

\$5,641,000 (\$795 PSF)

ASKING PRICE

5909

Blackwelder

CULVER CITY, CA

DECEMBER 2025

NEWMARK

The Offering

Newmark, as exclusive advisor, is pleased to present the exceptional opportunity to acquire 5909 Blackwelder (the “Property”), a 7,096-square-foot vacant creative office jewel box in the heart of Culver City.

Built in 1963, the Property preserves its brick façade and industrial character while a nearly **\$400 PSF renovation has transformed it into a distinctive creative office jewelbox**. Historic elements—exposed brick and polished concrete—blend seamlessly with modern finishes, including a **marble-clad kitchen, premium fixtures, and custom steel windows and doors**.

The interiors are both functional and inspiring, featuring perimeter offices, a conference room, and turnkey buildouts. **A landscaped interior courtyard with mature trees and seating** introduces a tranquil, zen-like atmosphere, complemented by abundant natural light and soaring **14-foot ceilings**. **Ample parking at a 2.0:1,000 SF ratio** further enhances usability and appeal.

Strategically located in the Culver Arts District adjacent to the Blackwelder Creative Campus, the Property sits at the heart of Los Angeles’ media, entertainment, and technology hub. The site offers exceptional accessibility with proximity to the La Cienega/Jefferson Metro, direct I-10 and I-405 connections, and walkable access to the amenity-rich Cumulus District anchored by Whole Foods.

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PROPERTY SUMMARY

7,096 RSF

0% Leased

2.1/1,000 Parking*

1 Story

14 Ft. Ceiling Height

*Parking includes 10 reserved surface stalls, with seven located onsite and three secured via a parking agreement at 5905 Smiley, Culver City, CA. The parking lease for the offsite stalls extends through December 31, 2033.

5909 Blackwelder represents a rare opportunity to acquire a jewel-box creative office—perfect for a user seeking identity, design, and functionality in a premier Culver City location.

Authentic Character Meets Modern Design

ENHANCED BY A \$400 PSF RENOVATION COMPLETED IN 2024

\$400 PSF
renovation with luxury finishes

Marble-clad kitchen with designer fixtures



Custom LA-fabricated steel windows & doors

Exposed brick & polished concrete floors



14' ceiling heights with new skylights & abundant natural light

Landscaped interior courtyard – indoor/outdoor workspace



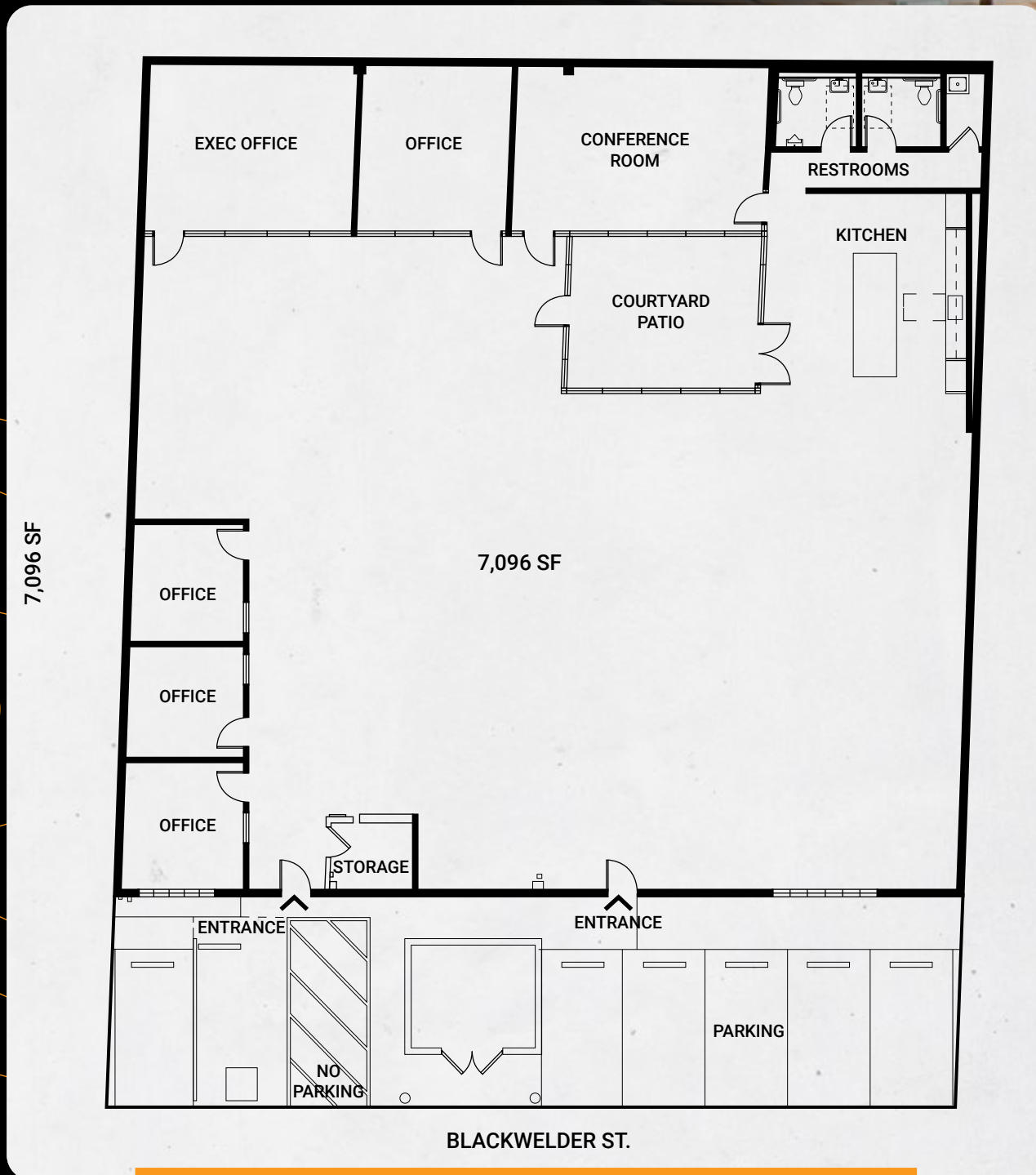
Built-out perimeter offices & conference room

Ample parking: 2.0/1,000 SF



Boutique, turnkey user building

Floor Plan





TRANSFORMATIVE NEW HAYDEN TRACT DEVELOPMENTS

HABITAT

260 residential units
250,000 SF office

CUMULUS

1.5 MSF mixed-use site
1,210 apartments
100,000 SF commercial

DOMINANT TECH & MEDIA TENANT BASE



NEARLY 4 MILLION SF OF MEDIA AND TECH TENANCY DRIVEN BY ORIGINAL CONTENT

Amazon Studios

585,000 SF

HBO

240,000 SF

Fortune 100 Tech Company

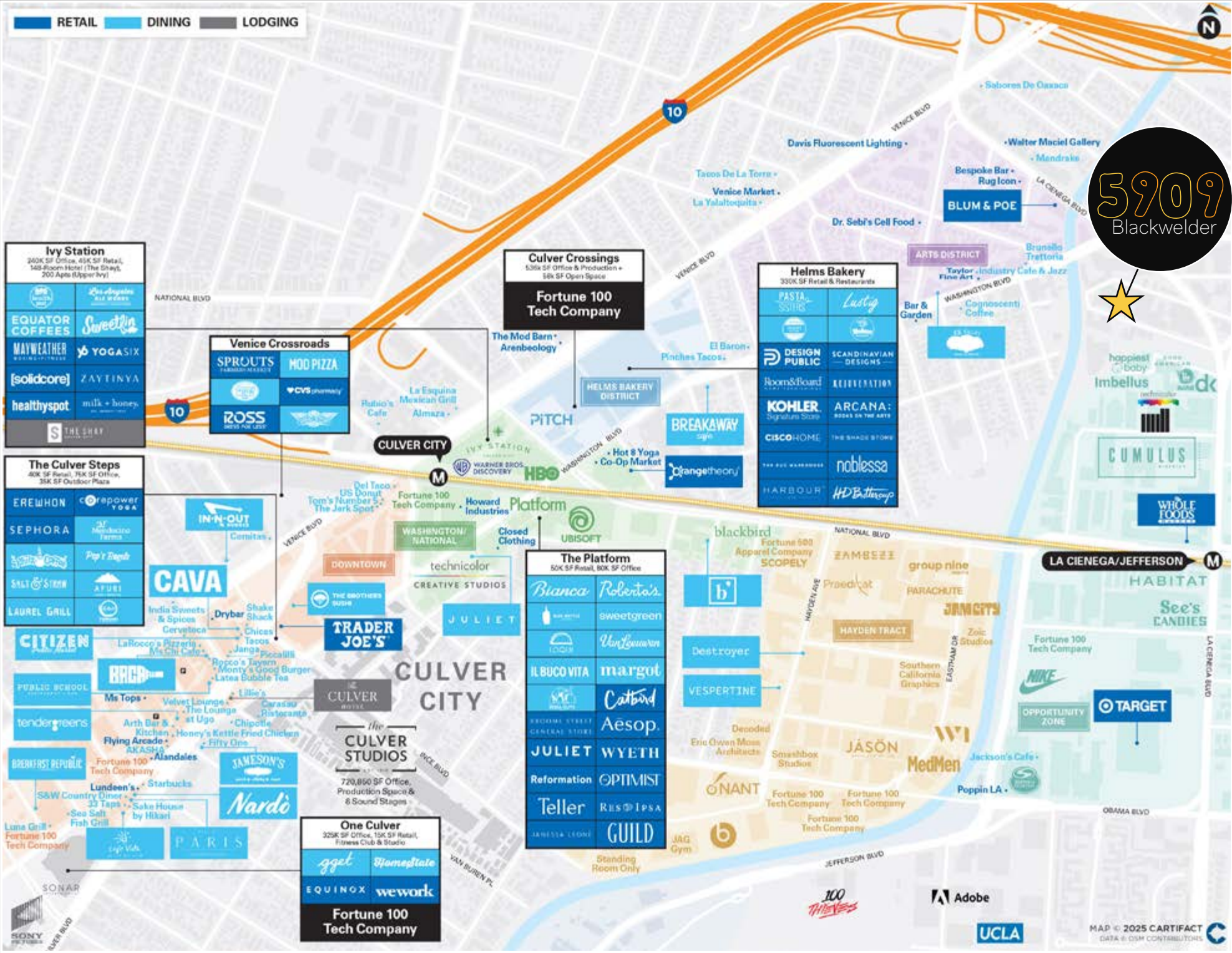
1,145,000 SF

SONY

1,000,000 SF



AMENITY-RICH
CULVER CITY
LOCATION



5909
Blackwelder



Centrally Located Office Destination



Transit-Oriented Location

Metro Ride Times

La Cienega	Ivy Station	Sawtelle	Santa Monica
4 Blocks	3 min	9 min	23 min

Freeway Proximity

I-10 Freeway	I-405 Freeway
1 mile	3 miles



Proximate to Executive Housing

Culver City	Beverly Hills	Santa Monica	Manhattan Beach
0 miles	5 miles	9 miles	12 Miles

320 Blackwelder

DECEMBER 2025

NEWMARK

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