



**3644 EASTHAM**

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**3644 EASTHAM DRIVE  
HAYDEN TRACT | CULVER CITY**

# WHERE DESIGN MEETS AMBITION

Located in the Hayden Tract neighborhood of Culver City, 3644 Eastham Drive is an exceptional freestanding bow truss creative office building opportunity in one of LA's most desired westside locations - Culver City's Hayden Tract. The daring and cutting-edge architecture of Hayden Tract beckons exuberant entrepreneurs and industry giants. This is where movers and shakers come together to create change for the future.

## BUILDING SPECS

**17,800 RSF**  
BUILDING SIZE

**NEGOTIABLE**  
ASKING RENTAL RATE

**AVAILABLE**  
UPON LEASE  
EXECUTION

**NEGOTIABLE**  
LEASE TERM

**71 PARKING  
SPACES**  
PARKING STRUCTURE  
NEARBY

[VIEW VIRTUAL TOUR](#)

SIGNAGE  
OPPORTUNITY



STAIRS TO OPEN LOFT


HIGH BOWTRUSS CEILINGS


LARGE GLASS WINDOWS

POLISHED CONCRETE FLOORS

# A CREATIVE SPACE THAT INSPIRES

Step into an office space that inspires collaboration and synergy among teams. With its open floor plan and abundant communal areas, this environment sparks creative thinking and encourages dynamic brainstorming sessions.

  
**SEAMLESS  
WORKSPACE WITH  
FIBER INTERNET  
ACCESS**

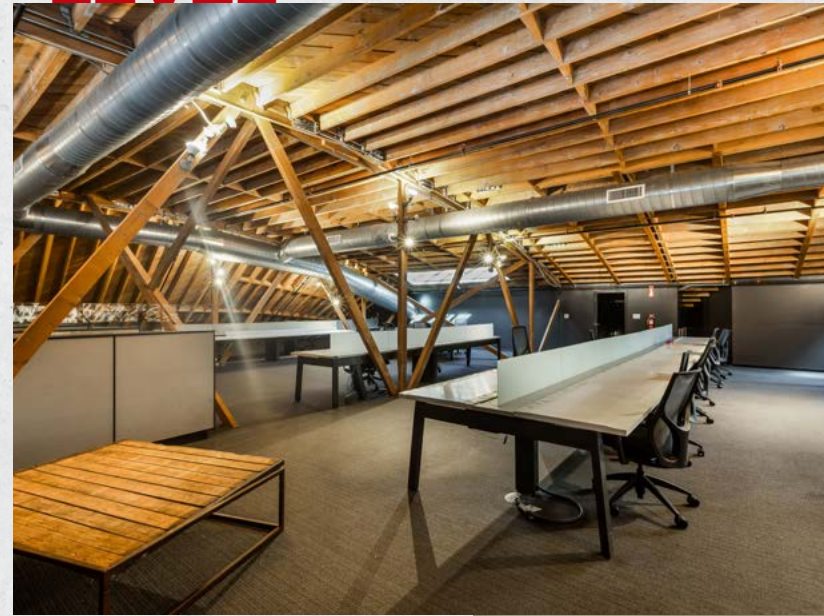
  
**RELAXING  
OUTDOOR TERRACE  
WITH PANORAMIC  
SCENERY & GRILL**

  
**PET-FRIENDLY  
AREA**

**ENTRANCE WITH  
RECEPTION DESK**



**OPEN LOFT  
LEVEL**



# A SUNLIT KITCHEN

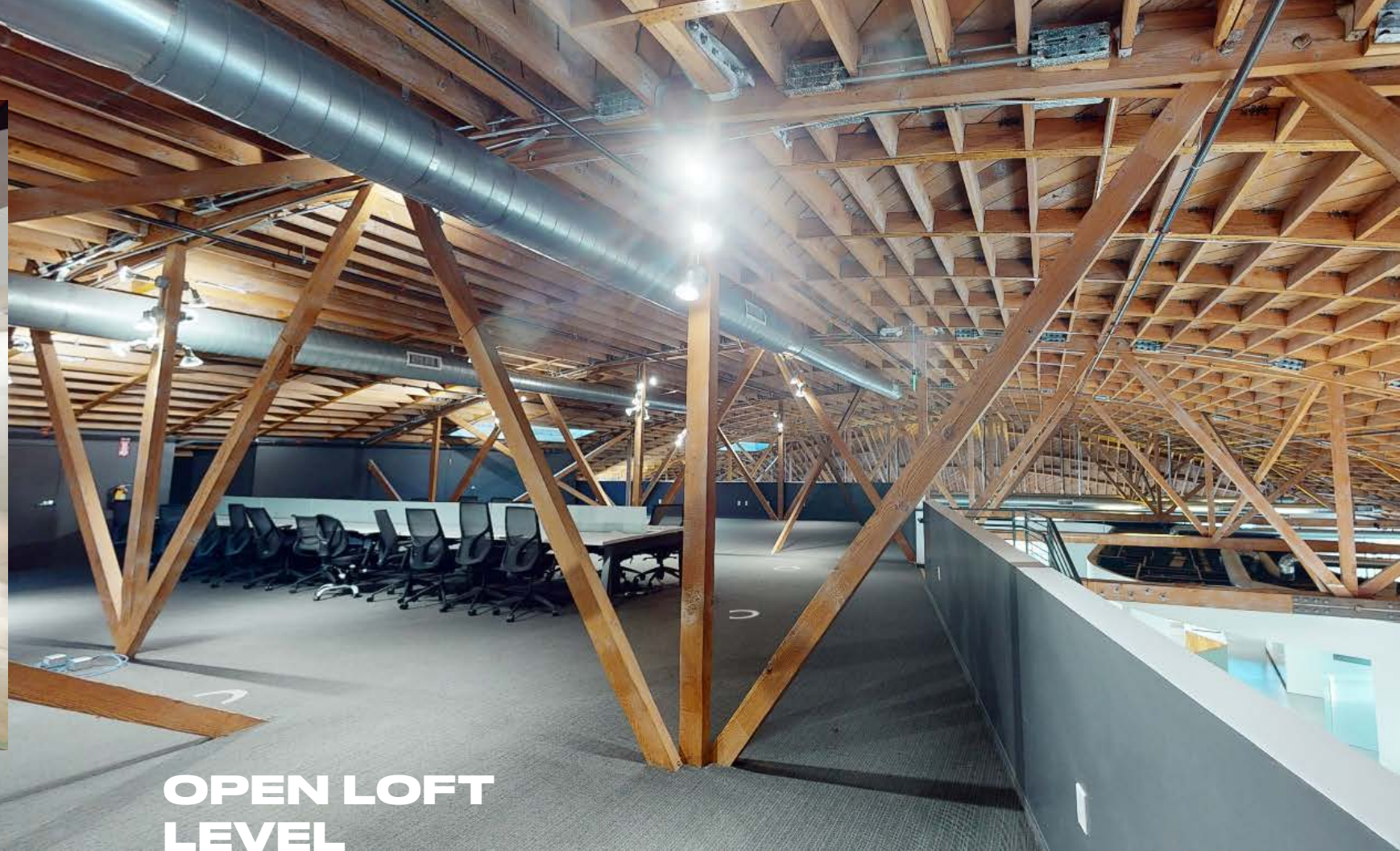
with a coffee station, premium appliances,  
and relaxation zone.

**OUTDOOR TERRACE  
WITH GRILL**

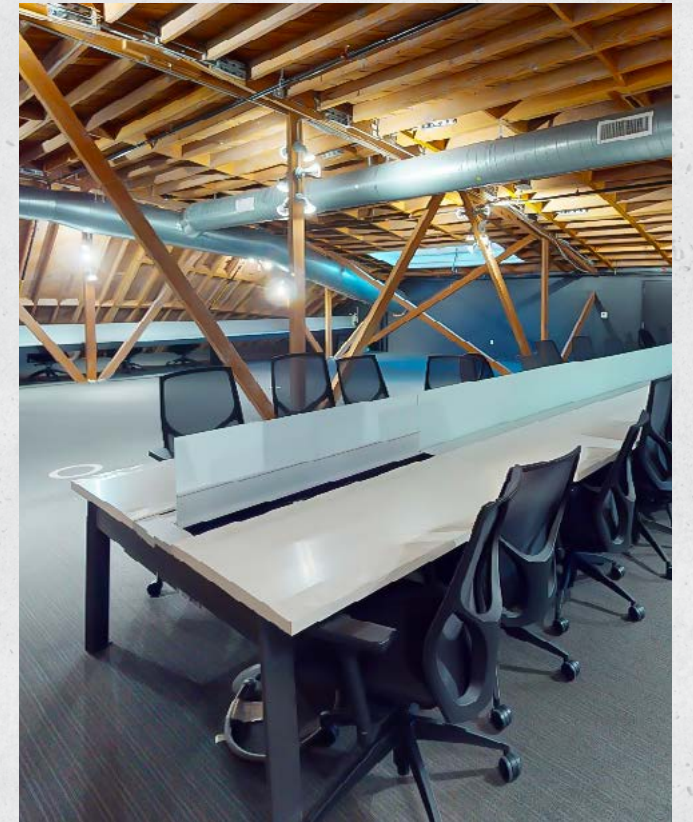
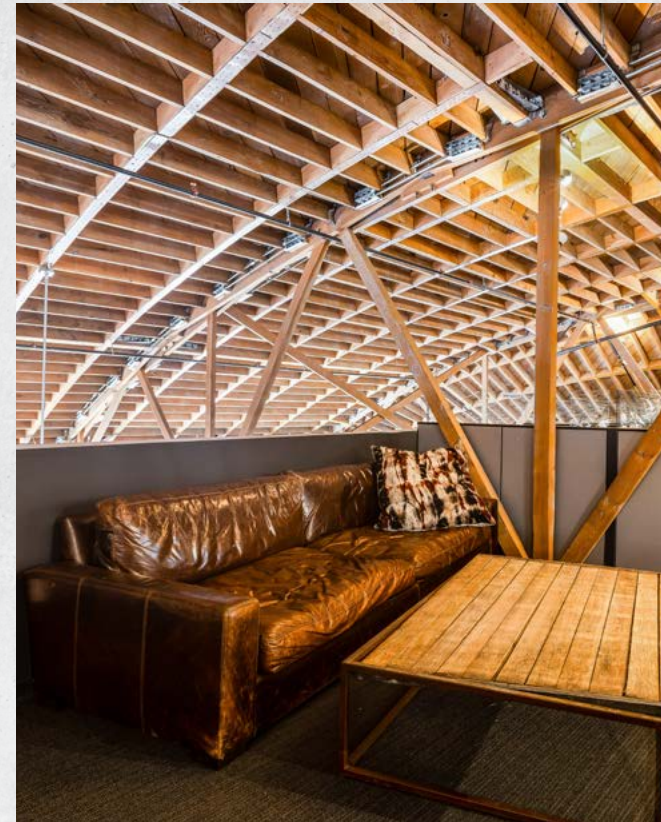




**LOWER  
LEVEL**



**OPEN LOFT  
LEVEL**



# AT THE CREATIVE EPICENTER OF THE WESTSIDE

**3644 Eastham Drive** is in a prime Culver City Locale surrounded by restaurant and retail amenities, and within short distance of two Metro Expo Stations. The Building is directly adjacent to the Ballona Creek Bike Path and within close proximity to the frequented Culver City Stairs hike of the Baldwin Hills Scenic Overlook.

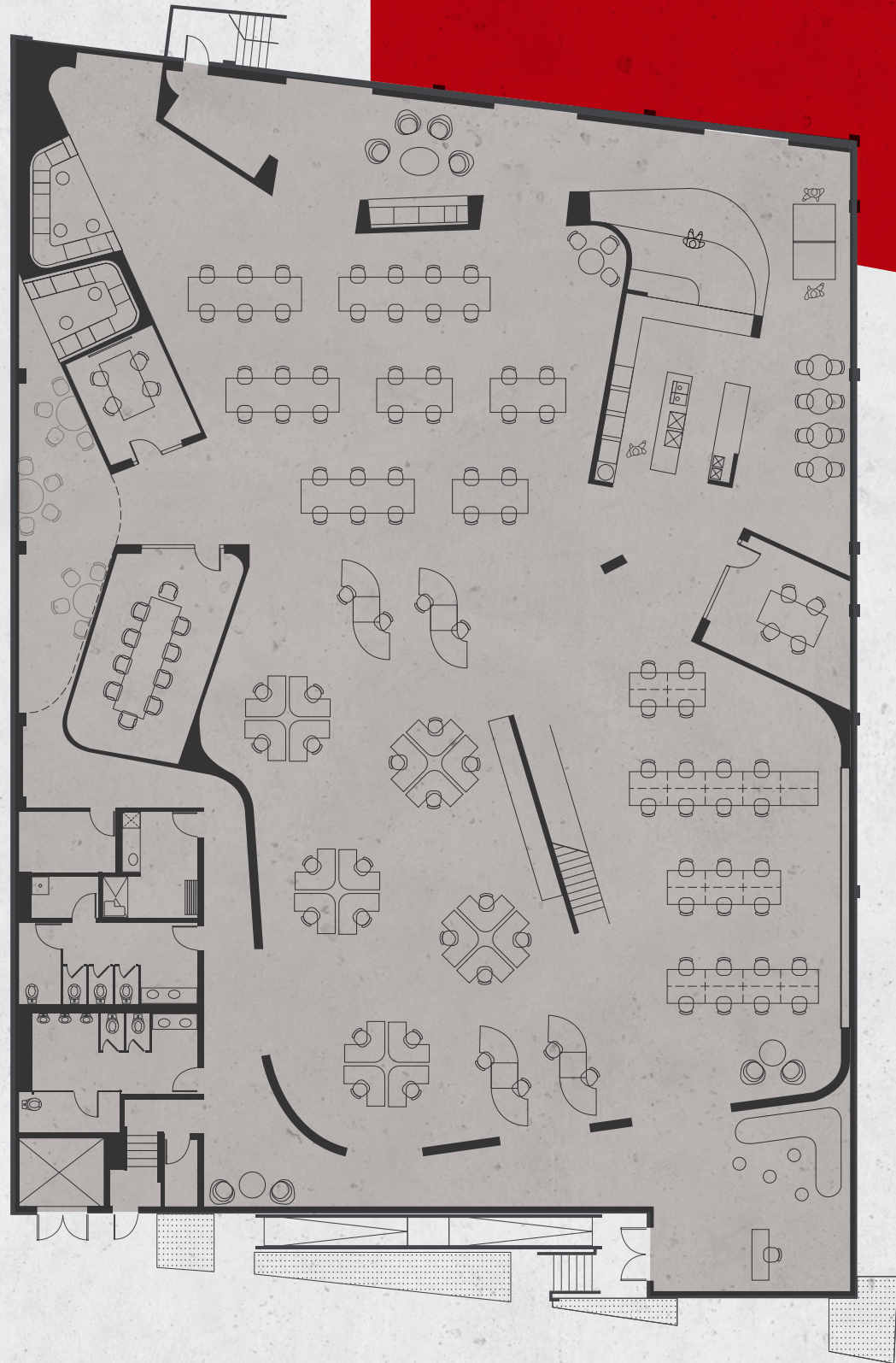


**JEFFERSON CREATIVE OFFICE CORRIDOR**

**3644 EASTHAM**

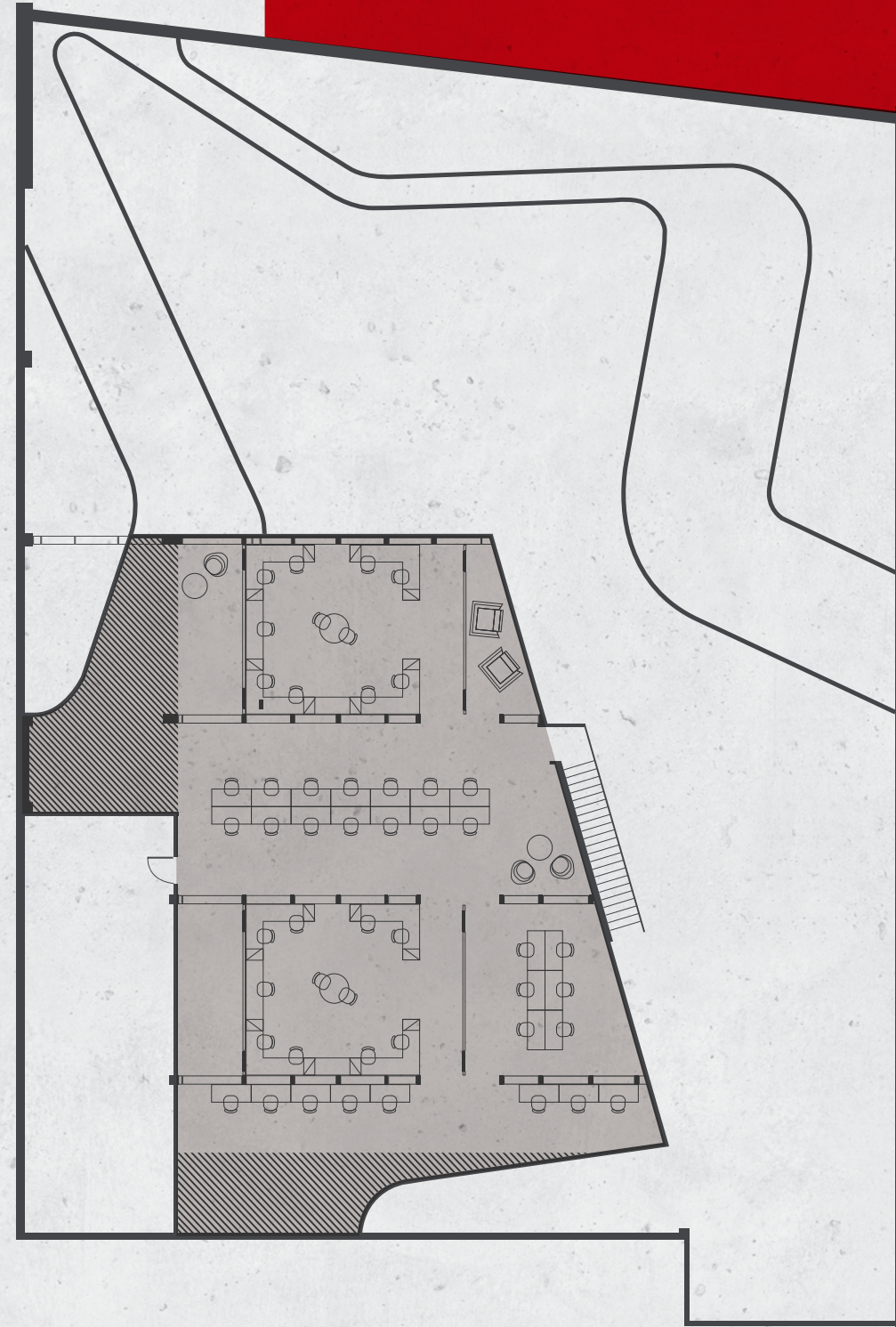
100 THIEVES

# GROUND FLOOR



14,016 RSF

# OPEN LOFT



3,784 RSF



3644



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