

3928 *Van Buren Place*

DOWNTOWN CULVER CITY CREATIVE OFFICE BUILDING FOR SALE



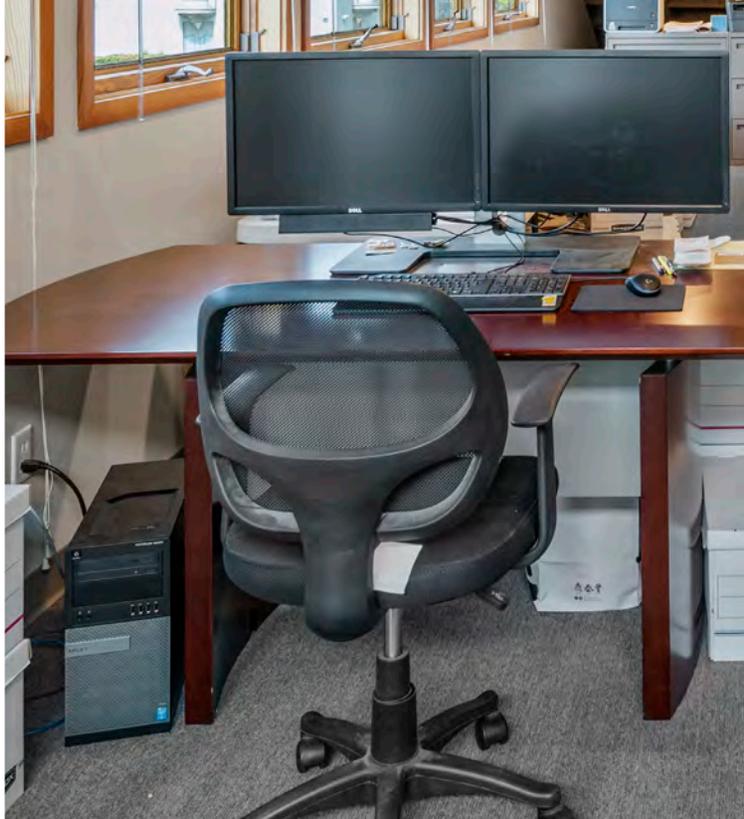


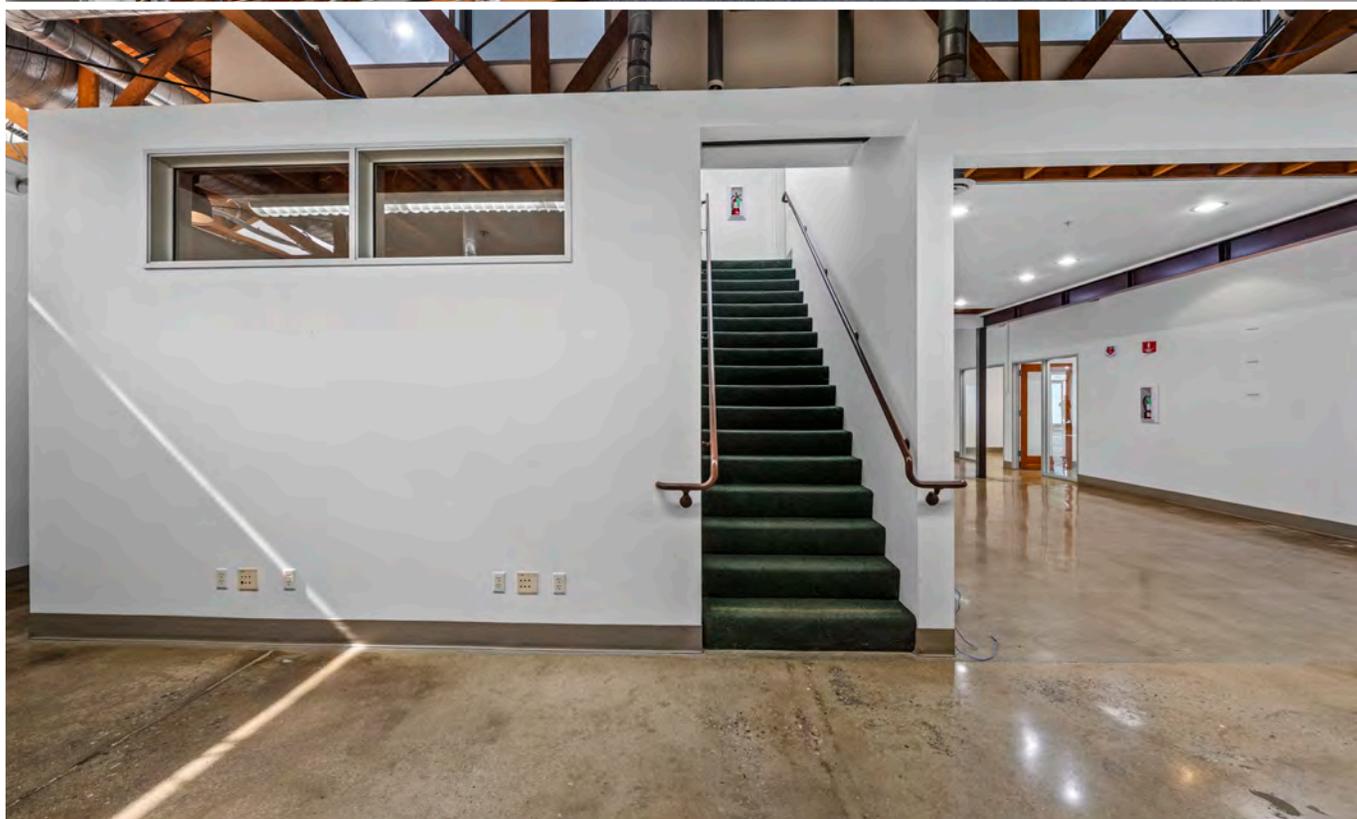
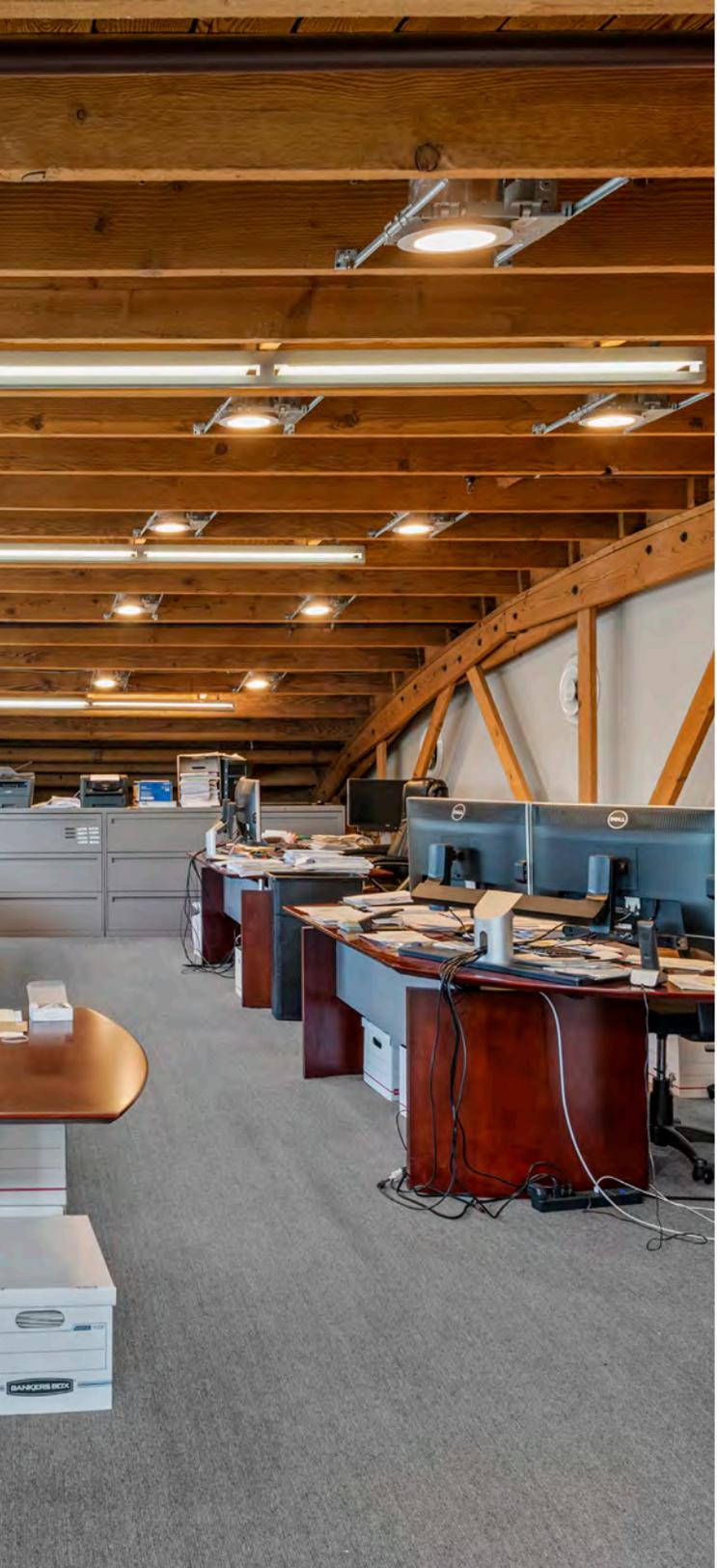


3928 Van Buren Place

Boutique Creative Office Building For Sale

- A 9,600 SF building situated on 9,401 SF of land
- Ideal size for owner/user or investor
- Rare bow truss creative building with exposed brick and polished concrete flooring
- A short walk to Downtown Culver City's ample amenities
- Monthly parking provided by multiple City structures located 0.2 miles from the Property
- Central Westside location provides easy access to 10 and 405 freeways
- **ASKING PRICE: \$7,900,000**





Ivy Station
240K SF Office, 45K SF Retail,
148-Room Hotel (The Shay),
200 Apts (Upper Ivy)

health nut	Los Angeles ALE WORKS
EQUATOR COFFEES	Sweetfin
MAYWEATHER BOXING-FITNESS	YOGASIX
[solidcore]	STRETCH LAB
healthspot	milk + honey.
THE SHAY	

NATIONAL BLVD

Culver Crossings
536k SF Office & Production +
58k SF Open Space



Venice Crossroads

SPROUTS FARMERS MARKET	MOD PIZZA
Jordan Market	CVS pharmacy
ROSS DRESS FOR LESS	WINGSTORY

The Culver Steps
40K SF Retail, 75K SF Office,
35K SF Outdoor Plaza

EREWHON	corepower YOGA
SEPHORA	Mendocino Farms
Light & Co	Pop's Burgers
SALT & STRAW	AFURI

IN-N-OUT BURGER

CAVA

Emerald Thai Cuisine

India Sweets & Spices

Cerveteca

LaRocco's Pizzeria

Ms Chi Cafe

Janga

Piccalilli

Rocco's Tavern

Monty's Good Burger

Latea Bubble Tea

Drybar

Shake Shack

Chicas Tacos

Velvet Lounge

The Lounge at Ugo

Carasau Ristorante

Arth Bar & Kitchen

Cold Stone

Chipotle

Honey's Kettle Fried Chicken

Fifty One

Starbucks

Lundean's

Sake House by Hikari

CAFÉ VIDA

VENICE BLVD

CULVER CITY

WARNER BROS. DISCOVERY

HBO

Platform

UBISOFT

blackbird

SCOTT'S FISH MARKET

HELMS BAKERY DISTRICT

BREAKAWAY cafe

WASHINGTON BLVD

The Platform
50K SF Retail, 80K SF Office

Bianca	Roberta's
BLUE BOTTLE COFFEE	sweetgreen
LOQUI	Van Leeuwen
IL BUCO VITA	margot
BOBA GUYS	Catbird
BROOME STREET GENERAL STORE	Aēsop.
JULIET	WYETH
Reformation	OPTIMIST
Teller	RES IPSA
JANESSA LEONÉ	GUILD

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CULVER STUDIOS

EST. 1918

720,850 SF Office,
Production Space &
6 Sound Stages

One Culver
325K SF Office, 15K SF Retail,
Fitness Club & Studio

gget	HomeState
EQUINOX	wework

HUGHES AVE

CLARINGTON AVE

VENICE BLVD

VENICE BLVD

WASHINGTON/CULVER

Emily Grill

Juquila

Phovorito

Natalee Thai

Smart & Final Extra!

Kavita Grocery

Futon Factory

Gloria's Cafe

The Red Chickz

Tree House Thai

Annapurna

Iron Teapot

PUBLIC SCHOOL RESTAURANT + BAR

tendersgreens

Ms Tops

Velvet Lounge

The Lounge at Ugo

Carasau Ristorante

Arth Bar & Kitchen

Cold Stone

Chipotle

Honey's Kettle Fried Chicken

Fifty One

Starbucks

Lundean's

Sake House by Hikari

CAFÉ VIDA

BREAKFAST REPUBLIC

S&W Country Diner

Sea Salt Fish Grill

Burger Lounge

Luna Grill

PARIS

MEETS IN

K-ZO RESTAURANT

TRADER JOE'S

WASHINGTON/NATIONAL

technicolor

CREATIVE STUDIOS

Juliet

Closed Clothing

b

Destroyer

VESPERTINE

NANT

b



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Culver CITY

Downtown Culver City is a vibrant and eclectic area known for its charming blend of historic and modern elements. The heart of the district features a lively mix of boutique shops, trendy restaurants, and cozy cafes, all set against a backdrop of beautifully preserved mid-century architecture. The area is also home to cultural landmarks like the Culver City Historical Society and the Kirk Douglas Theatre. With its tree-lined streets, bustling farmers' market, and regular community events, downtown Culver City offers a dynamic and inviting atmosphere.

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