

FOR SALE

CULVER CITY/ MAR VISTA CREATIVE OFFICE

11515 WASHINGTON BOULEVARD
CULVER CITY, CA 90066
(LOS ANGELES MAILING)

For more information:

KEVIN LACHOFF

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310-845-6255

CA DRE #01481846

DAVID LACHOFF

CA DRE #00322957

D & T Investment Co.

9190 W. Olympic Blvd. #415

Beverly Hills, CA 90212

CA DRE #01235959

D & T Investment Company

HIGHLIGHTS



Single-Tenant, Net Lease – ease of management



Near-term lease – flexibility to capture increased rent at Option Renewal, or for an Owner-User to occupy, or to re-tenant



Beautiful creative office – highly desirable finishes throughout, including polished concrete floors and exposed ducts. Outdoor space offers flexibility for parking, storage and outdoor work & play space



Asking price
\$3,550,000

KEY TERMS:



4,180± SF building



5,471± SF land

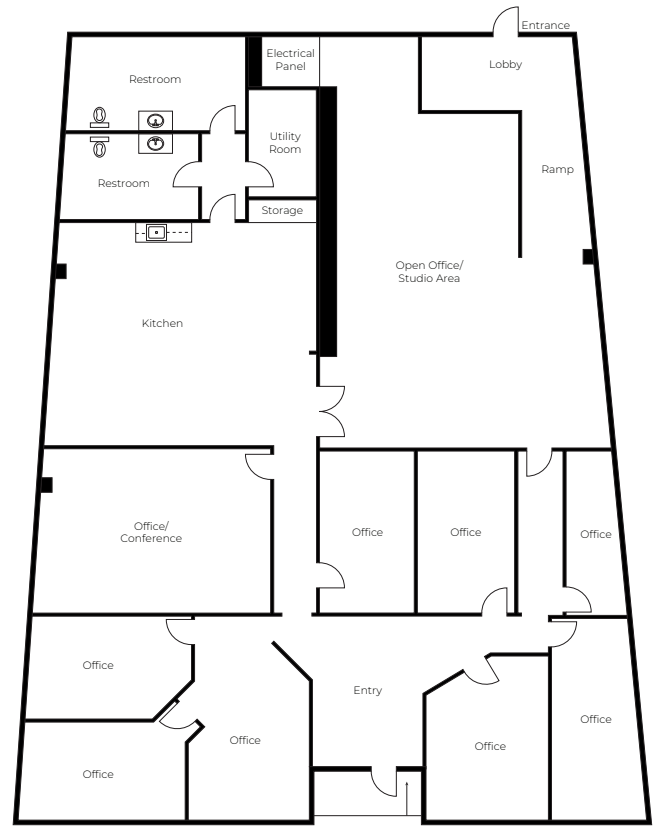


Leased @ \$162,240/yr through 6/30/2025, 4% annual increases (1 x 3yr Option @ 4% - >10%)



Parking – up to 4 cars (est)

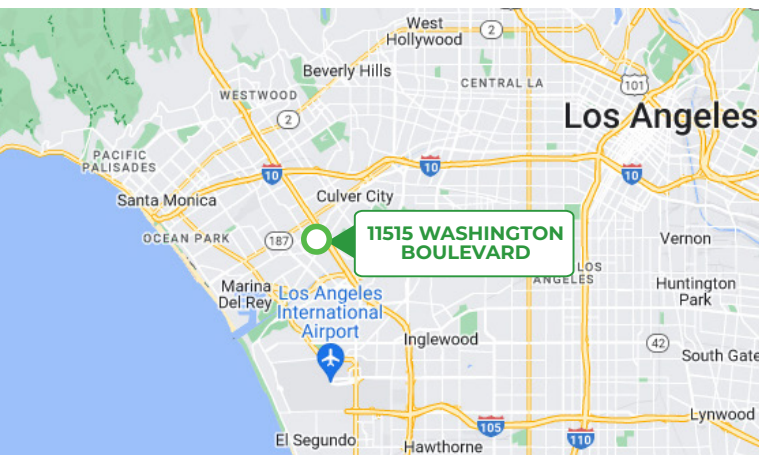
FLOOR PLAN



WASHINGTON BLVD



1155 WASHINGTON BOULEVARD



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