

# CULVER CONNECT

**Commercial Office**  
**±114,107 RSF Space Available**

3000 S. Robertson Blvd. Los Angeles, CA 90034  
[pendulumpp.com](http://pendulumpp.com)





**CULVER**  
CONNECT

**Stay Connected.  
Step outside Culver  
Connect and into the  
heart of the city.**

Connect directly with all of Los Angeles at Culver Connect. With walkability to Downtown Culver City's amenities, exceptional freeway access, and visibility and proximity to the Metro Expo Line, Culver Connect is one of Los Angeles' premier locations. This ±114,107 RSF office building features a campus environment with landscaped outdoor space, large efficient floor plates with private balconies, above-market parking ratio, and recently renovated common areas. The combination of location and quality makes Culver Connect the ideal office solution for your company.

# Upgrade Highlights



Freeway View



View from Robertson



Building Entry



Parking Entry

## HIGHLIGHTS

# Culver Connect's location is ideal for LA's modern office worker.

With direct freeway access, walking distance to transit, and proximity to all of Culver City's amenities, Culver Connect provides "best of all worlds" access for employees.



## BUILDING ATTRIBUTES

- New renovation underway with improved exterior and interior aesthetics as well as enhanced amenities
- Extensive renovations, totaling over \$14 million, were invested by current and previous ownership in enhancing the Building and its systems
- Immediate access to I-10 and walking distance to Culver City Metro Rail station and other amenities
- Secure campus environment, outdoor space & usable balconies
- Pathway for the entire building to become single-user
- Exceptional value in comparison to similarly sized blocks in nearby Culver City

## UNMATCHED VALUE PROPOSITION

- Flexible lease terms
- Negotiable rates and TIs
- Move-in ready creative spec suites with the flexibility to come furnished or unfurnished and the ability to expand

## CONNECTIVITY

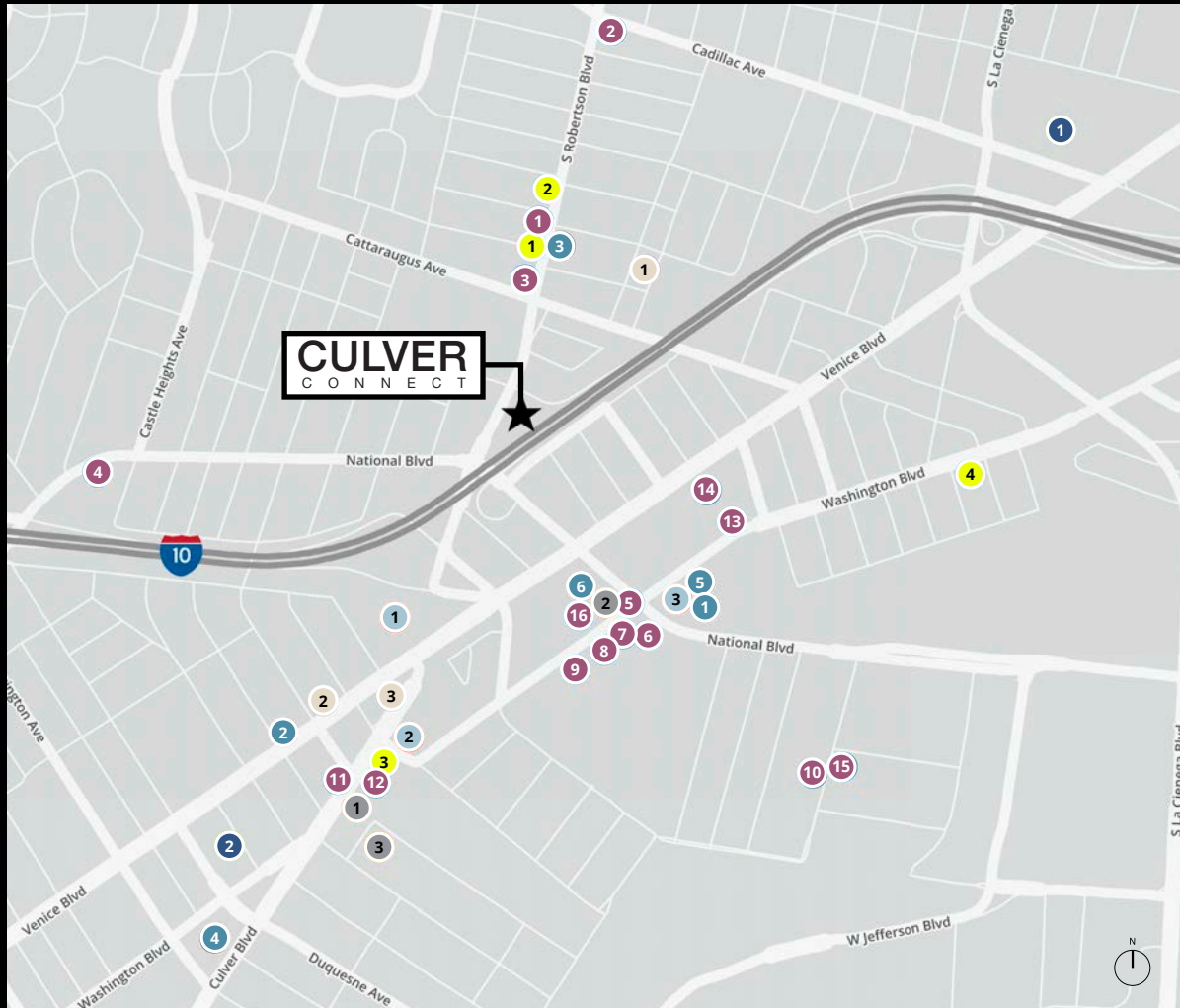
# Get to Know Culver Connect

- o Potential for highly-visible exterior signage in multiple locations
- o 7 blocks/10 minute walk to restaurants, shopping, bars, and more

- o Large and open, multi-tenant or single tenant optionality with private balconies off most suites
- o Range of suite sizes available
- o Move-in ready buildouts

- o Outdoor courtyard and campus environment
- o Above-standard parking ratio of ±4.2:1,000

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### COFFEE

1. Eyes Peeled Coffee
2. Undergrind Café
3. Philz Coffee
4. Cognoscenti Coffee

### ATTRACTIONS

1. Reynier Park
2. The Museum of Jurassic Technology
3. Media Park

### SHOPPING

1. Sprouts Farmer's Market
2. Trader Joe's
3. Co-opportunity Market

### MEDICAL

1. Kaiser Permanente West LA
2. Southern California Hospital

### HOTELS

1. The Culver Hotel
2. The Shay by Hyatt
3. Palihotel

### DINING

1. Fred's Bakery & Deli
2. The Bagel Factory
3. Dolce Isola
4. Sushi Zo
5. Etta
6. Margot
7. Roberta's
8. Sweetgreen
9. Bianca
10. Vespertine
11. Public School 310
12. Salt & Straw
13. Pasta Sisters
14. Father's Office
15. Destroyer
16. LA Aleworks

### FITNESS

1. Orangetheory
2. CrossFit Intellect
3. Pilates On Robertson
4. Equinox
5. Hot 8 Yoga
6. YogaSix

# Access

**Metro Rail** 

5 blocks/8 minute walk to the MTA Metro Rail Culver City Station connecting DTLA and Santa Monica

# Amenities

7 blocks/12 minute walk to amenity rich Downtown Culver City

**Freeway** 

Immediate access to on/off ramps to I-10 FWY with easy accessibility to I-405

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**First Floor**

**Suites 100 - 135**

Suite 100	Available	7,494 RSF
Suite 105	Available as a sublease	12,321 RSF Can be made available on a direct basis
Suite 110	Available	991 RSF
Suite 130	Available	1,943 RSF
Suite 150	Available in Q3 2024	3,354 RSF

**Total Available: 12,842 RSF**



**Second Floor**

**Suites 205 - 290**

Suite 200	Available June 2024	3,354 RSF
Suite 205	Available	657 RSF
Suite 215	Available	1,607 RSF
Suite 220	Available	1,189 RSF
Suite 245	Available	5,707 RSF
Suite 255	Available	1,666 RSF
Suite 288	Available	2,757 RSF
Suite 290	Available	1,660 RSF

**Total Available: 18,501 RSF**





**Third Floor**

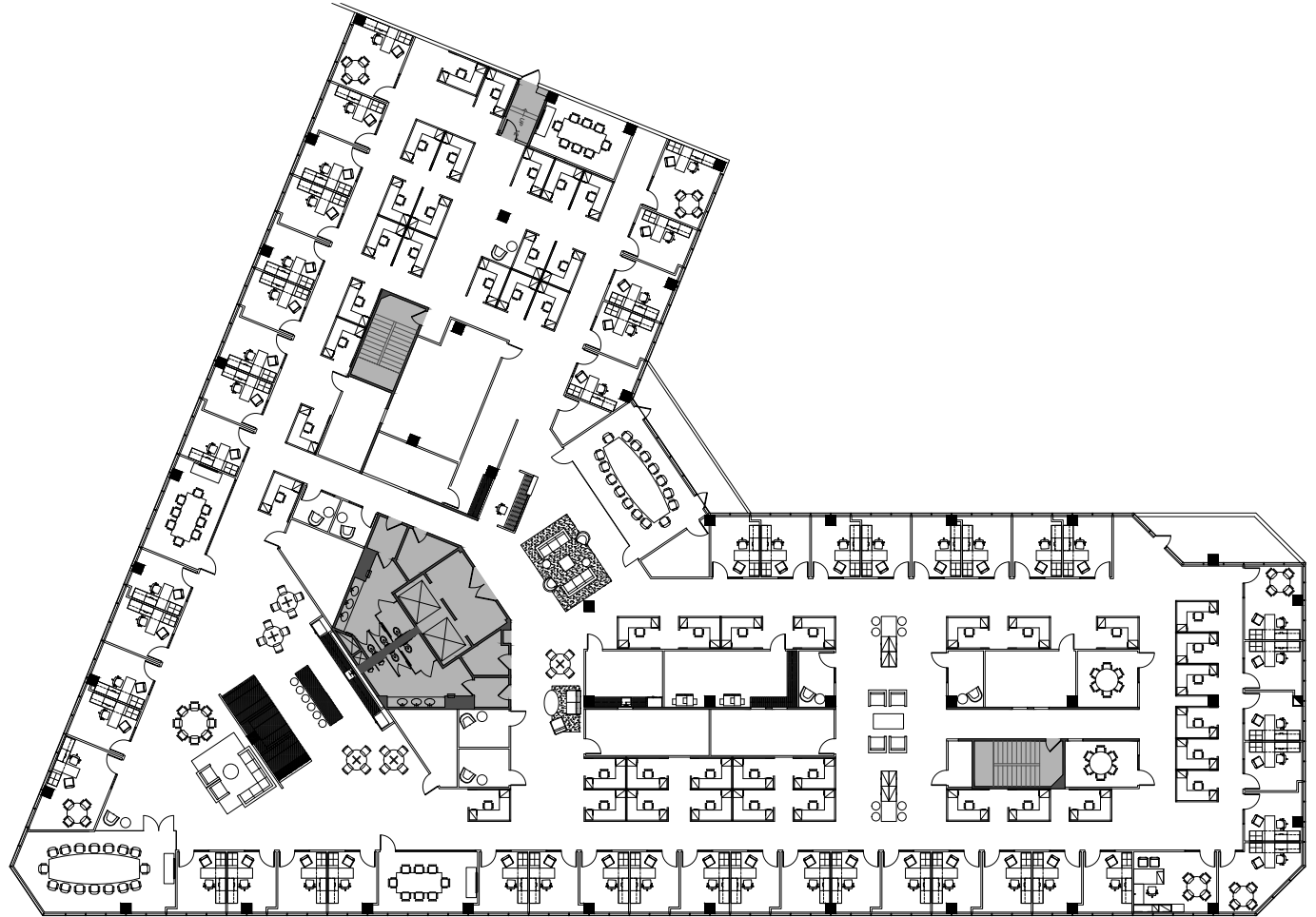
This floor plan represents how the space is built out today — move-in ready with furniture.

**Total Available: 28,513 RSF**  
Divisible to 10,000 - 28,000 RSF



**Conceptual  
Law Firm Floorplan**

28,791 RSF



**Culver Connect offers flexible suite sizes on efficient floor plates, convenient transportation access, a campus environment, and proximity to Culver City amenities.**



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