

8439 STELLER AVENUE

CULVER CITY, CA 90230



FOR LEASE



A DIVISION OF

LEE &
ASSOCIATES

FLEX/CREATIVE BUILDING



PREMISES	± 38,284 SF
RENT	\$2.95/SF NNN (est. \$.20/SF)
AVAILABLE	Q2 2026
PARKING	52 Spaces (No Charge)

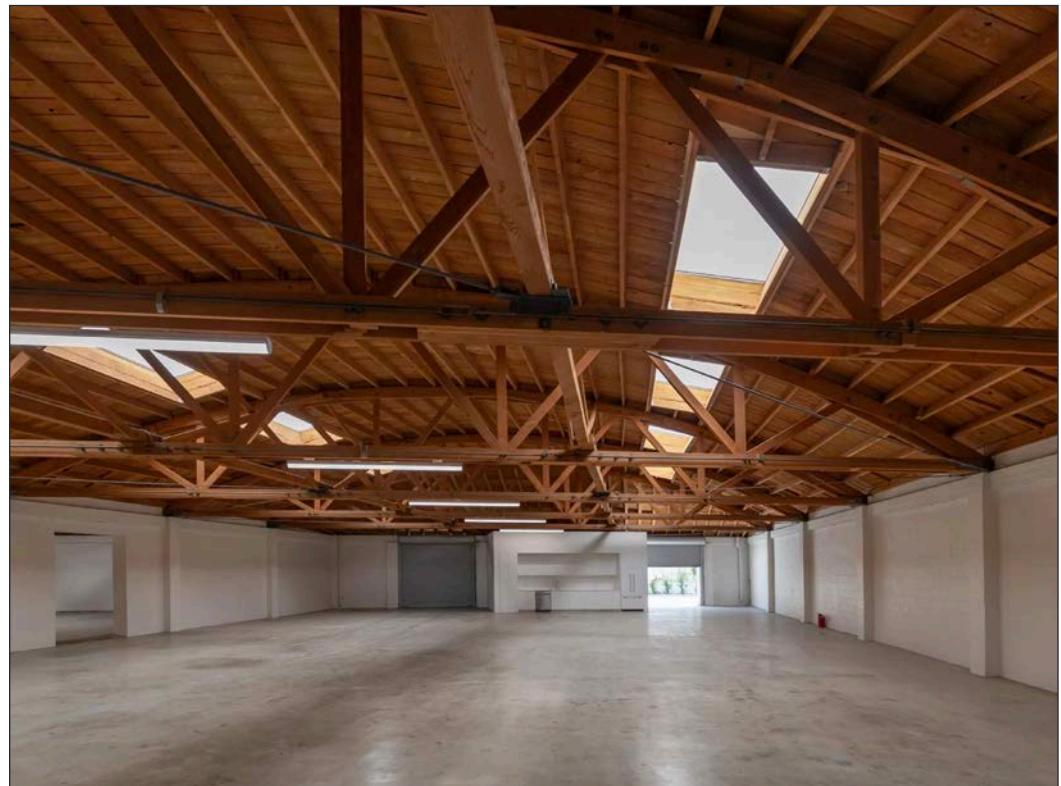
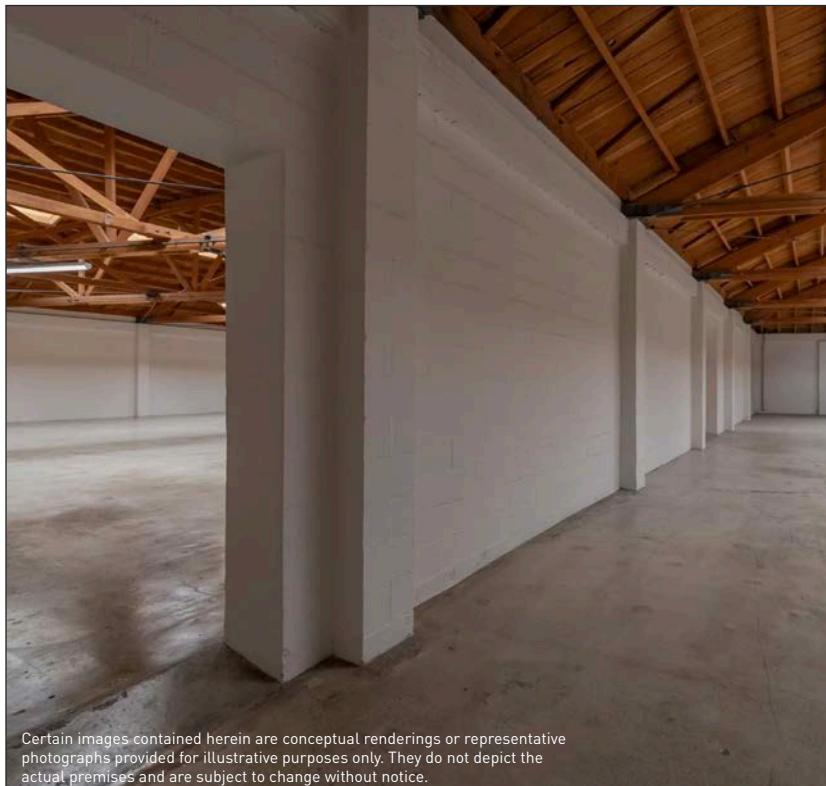
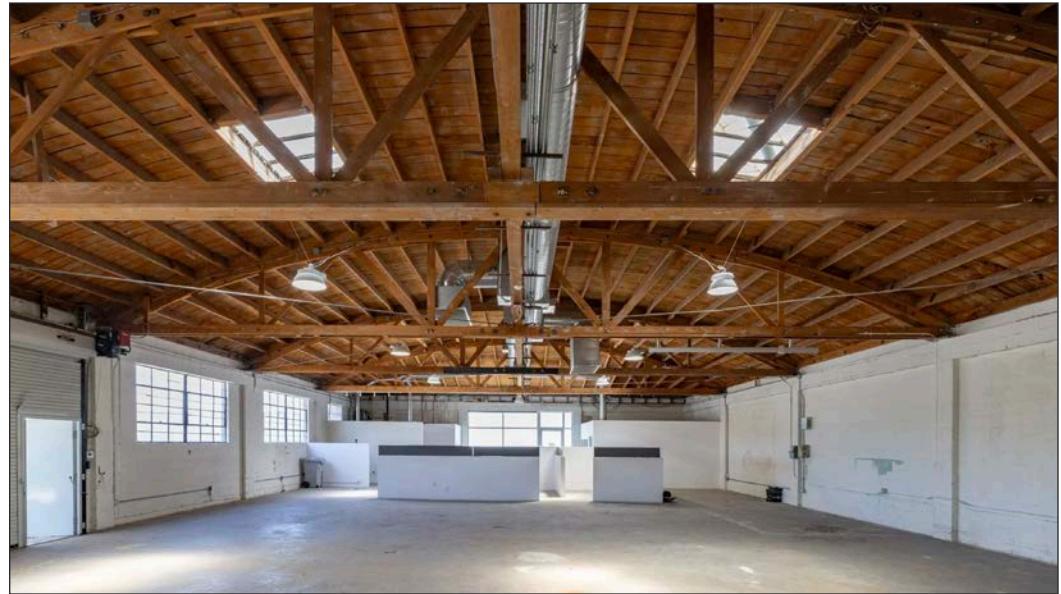
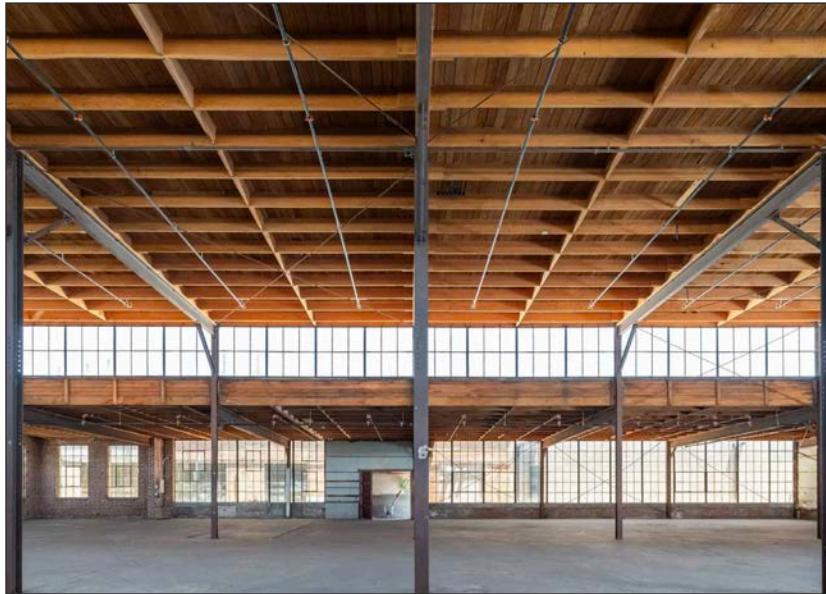
FEATURES

- New Fully Air Conditioned - 100 Tons
- New Bathrooms with Showers
- Concrete Floors, Skylights, 14'-24' Exposed Ceilings
- New Upgraded Electrical Service - 1600A 277/480V, 3PH-4W
- Windows on 3 Sides
- 5 Ground Level Loading Doors:
- 5 Minutes from Downtown Culver City, Platform and Cumulus Project
- La Cienega and National Boulevard Metro Line Stations



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LEE & ASSOCIATES
Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000

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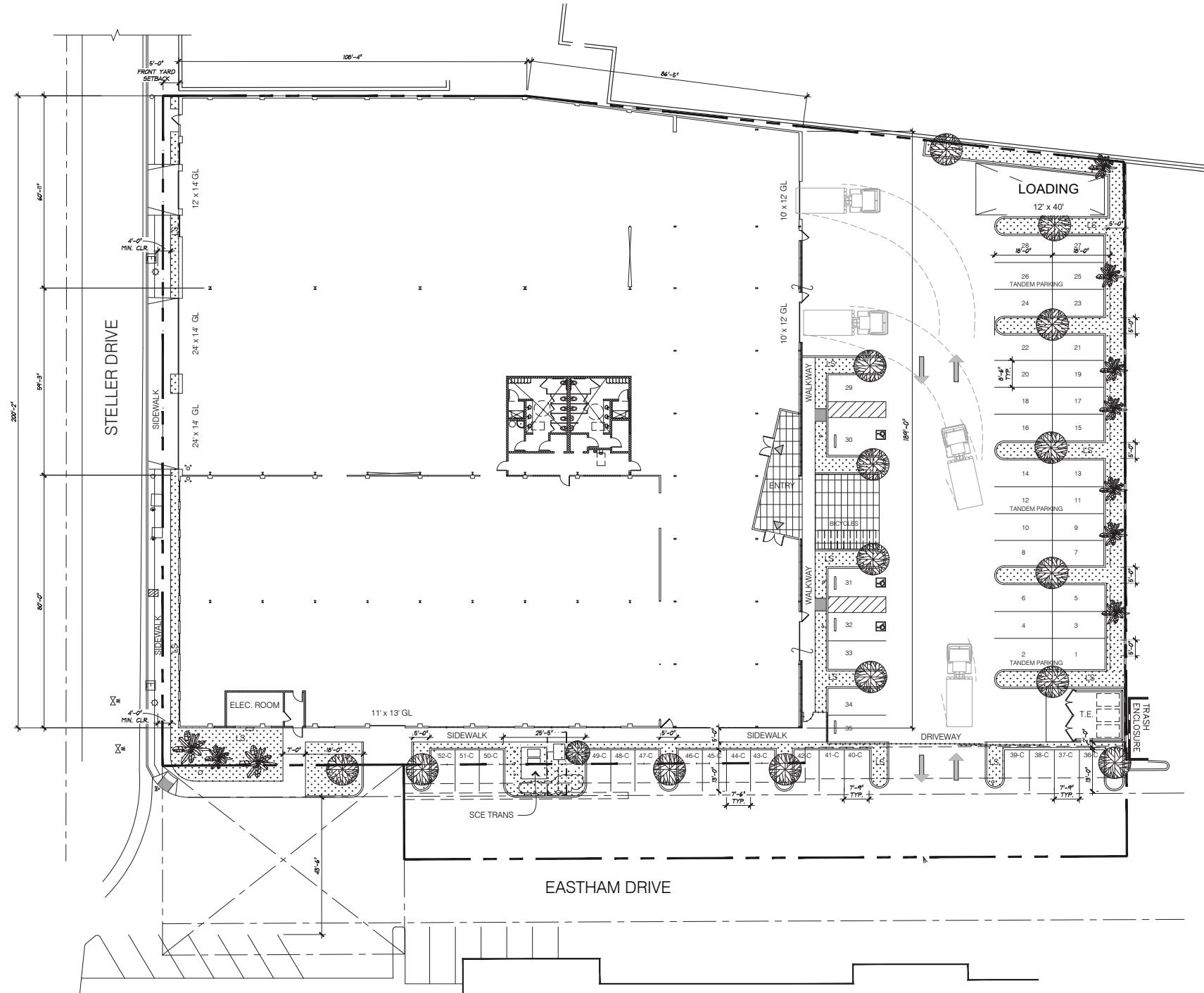


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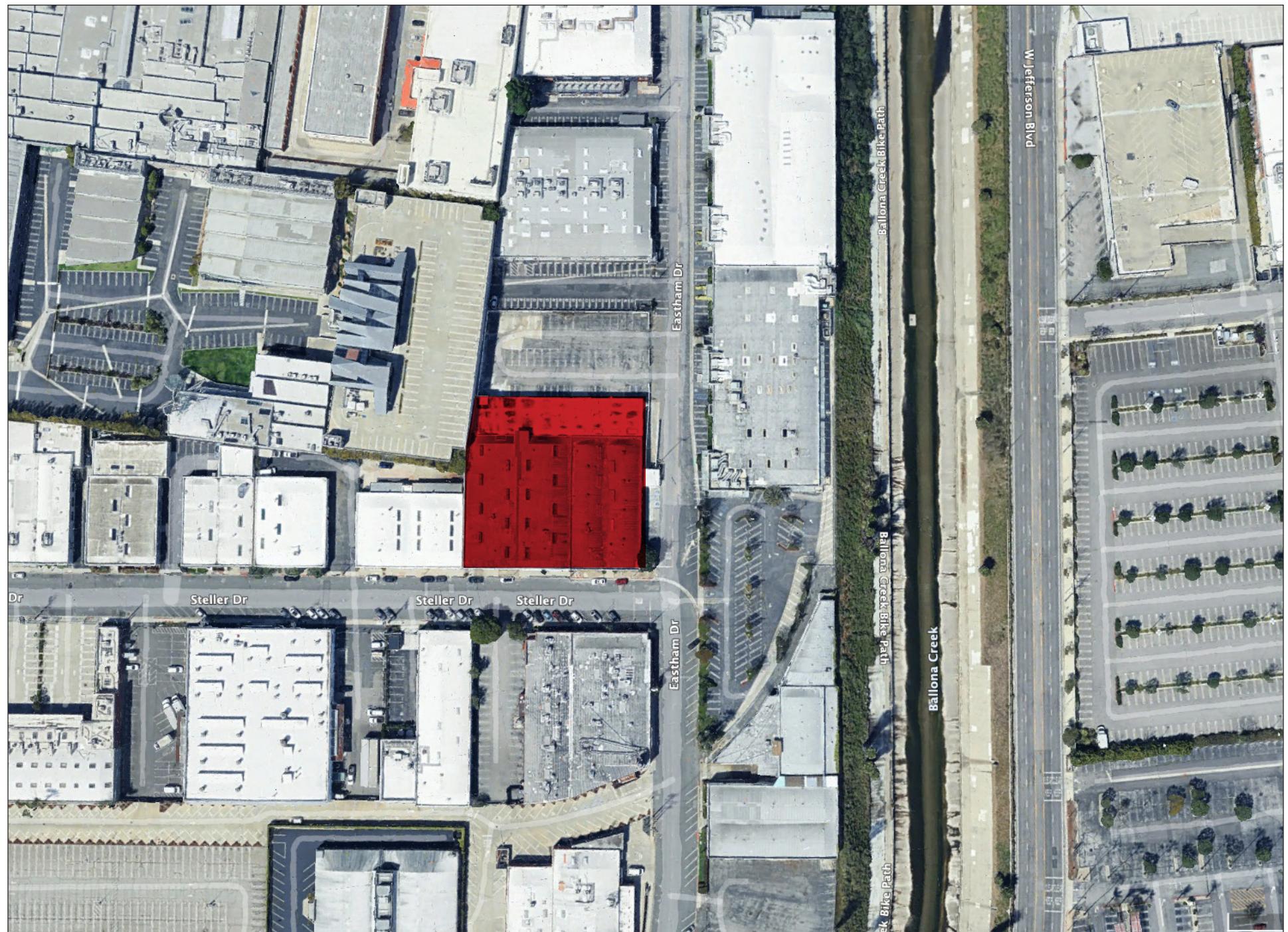
Floor Plan



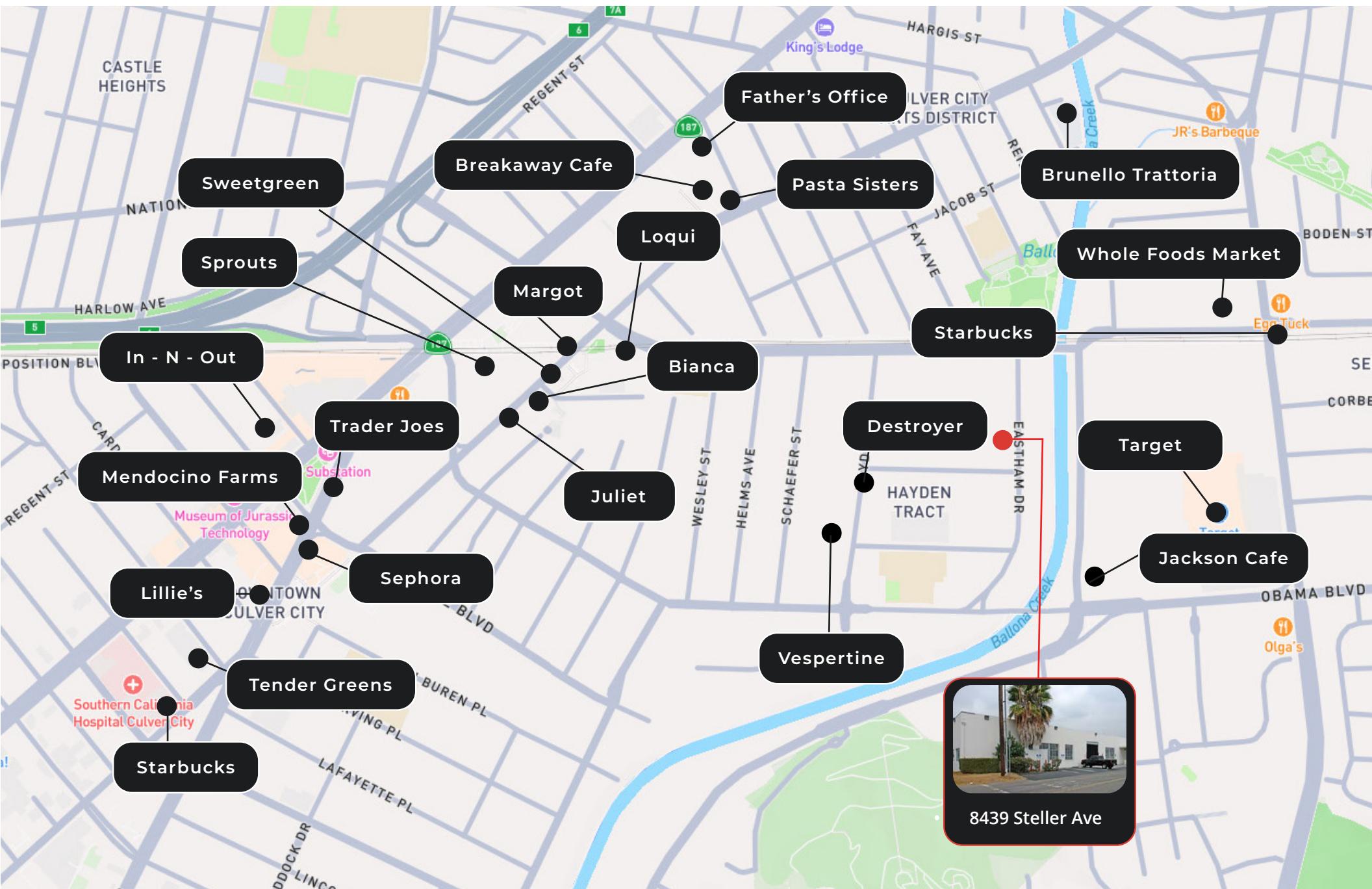
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Overhead - Areal View



Amenities Map



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