



FOR LEASE

Stand-alone Building in the
Heart of Downtown
Culver City

3859
Cardiff
Avenue
CULVER CITY, CA

CONTACT

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PROPERTY INFORMATION

ADDRESS 3859 Cardiff Avenue, Culver City, CA 90232

BUILDING Approximately 9,517 square feet

SPACE Ground Floor: $\pm 4,588$ sq. ft.
Second Floor: $\pm 4,305$ sq. ft.
BREAKDOWN Mezzanine: ± 624 sq. ft.

AVAILABLE March 10, 2026

RENTAL RATE \$ 4.25/sq.ft./Month, NNN (Triple Nets = \$0.26)

TERM Three [3] to ten [10] years

PARKING Two [2] on-site spaces and a one-car-garage.
Adjacent to public parking structures with
monthly and visitor parking

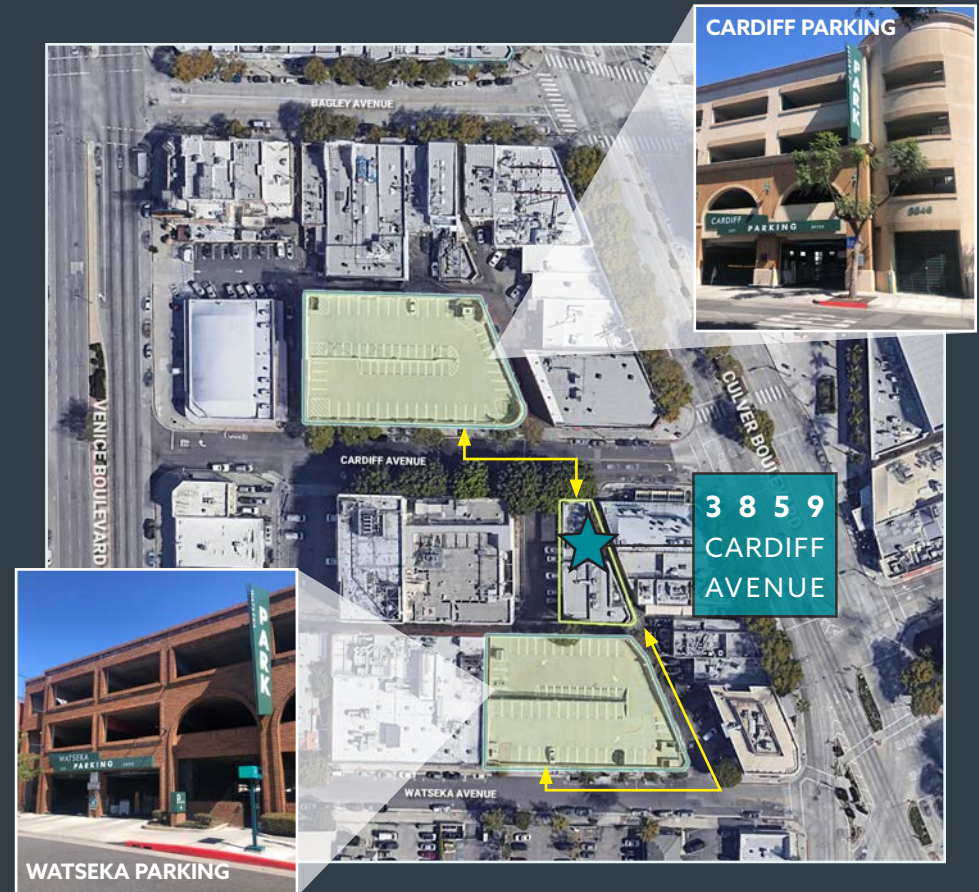
Monthly Rate: \$ 120.00
Visitor: \$ 1.00 per 30 minutes
Daily Max: \$ 12.00
Hours of Operation: 8 am to 2 am daily

**Tenant to verify & confirm city parking info*

**Landlord controls 21 individual spaces in the WATSEKA parking structure at market rates.*

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FEATURES

- » Prime Downtown Culver City location
- » Wide array of world-class amenities within walking distance in every direction
- » Abundance of metered street parking for visitors
- » Two [2] directly adjacent public parking structures for both visitors and monthly pass-holders
- » Excellent signage potential with great visibility and presence in the heart of Downtown Culver City
- » Easy access to both the 10 and 405 Freeways
- » Walking distance to the Metro Expo Culver City Station

BUILDING LAYOUT

BEAUTIFUL GROUND-FLOOR LOBBY

The first floor is equipped with a reception area, two [2] bathrooms, a kitchenette, executive office, multiple small office/conference rooms, and storage space. There is also a large open library area with cabinetry shelving throughout and garage/storage.

SECOND FLOOR

Equipped with a large conference room, two [2] bathrooms, open space, a large kitchen, two [2] executive offices, IT room, storage, and outdoor deck.

MEZZANINE

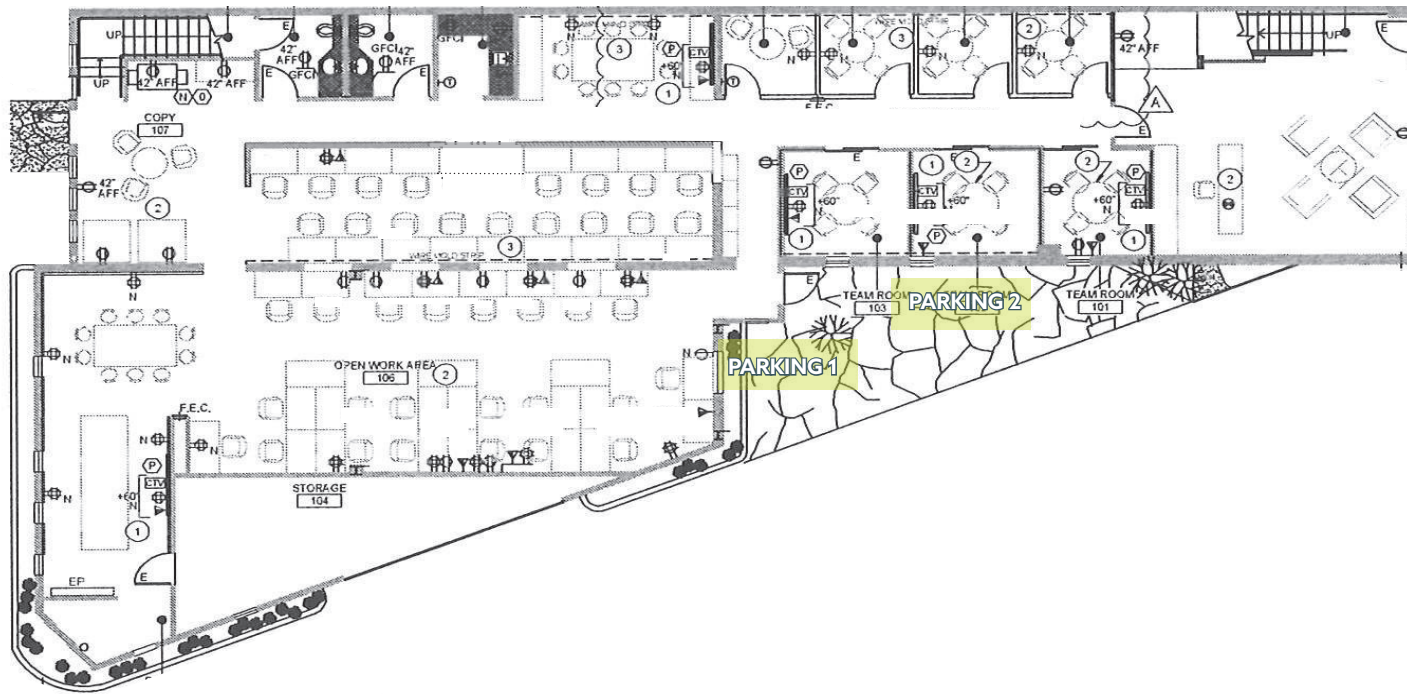
Open Space

UPDATED WORKSPACE

The building features modern architectural elements and gets plenty of natural light from the skylights throughout. The high ceiling features exposed wood beams and duct work. Bathrooms on each floor have been remodeled.



FLOOR PLANS

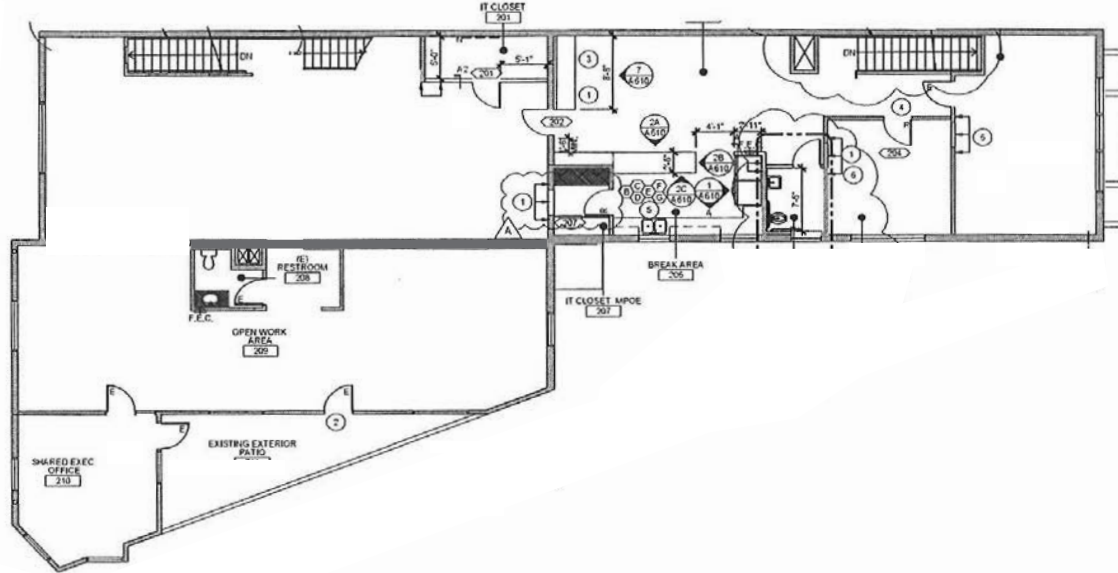


GROUND FLOOR



- Reception area
- Two [2] bathrooms
- Kitchenette
- Three [3] large offices
- Three [3] break out conference rooms
- Four [4] smaller offices
- Small conference room
- Storage space
- Large open library area
- Outdoor parking and enclosed Garage

FLOOR PLANS

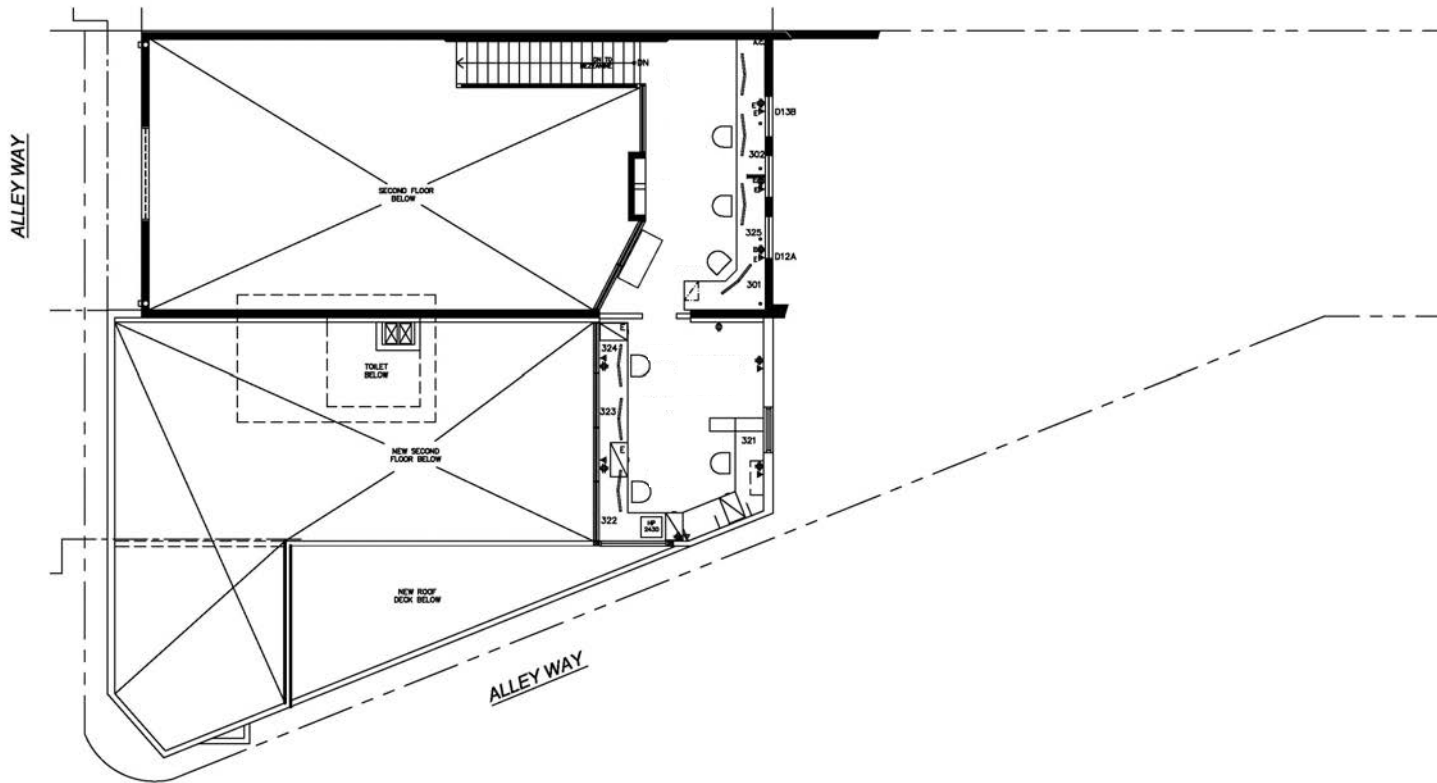


SECOND FLOOR



- Large conference room
- Two [2] bathrooms
- Open Work Area
- Kitchen/Break Area
- Two [2] executive offices
- IT room
- Storage
- Outdoor deck

FLOOR PLANS



MEZZANINE



- Six [6] workstations
- Private office (if converted)

BUILDING PHOTOS

CONFERENCE ROOM

With large table, skylights, and natural light



BUILDING PHOTOS

3859 CARDIFF AVENUE || CULVER CITY, CA 90232



SMALL CONFERENCE ROOM

Features a collaborative conference room with natural lighting and a wall mounted TV

KITCHEN AREA

Features a large kitchen with natural lighting, two large fridges with freezers, shelves, sinks, plenty of seating and an island counter



MEZZANINE

Third level mezzanine with multiple work stations



LARGE WORK SPACE

Features a large, well-lit workspaces and collaborative environment with shared spaces

BUILDING PHOTOS



OUTDOOR DECK



PRIVATE OFFICE



HIGH CEILINGS
On the second floor



SMALL CONFERENCE ROOM



2ND FLOOR
Second floor view from the mezzanine

DESTINATION: CULVER CITY

ESTIMATED DRIVE TIMES

CENTURY CITY & BEVERLY HILLS - N

Approximately 3.2 - 3.5 miles | 10-16 minutes

UCLA - NW

Approximately 6.6 miles | 15-25 minutes

DOWNTOWN SANTA MONICA - W

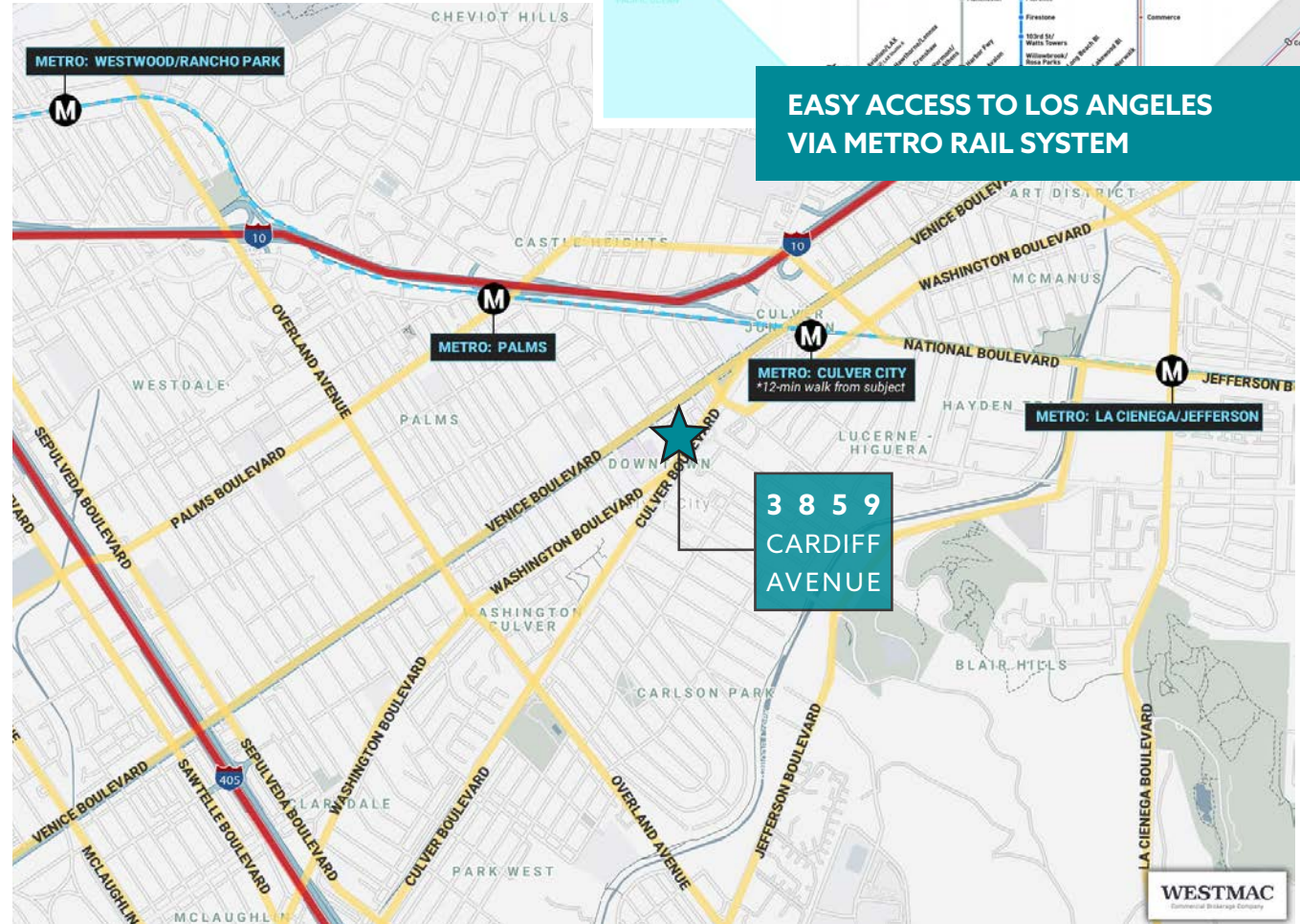
Approximately 6.8 miles | 10-20 minutes

LAX - SW

Approximately 7 miles | 12-30 minutes

DOWNTOWN LOS ANGELES - E

Approximately 9.8 miles | 15-30 minutes



Drive time calculated using Google Analytics data and is based off of traveling at 12pm on a week day. Traffic and travel times may vary depending on travel hour and day of the week.

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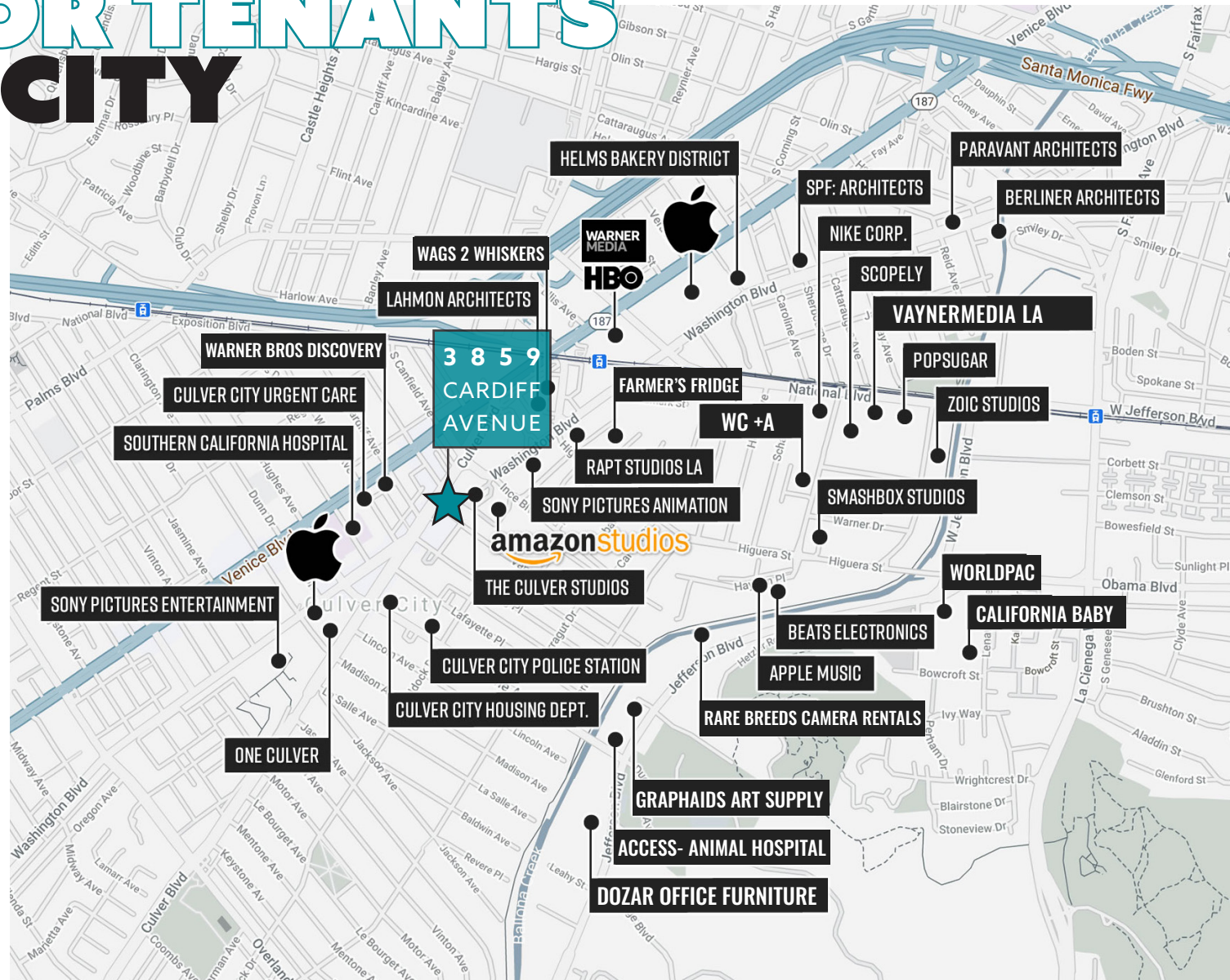


NEIGHBOR TENANTS CULVER CITY

COMPETITIVE LOCATION

Neighboring tenants and employers include many well known entertainment studios, architects, and creative professionals. Apple, Amazon Studios, HBO, Sony Pictures Entertainment - to name a few.

Working in Culver City also positions tenants conveniently within a short driving distance to Century City, Beverly Hills, Santa Monica, and the entire west side of Los Angeles where other big-name entertainment, design, and business industries choose to position their headquarters. Downtown Los Angeles is also highly accessible due to the property's location near Metro stations and the I-10.



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AREA LIFESTYLE

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MORNING WORKOUT

1. Soul Play Yoga ± 500 feet
2. Core Power Yoga ± 0.2 miles
3. Equinox Gym ± 0.4 miles
4. Orange theory Fitness ± 1 mile

BREAKFAST

5. Starbucks ± 700 feet
6. The Conservatory ± 0.3 miles
7. Go Get Em Tiger ± 0.2 miles
8. Breakfast Repulic ± 0.2 miles
9. Super Domestic Cafe ± 0.4 miles
10. Sweet Wheat ± 0.3 miles

SERVICES

11. So Fresh Cleaner ± 0.3 miles
12. FedEx & UPS Drop Box ± 0.4 miles
13. USPS ± 1 mile

LUNCH

14. Tender Greens ± 230 feet
15. Ugo Cafe ± 230 feet
16. Honey's Kettle ± 230 feet
17. CAVA ± 300 feet
18. Cerveteca Culver City ± 500 feet
19. Cafe Vida ± 0.2 miles
20. Mendocino Farms ± 0.2 miles

GROCERY/ERRANDS

21. Trader Joe's ± 0.2 miles
22. Erewhon ± 0.2 miles
23. CVS ± 0.4 miles
24. Sprouts ± 0.4 miles

RELAX & PLAY

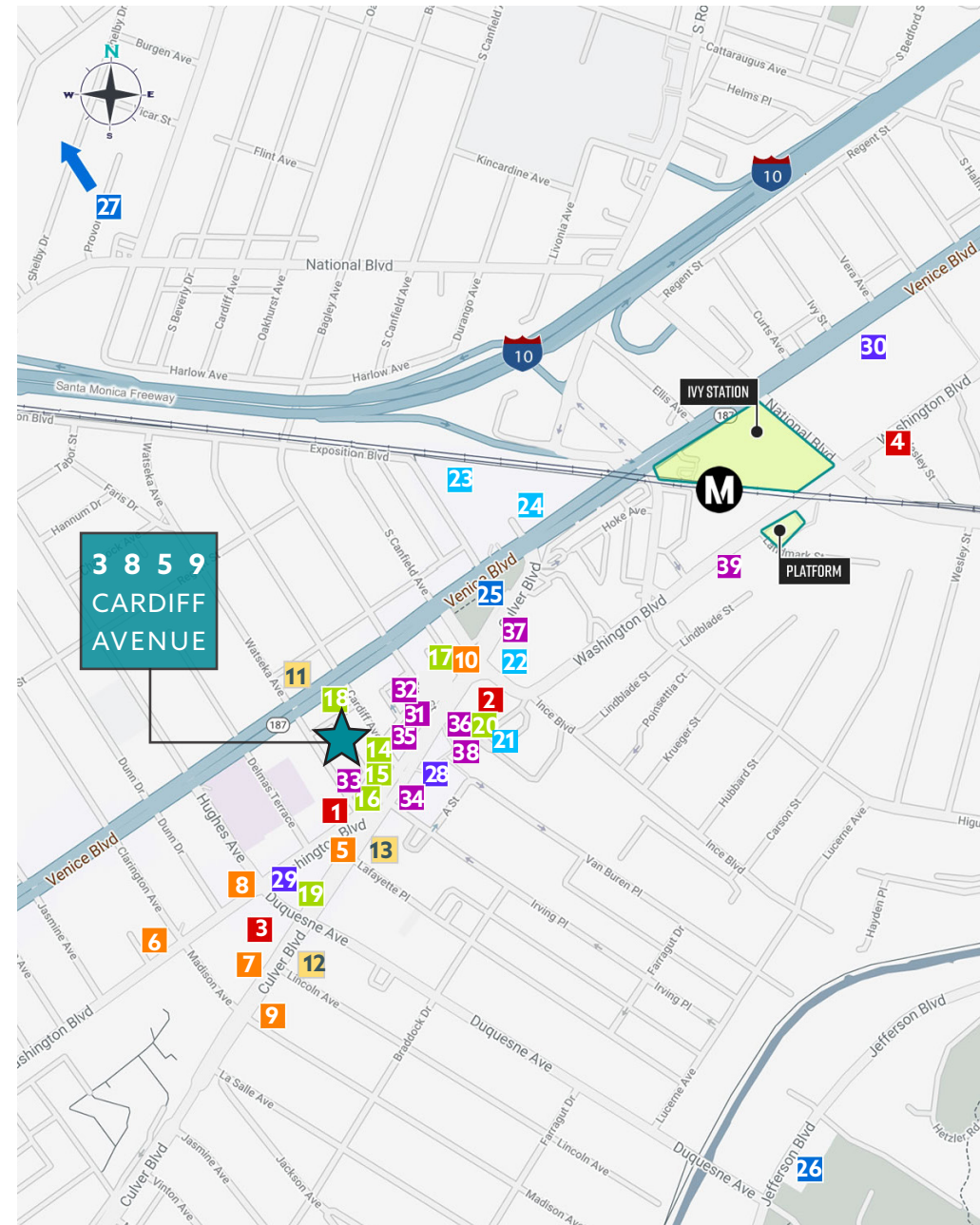
25. Media Park ± 0.3 miles
26. Culver City Park ± 1.4 miles
27. Rancho Park Golf Course ± 3 miles

ENTERTAINMENT

28. The Culver Theater ± 750 feet
29. Kirk Douglas Theatre ± 0.2 miles
30. Helms Bakery District ± 1 mile

EVENING EATS

31. Rocco's Tavern ± 350 feet
32. Pubic School 310 ± 350 feet
33. Akasha ± 400 feet
34. Auld Fella ± 450 feet
35. Salt & Straw ± 700 feet
36. Carasau Ristorante ± 0.2 miles
37. The Brothers Sushi ± 0.2 miles
38. Laurel Grill ± 0.2 miles
39. Bianca ± 0.6 miles



Distance calculated based on walking distance from the subject property using Google Maps data. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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