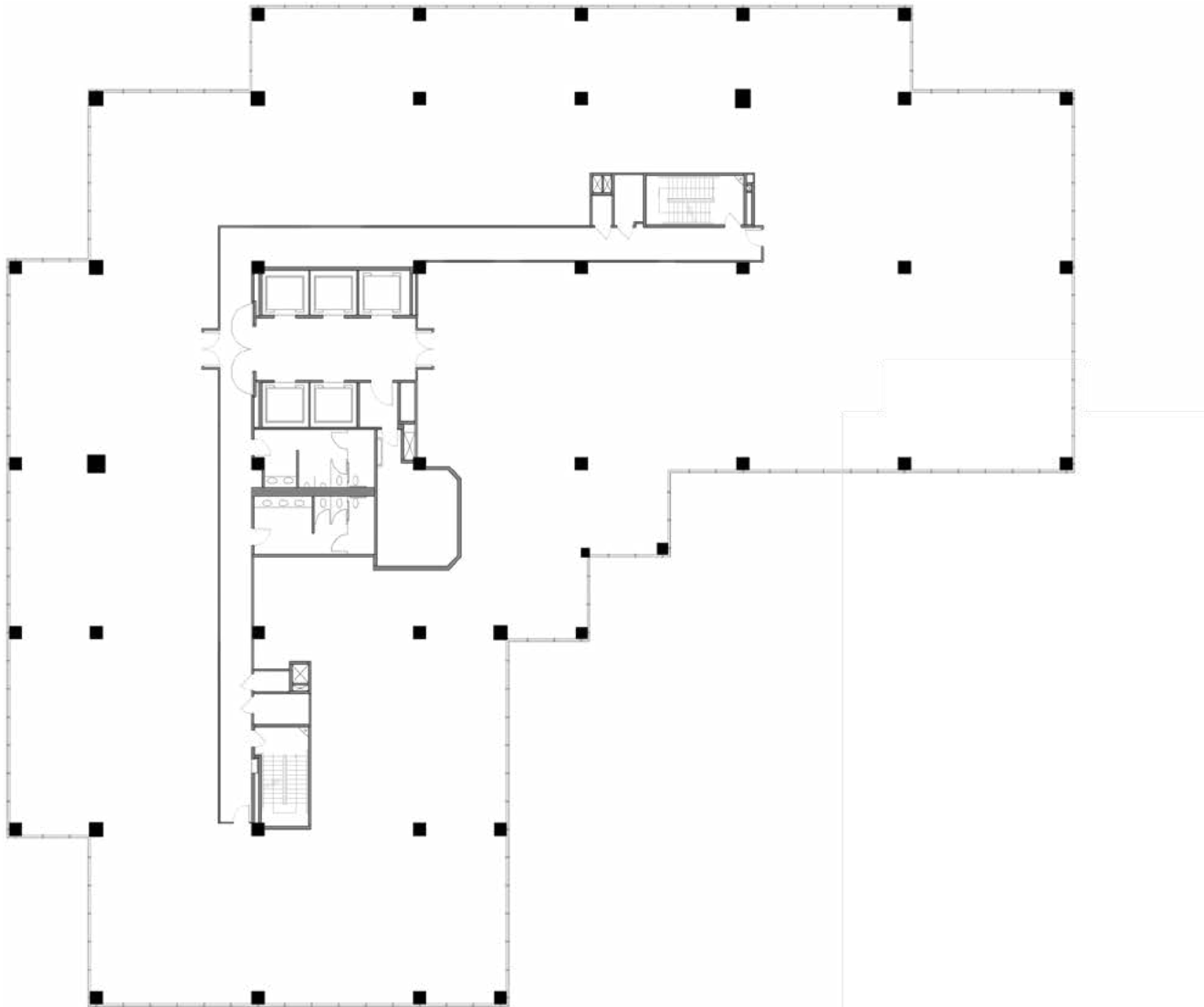
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SUITE #1010 | 7,524 SF



# 600 CULVER

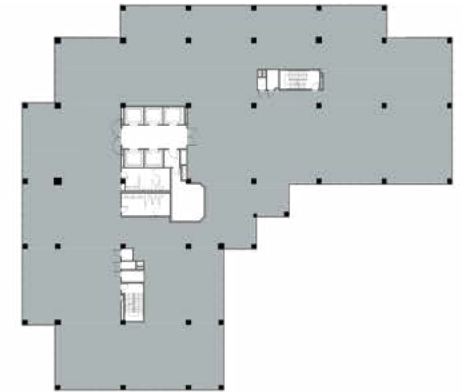
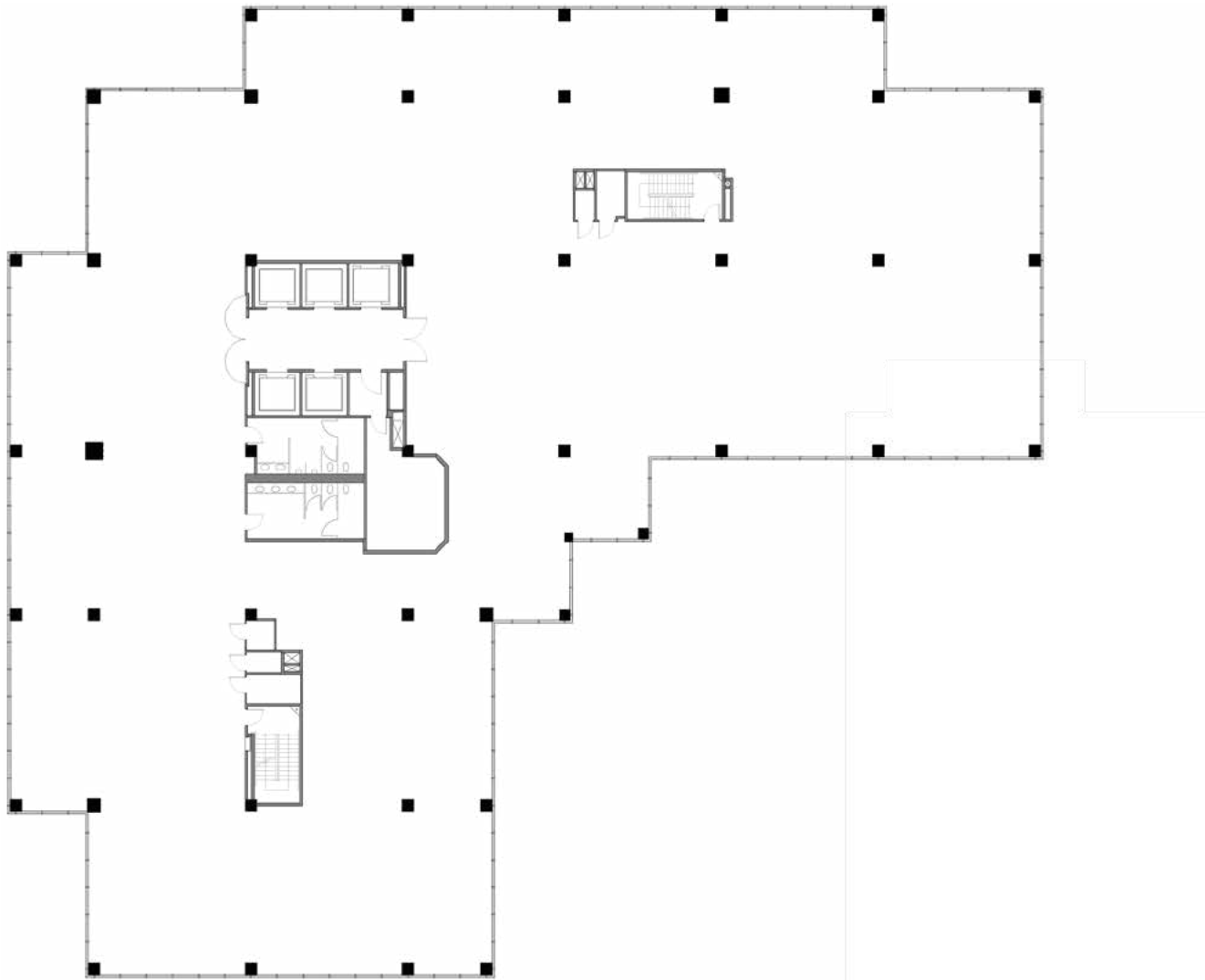
SUITE #800 | 24,929 SF





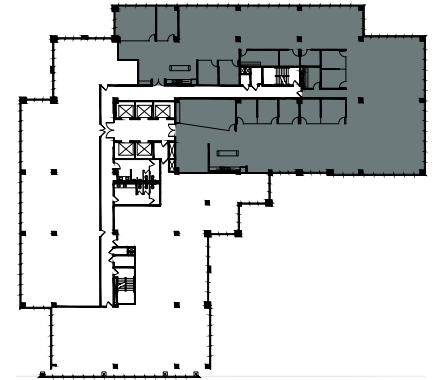
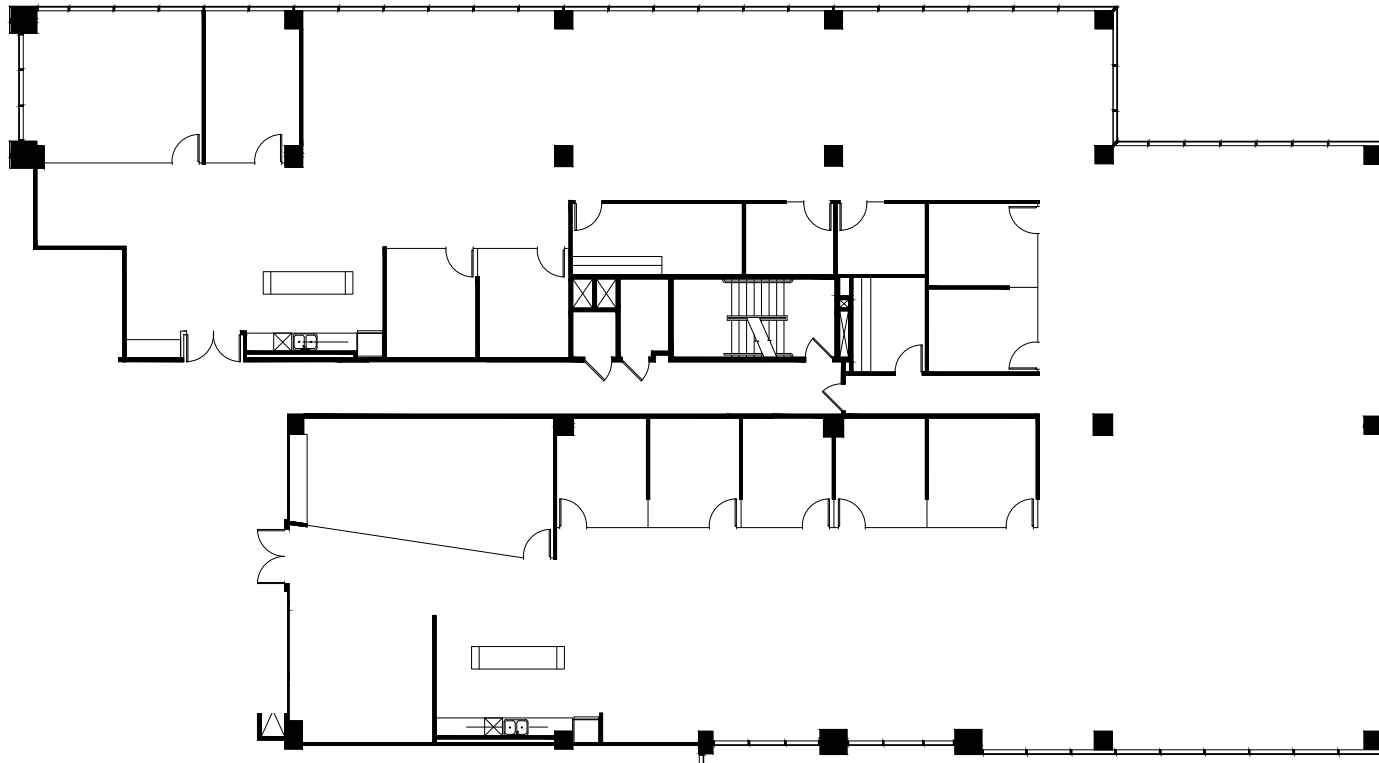
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SUITE #700 | 24,929 SF



# 600 CULVER

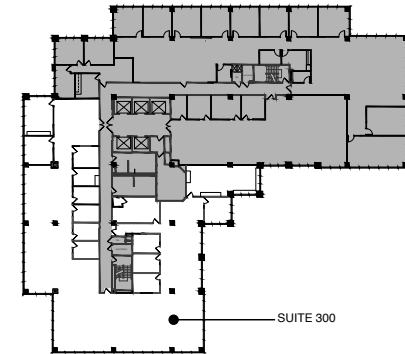
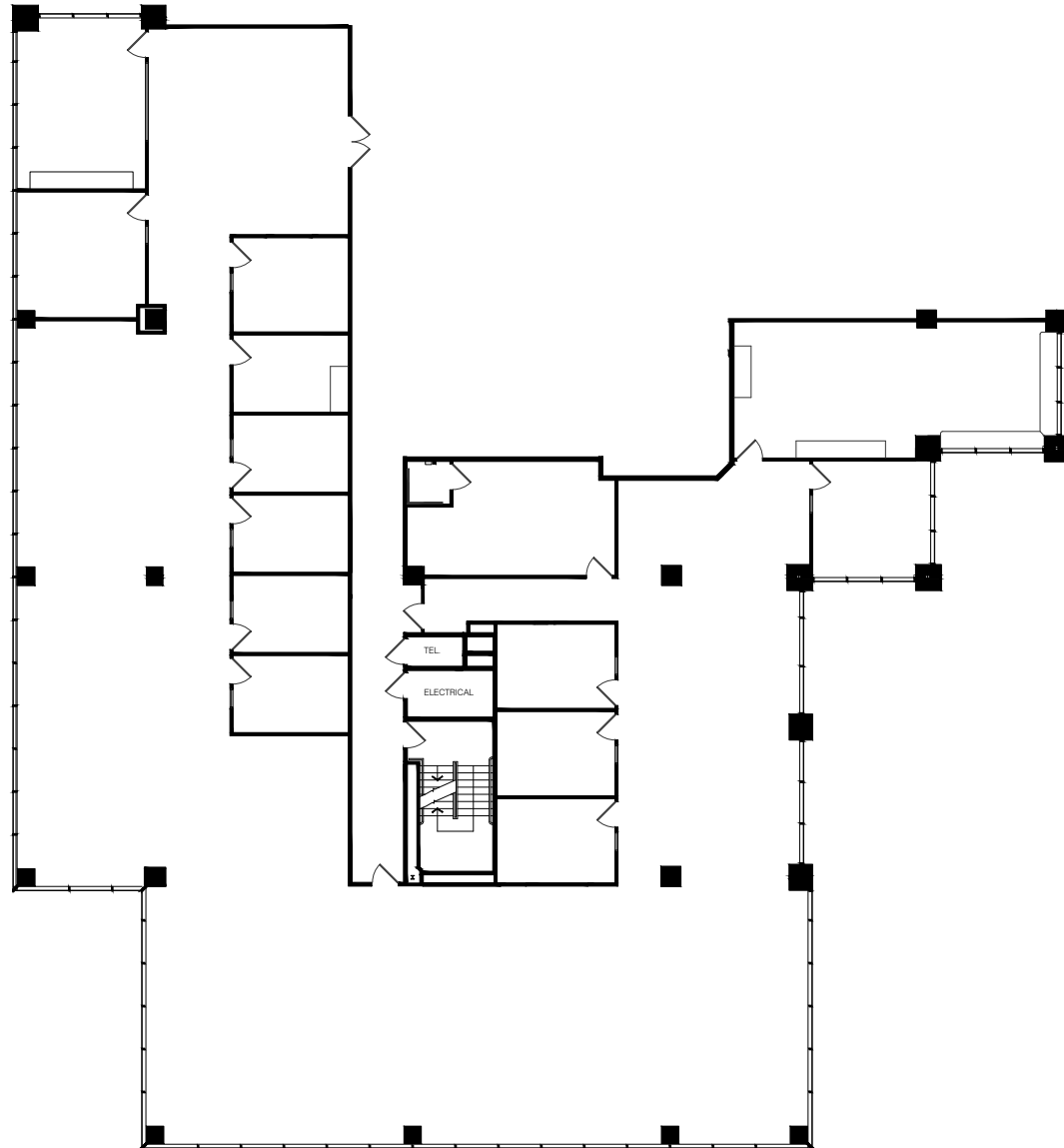
SUITE #320 | 12,170 SF





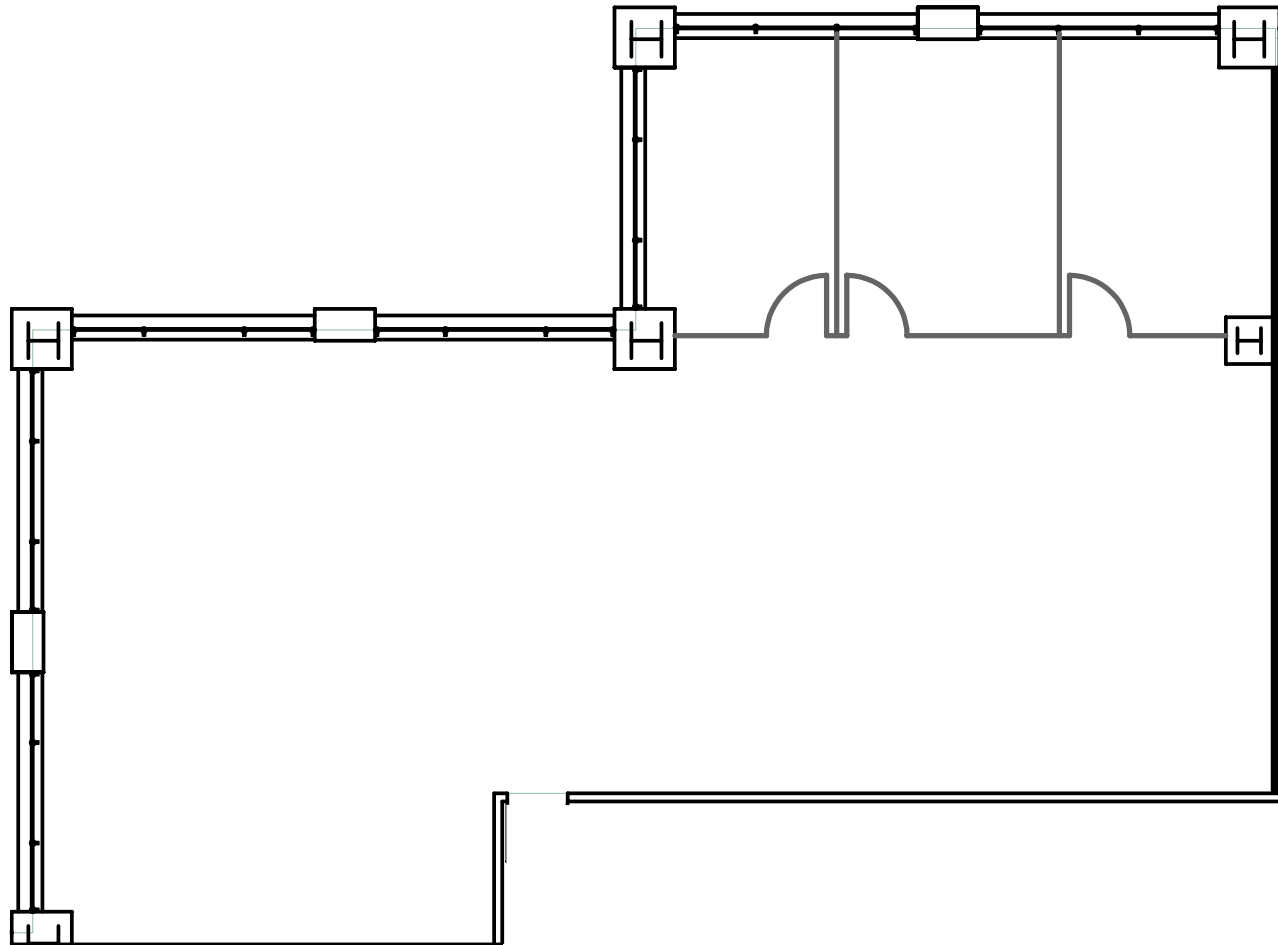
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SUITE #300 | 11,265 SF



# 600 CULVER

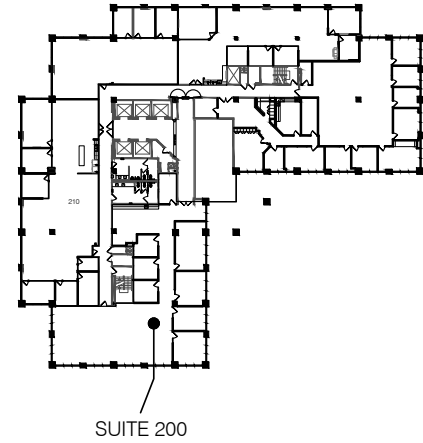
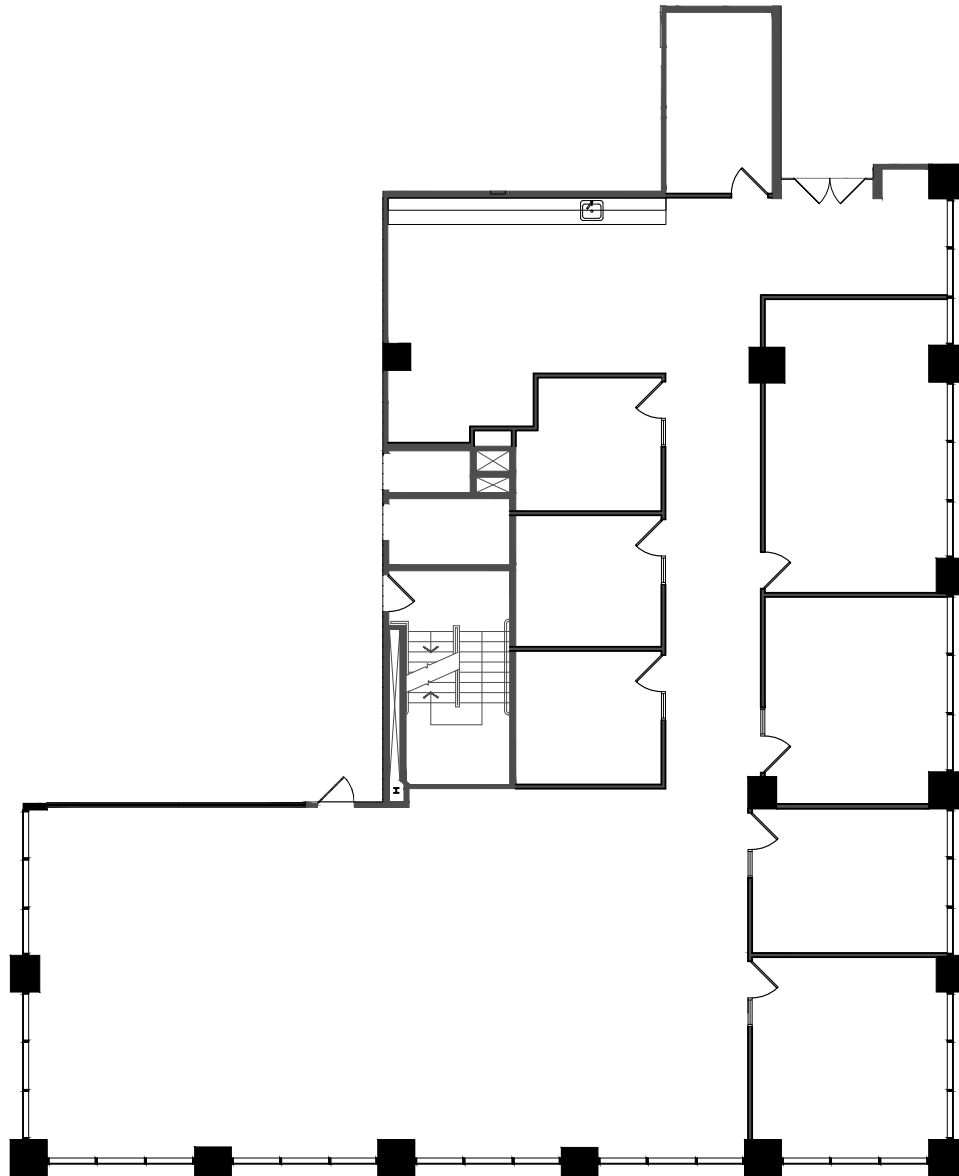
SUITE #215 | 2,602 SF





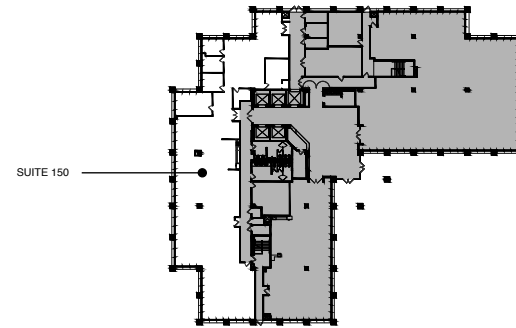
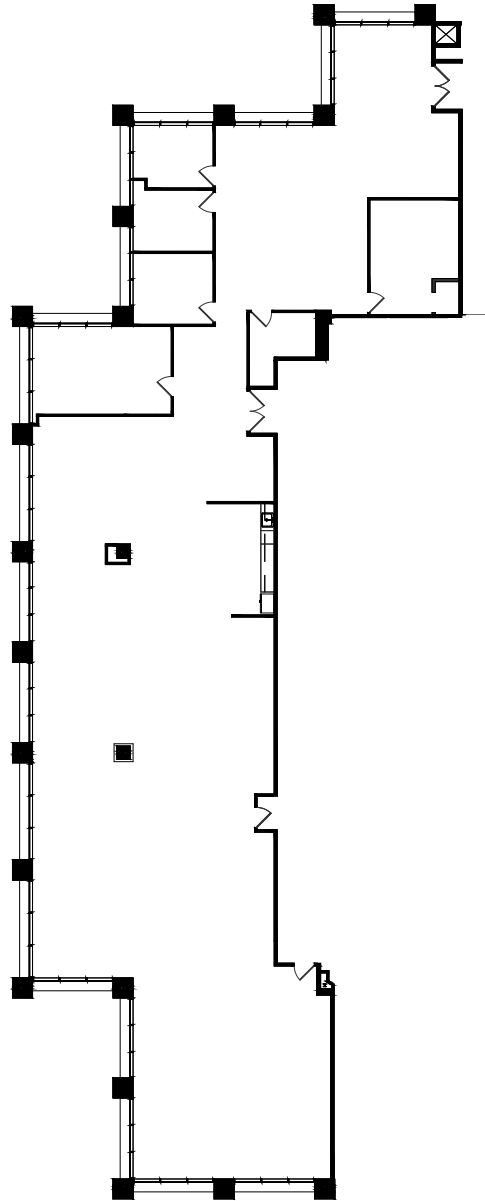
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SUITE #200 | 5,696 SF



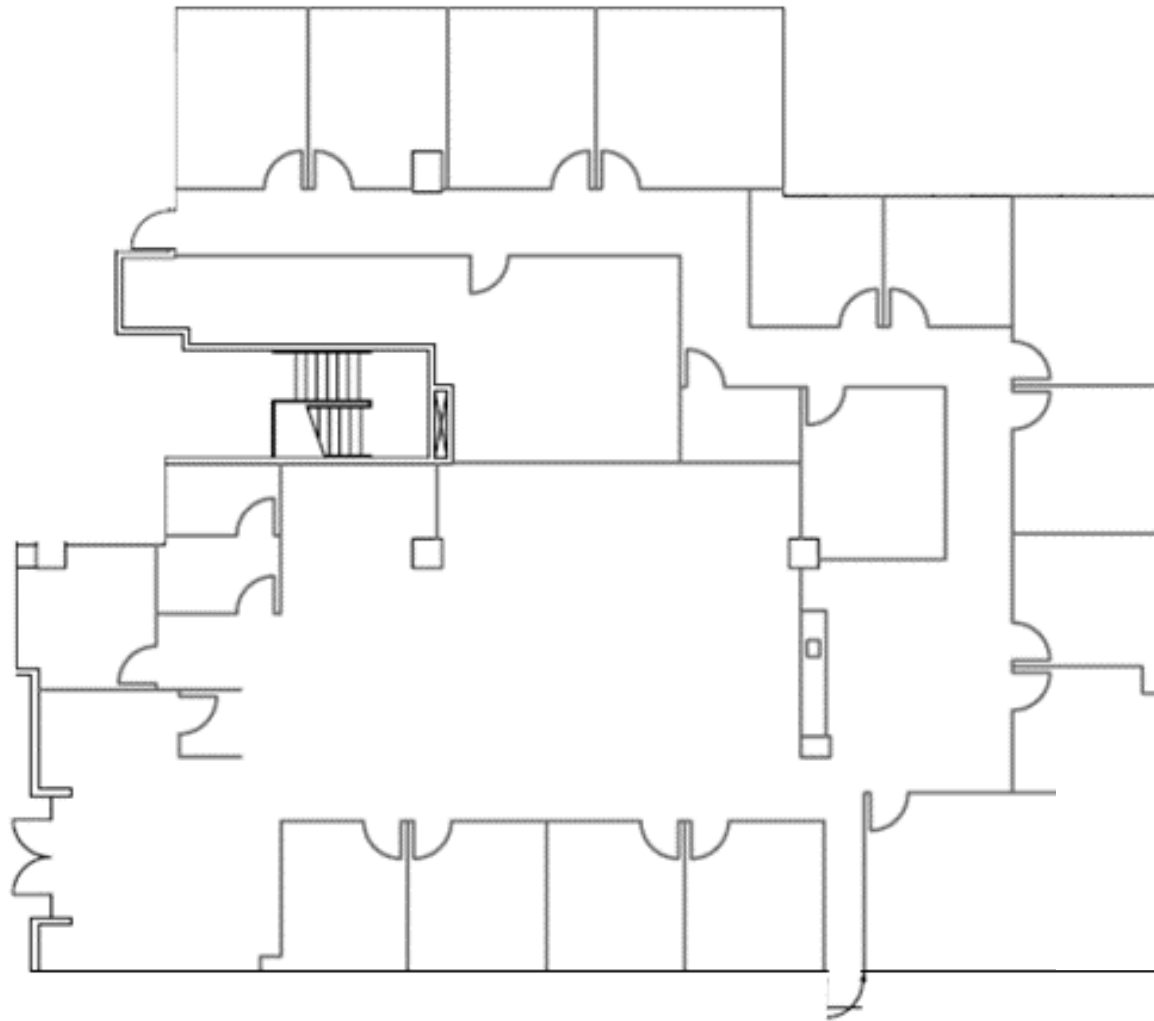
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SUITE #150 | 7,262 SF



# 600 CULVER

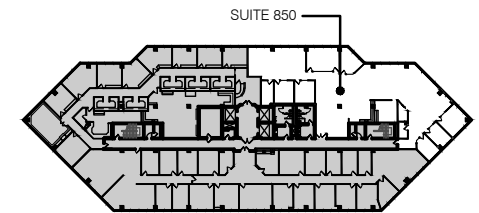
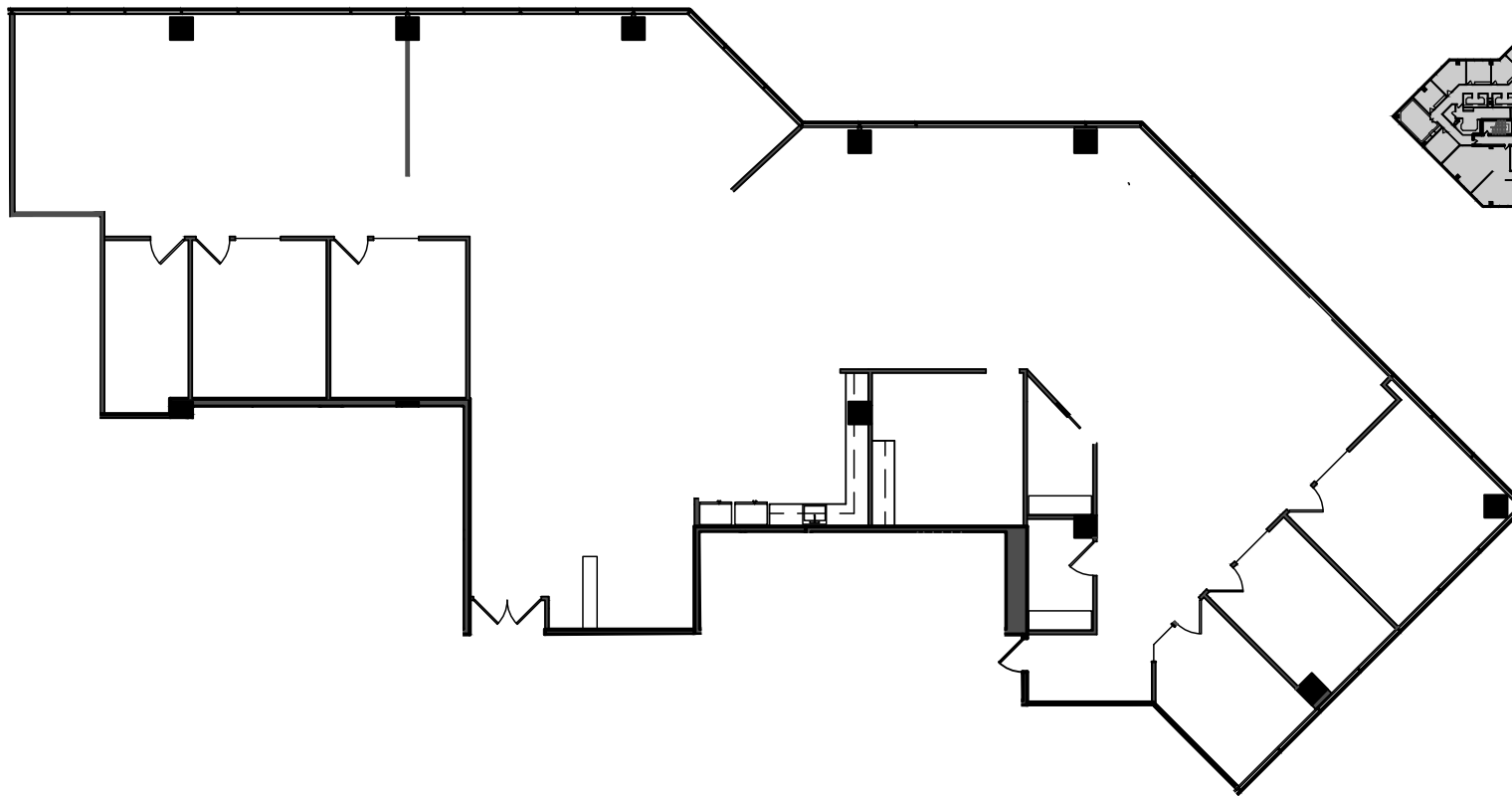
SUITE #100 | 6,917 SF





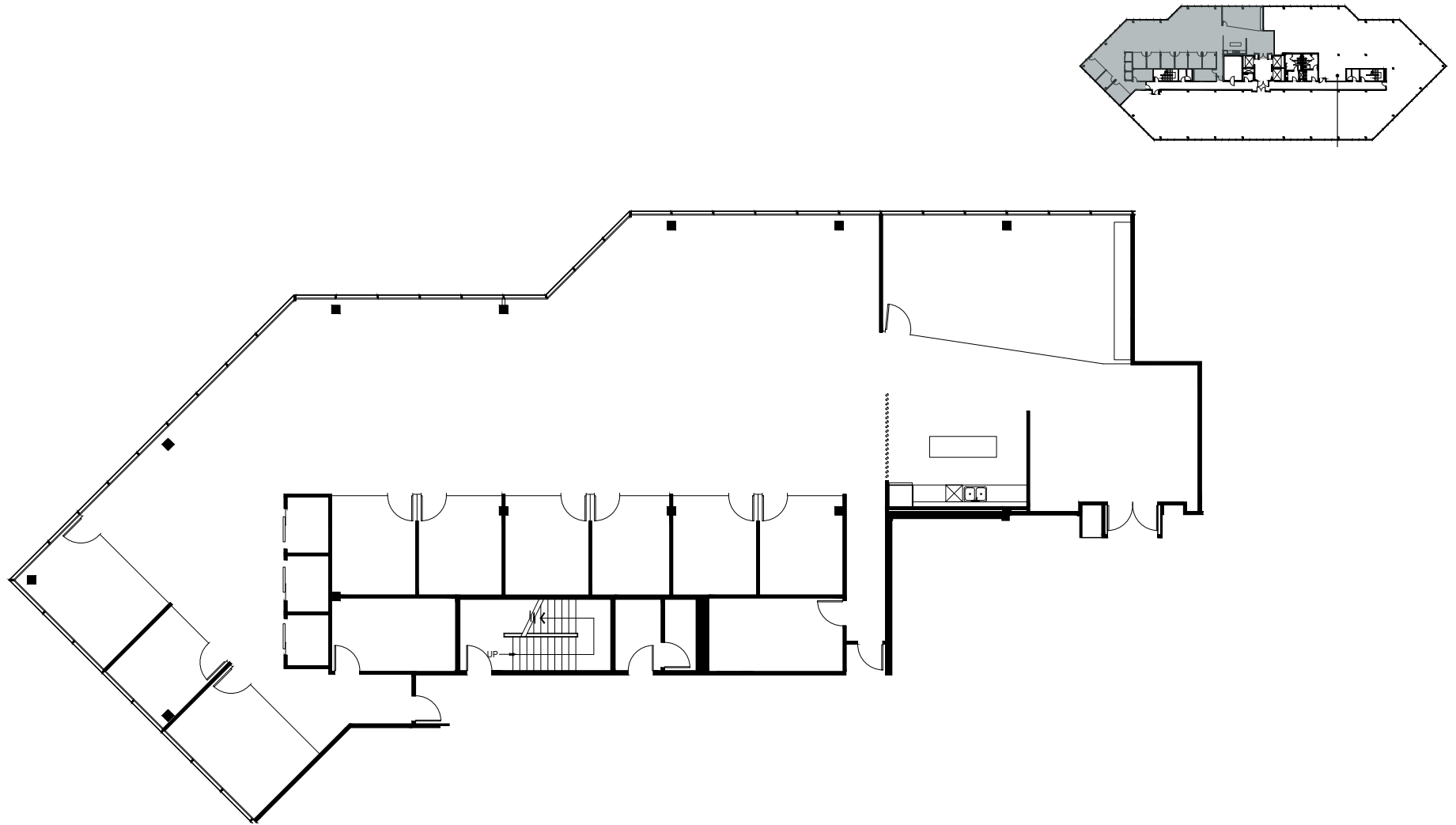
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SUITE #850 | 6,011 SF



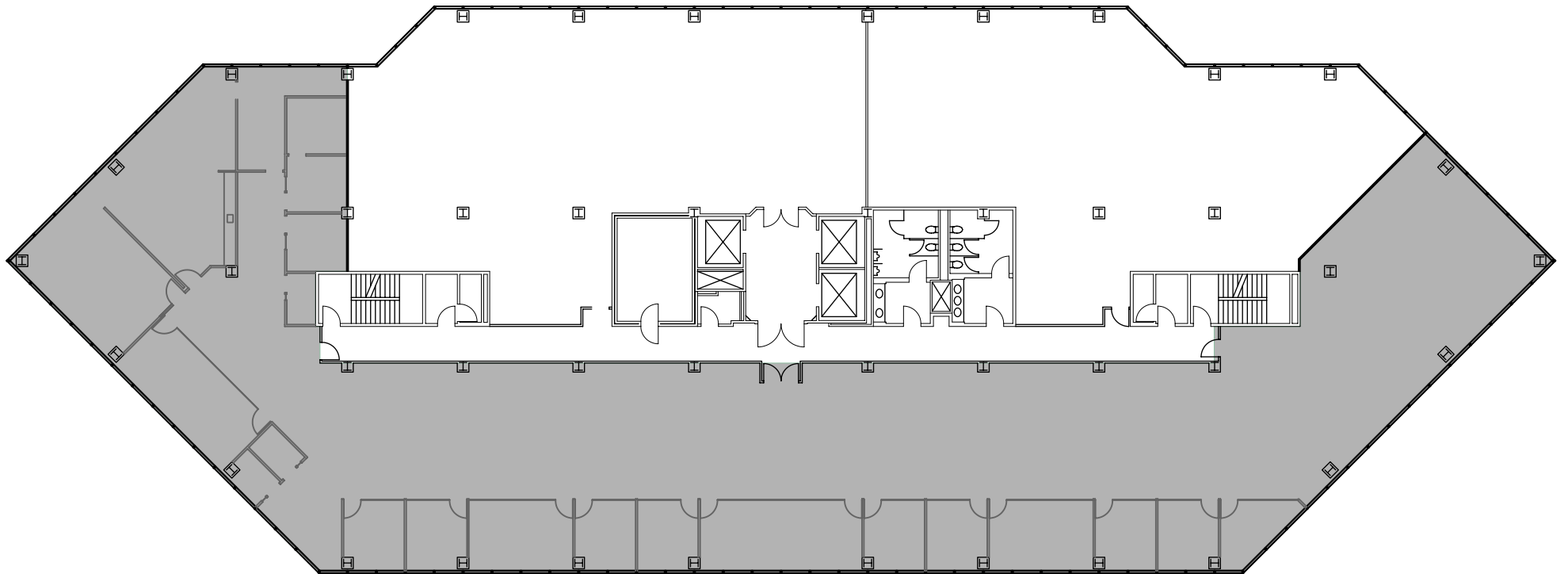
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SUITE #800 | 6,726 SF



# 400 CULVER

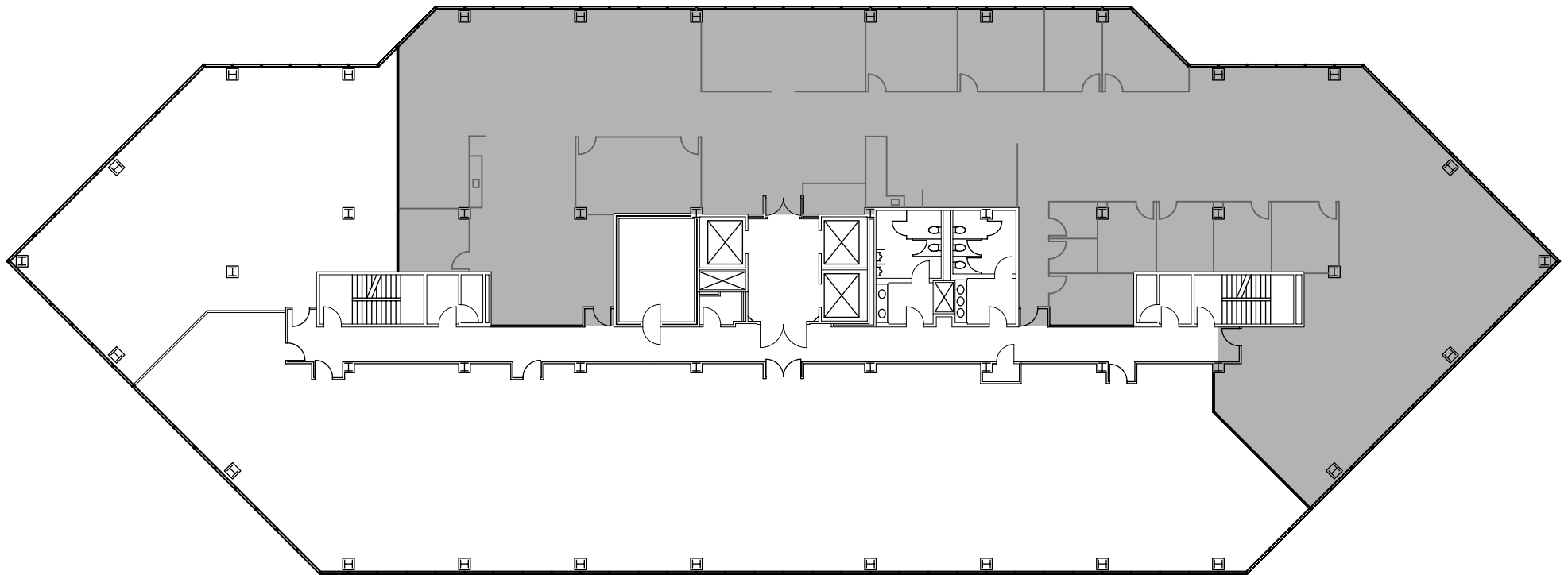
SUITE #700 | 12,419 SF





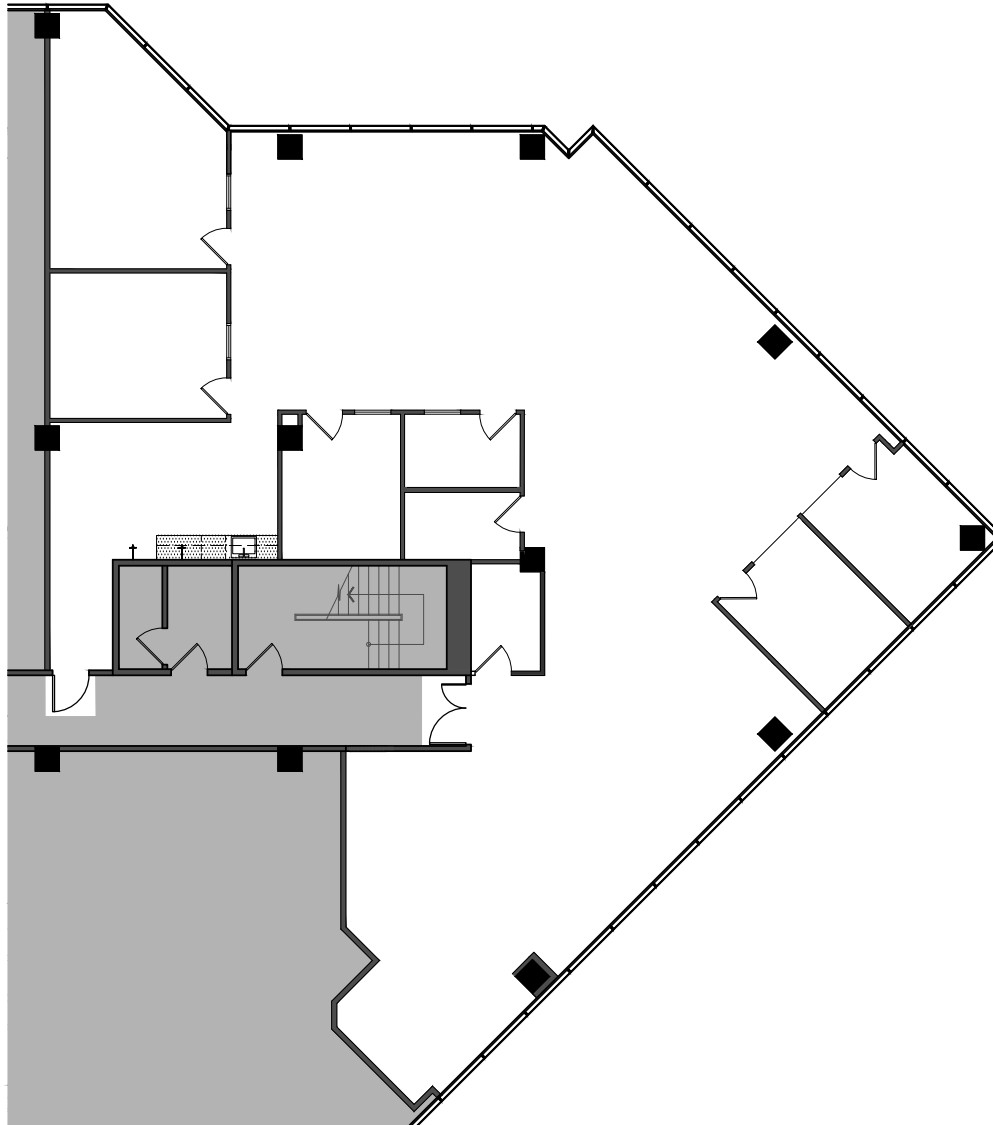
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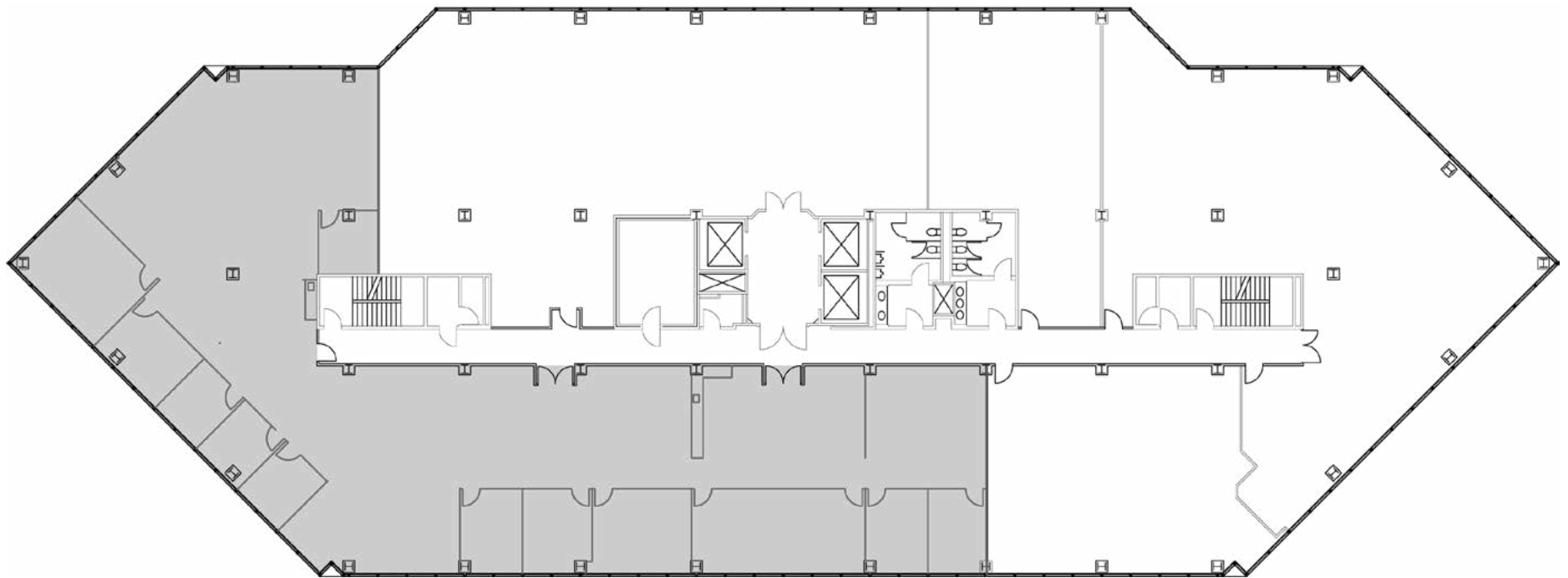
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SUITE #590 | 4,315 SF



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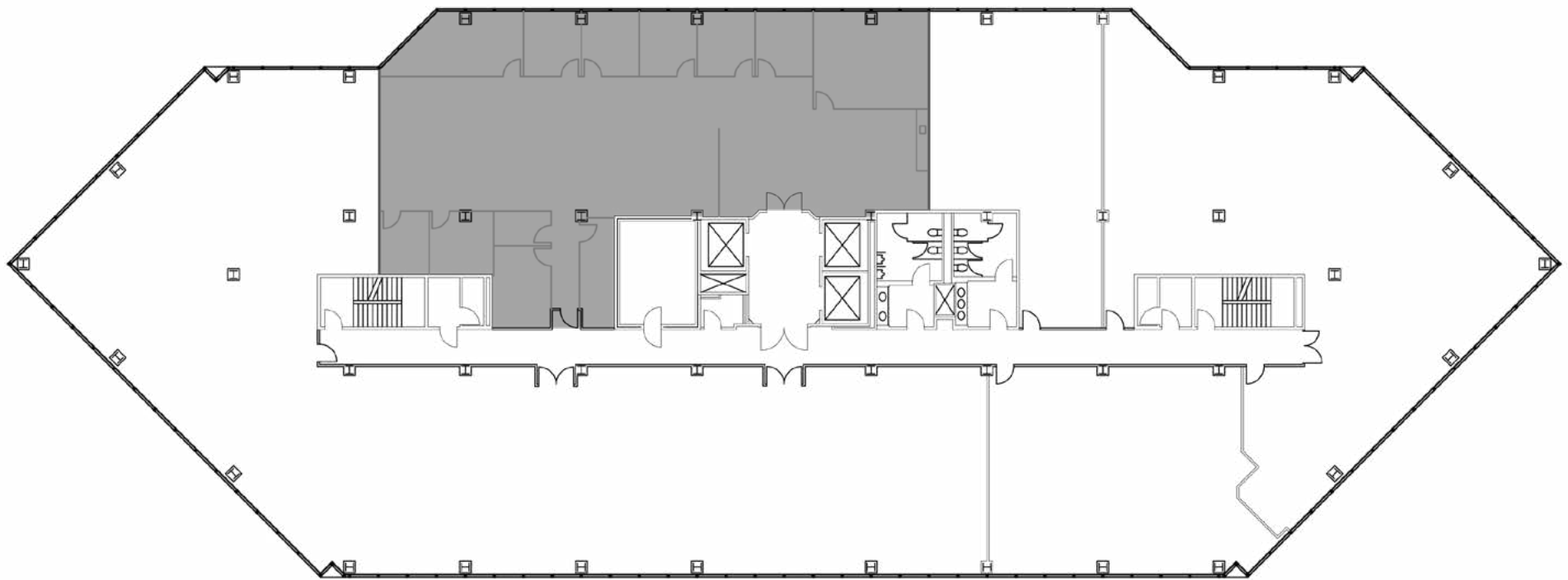
SUITE #550 | 8,511 SF





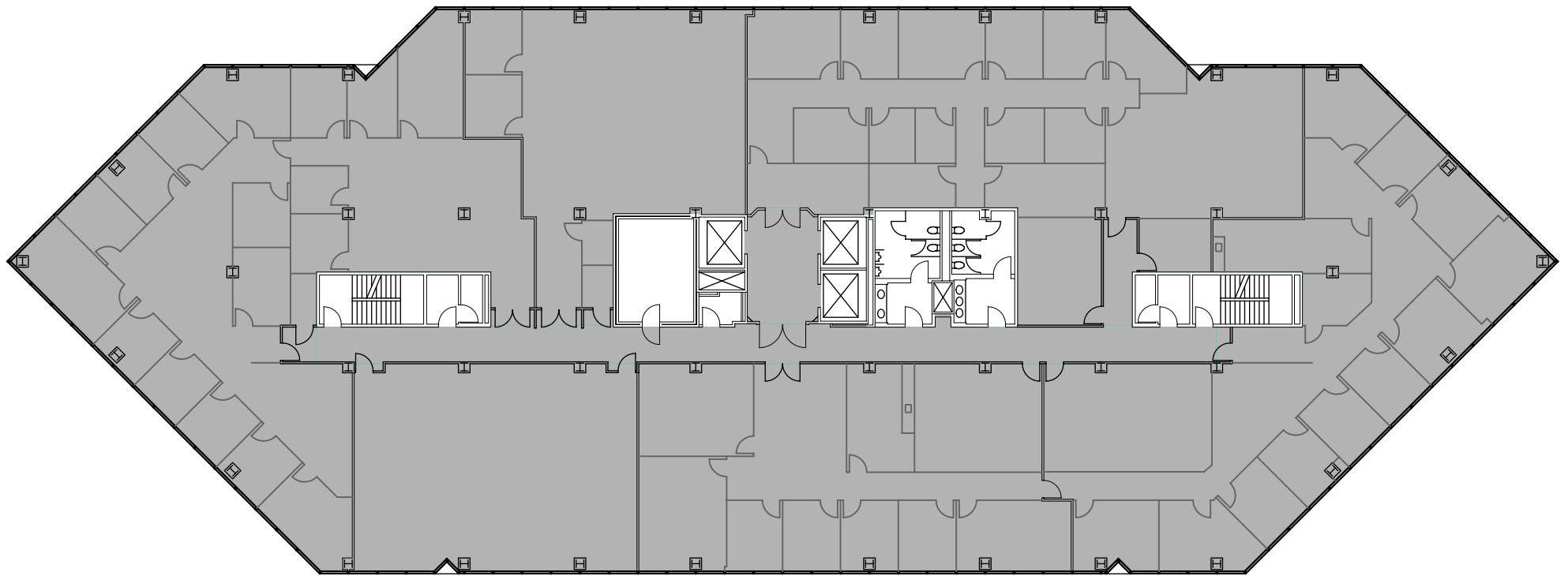
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SUITE #500 | 4,619 SF



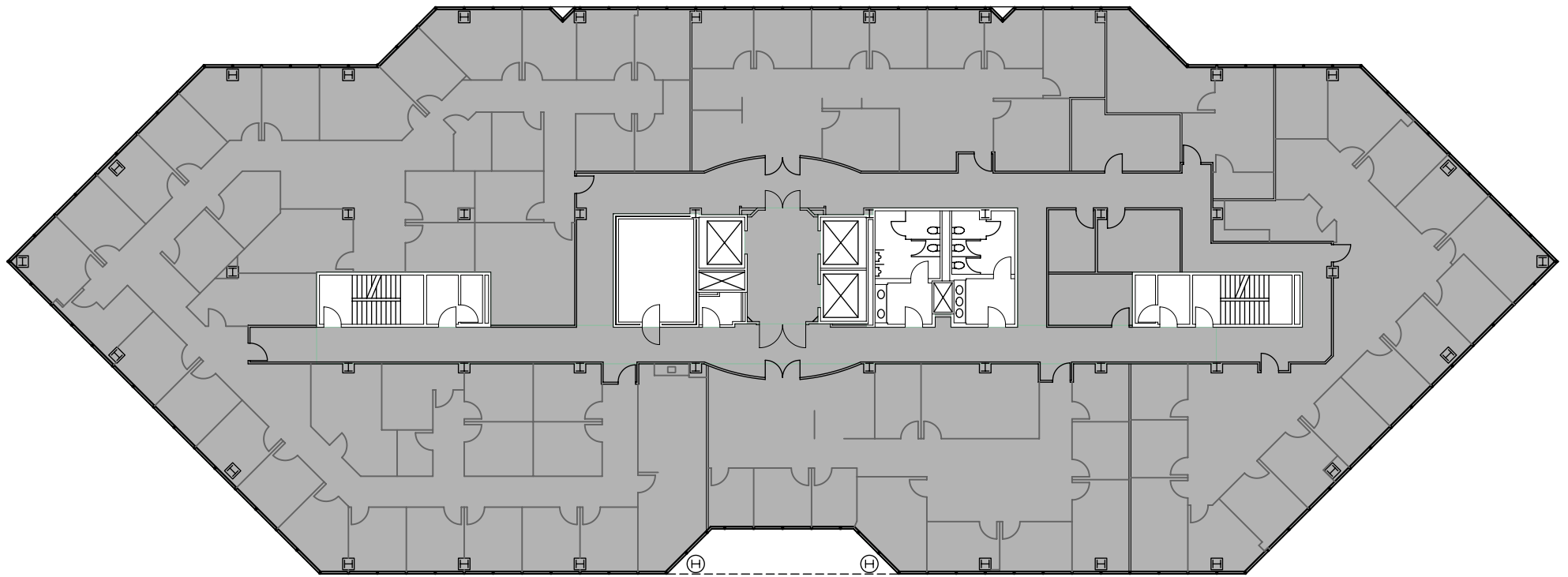
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SUITE #400 | 20,945 SF



# 400 CULVER

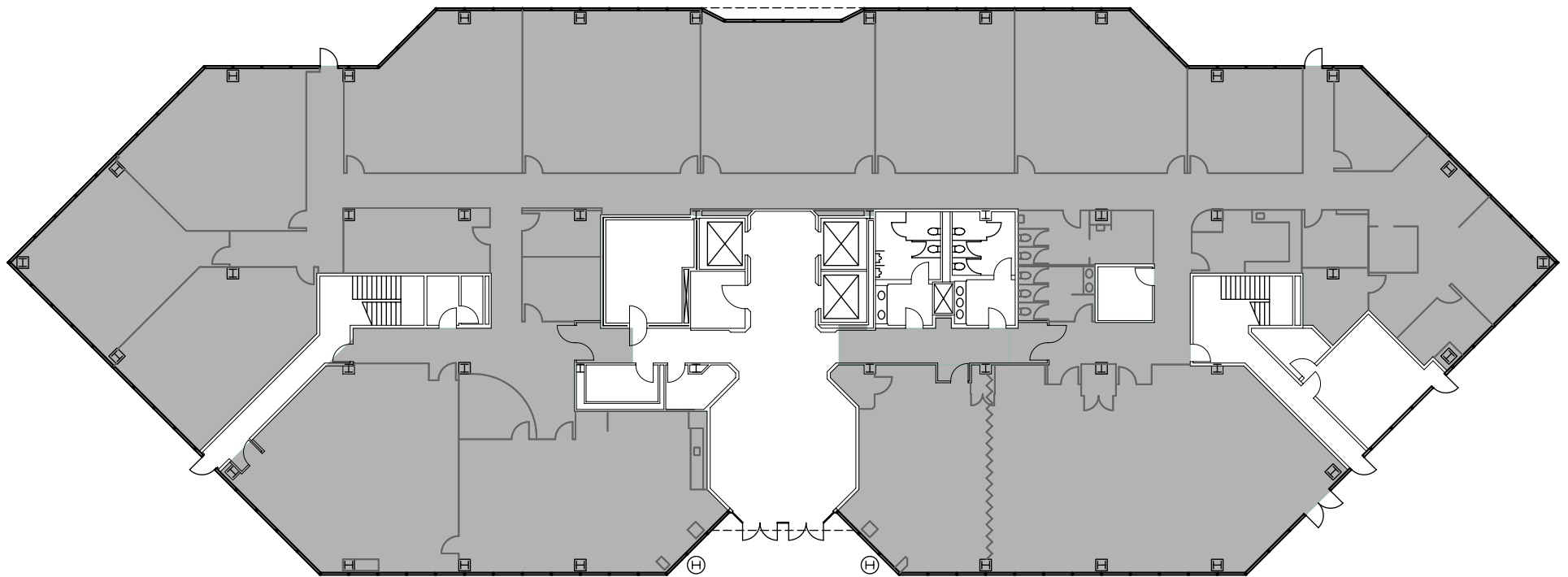
SUITE #200 | 20,693 SF





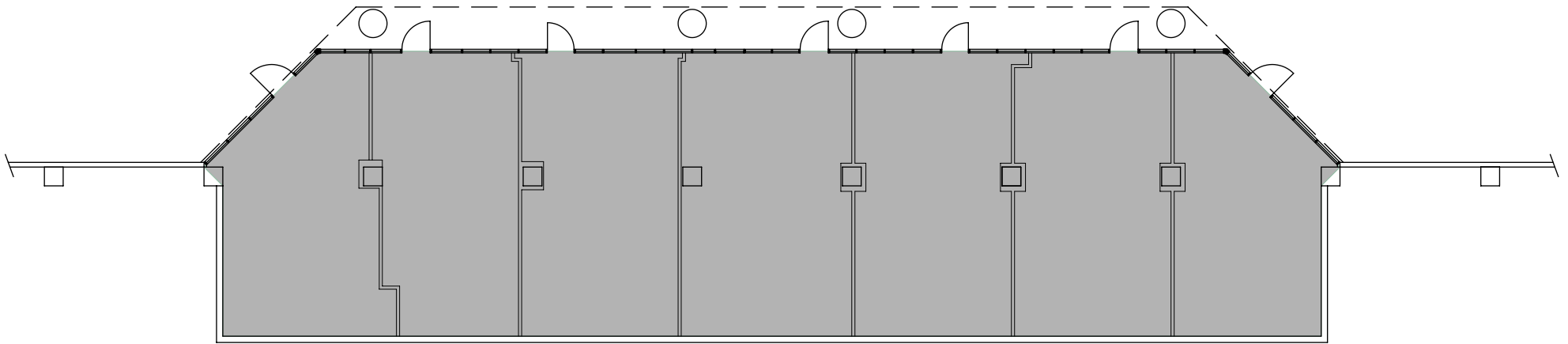
# 400 CULVER

SUITE #100 | 18,363 SF



# 400 CULVER

ANC1 SUITE #601 | 3,601 SF



# 400 CULVER

ANC2 SUITE #421R | 2,957 SF

