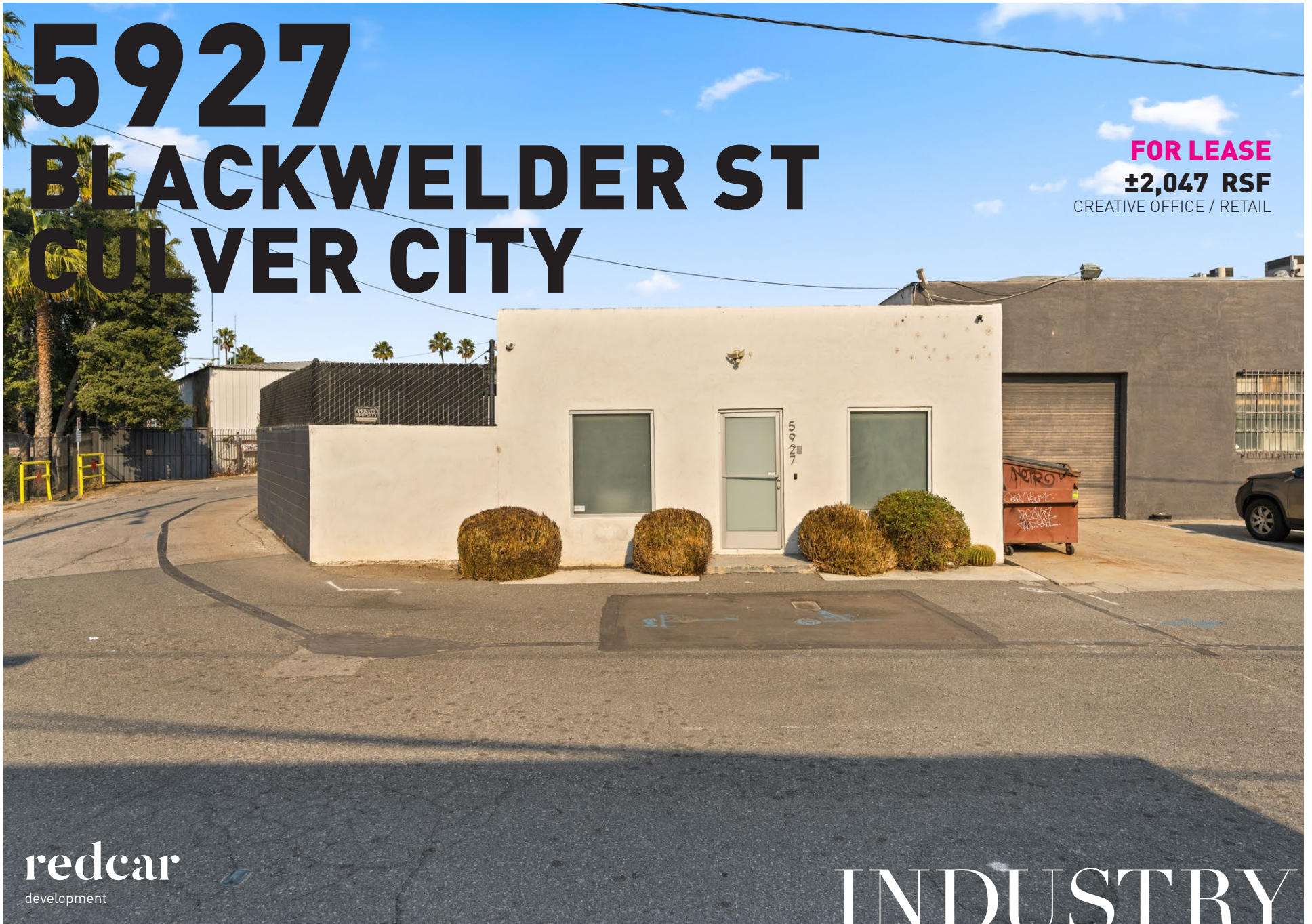


# 5927 BLACKWELDER ST CULVER CITY

**FOR LEASE**  
**±2,047 RSF**  
CREATIVE OFFICE / RETAIL



**redcar**  
development

# INDUSTRY

**INDUSTRYPARTNERS.COM**  
310 395 5151  
CA BRE No. 01900833

**JIM JACOBSEN**  
jj@industrypartners.com  
CA BRE No. 01146229

**ELLIOT SCHWARTZ**  
es@industrypartners.com  
CA BRE No. 02020686



CREATIVE OFFICE | RETAIL

DETAILS

**BUILDING DETAILS**

AVAILABLE AREA ±2,047 RSF

USE OFFICE / RETAIL

**LEASE TERMS**

RATE \$4.25/SF/mo./NNN

TERM 1-5 Years

COMMENCEMENT Immediate

**PARKING**

RATIO 4/1000

\$/PASS/Mo. \$200/pass per month

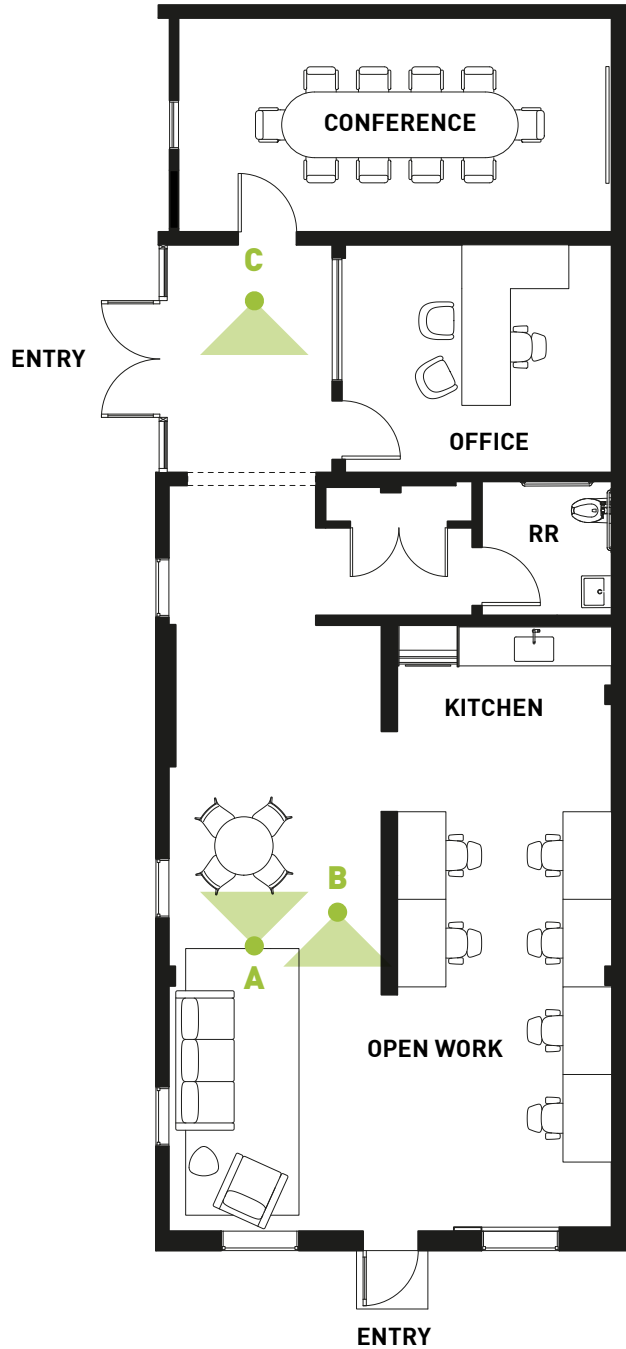
**WHAT'S DIFFERENT****Best-in-Class:**

- + Former Microsoft office
- + Creative Office Conversion
- + Floor-to-ceiling windows
- + Outdoor bar area for events
- + Secure gated parking on-site
- + Shower

**Location:**

- + Located in the heart of Culver City Arts District --Adjacent to the Blackwelder Creative Campus
- + 5-min walk from the La Cienega/National Blue Line Metro Stop
- + Adjacent to Ballona creek bike path
- + 5-min walk from Cumulus Whole Foods and retail center

±2,047 RSF



A— OPEN WORK SPACE



B— OPEN WORK SPACE



C— ENTRY

FLOOR PLAN | 1ST FLOOR



INTERIOR/EXTERIOR



PHOTOS



INTERIOR/EXTERIOR

PHOTOS

# 5 WITHIN 10

3 min  
DRIVE



**Monroe Place** is a friendly neighborhood sandwich shop that offers a variety of homemade sandwiches with a playful twist. Known for their unique creations like the "Serenity Now!" and "Big Bambino" sandwiches, they emphasize fun and flavor in a casual, welcoming atmosphere. They use fresh, high-quality ingredients and serve each sandwich with a distinctive touch.

9 min  
WALK



**Muso.** A specialty coffee shop features floor-to-ceiling windows and minimalist decor, creating a serene atmosphere complemented by thoughtfully curated playlists. A spacious patio offers an inviting space to relax and enjoy their offerings. Muso Coffee is dedicated to fostering meaningful connections through the fusion of music and specialty coffee, aiming to inspire authentic interactions and creativity among its patrons.

4 min  
DRIVE



**Father's Office** Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.

3 min  
DRIVE



**Destroyer.** This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

3 min  
DRIVE



**Cognoscenti Coffee** is a specialty coffee shop that prides itself on its expertly brewed coffee and minimalist ambiance. It's a haven for coffee enthusiasts who appreciate the finer nuances of coffee. The clean, modern space makes it an ideal spot for both working and relaxing.

AMENITIES

# AT CUMULUS

**5 MIN WALK**



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



**Charcoal** is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



**Jinya Ramen Bar** is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



**Alchemist Coffee Project** is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



**GymTonic** is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

**AMENITIES**

TENANTS IN THE AREA

LOCATION

