

3550 HAYDEN AVE CULVER CITY

FOR LEASE

CREATIVE OFFICE

±6,598 - 15,000 RSF

SIGNAGE



CIVICAP
PARTNERS

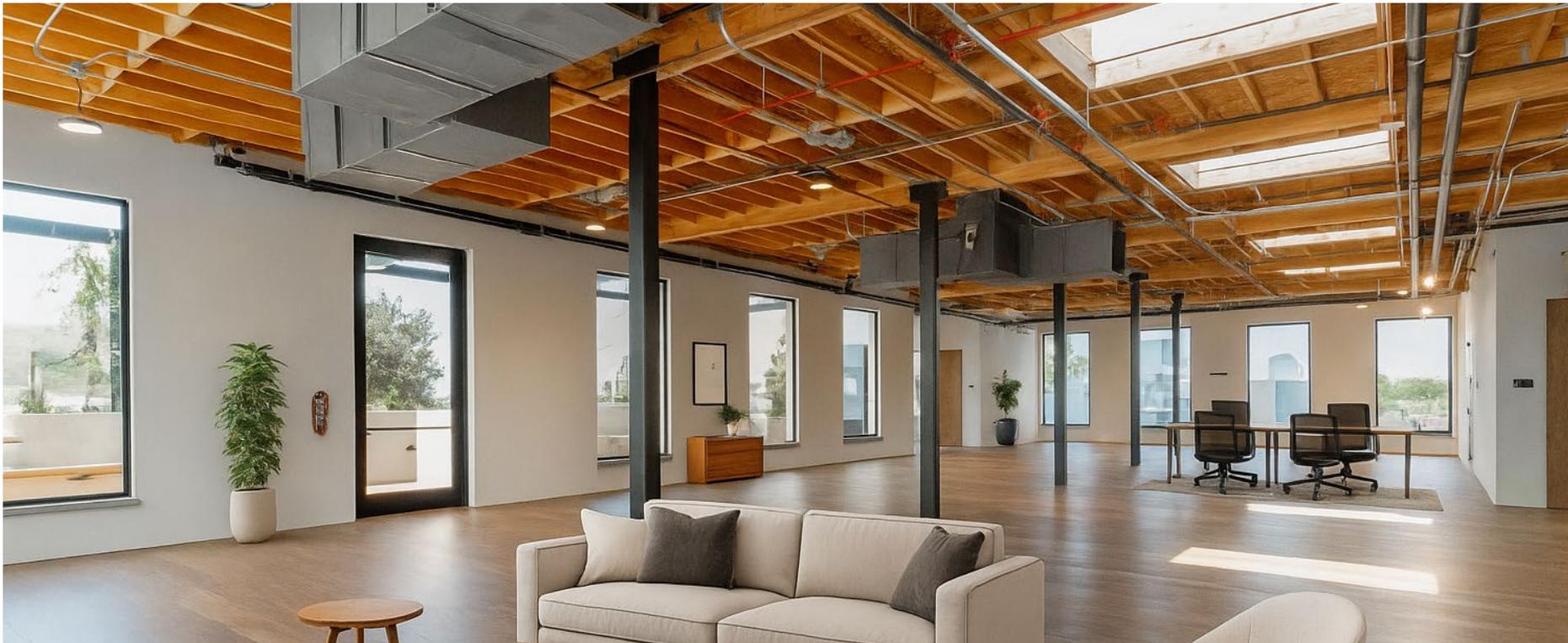
INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

ELLIOT SCHWARTZ
es@industrypartners.com
CA BRE No. 02020686

INDUSTRY

INDUSTRY
310 395 5151 AVAILABLE



CREATIVE OFFICE

PROPERTY DETAILS

BUILDING DETAILS

2ND FLOOR	±8,395 RSF
3RD FLOOR	±6,545 RSF
TOTAL	±15,000 RSF

WHAT'S DIFFERENT

Custom: 12 foot high ceilings, operable windows, skylights, gated. New kitchen and restrooms. Outdoor patio space and roofdeck.

Exclusive Lobby: Exclusive lobby within building with reception on ground floor.

Secure: Private access to the property / latch keyless entry system.

Parking / Convenience: Gated private secure stand alone building.

LEASE TERMS

RATE	\$4.95/SF Per Mo. NNN
TIMING	Immediate
TERM	3-10 Years

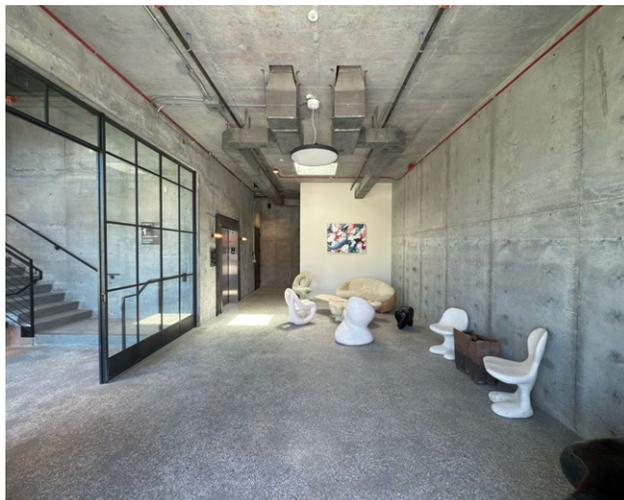
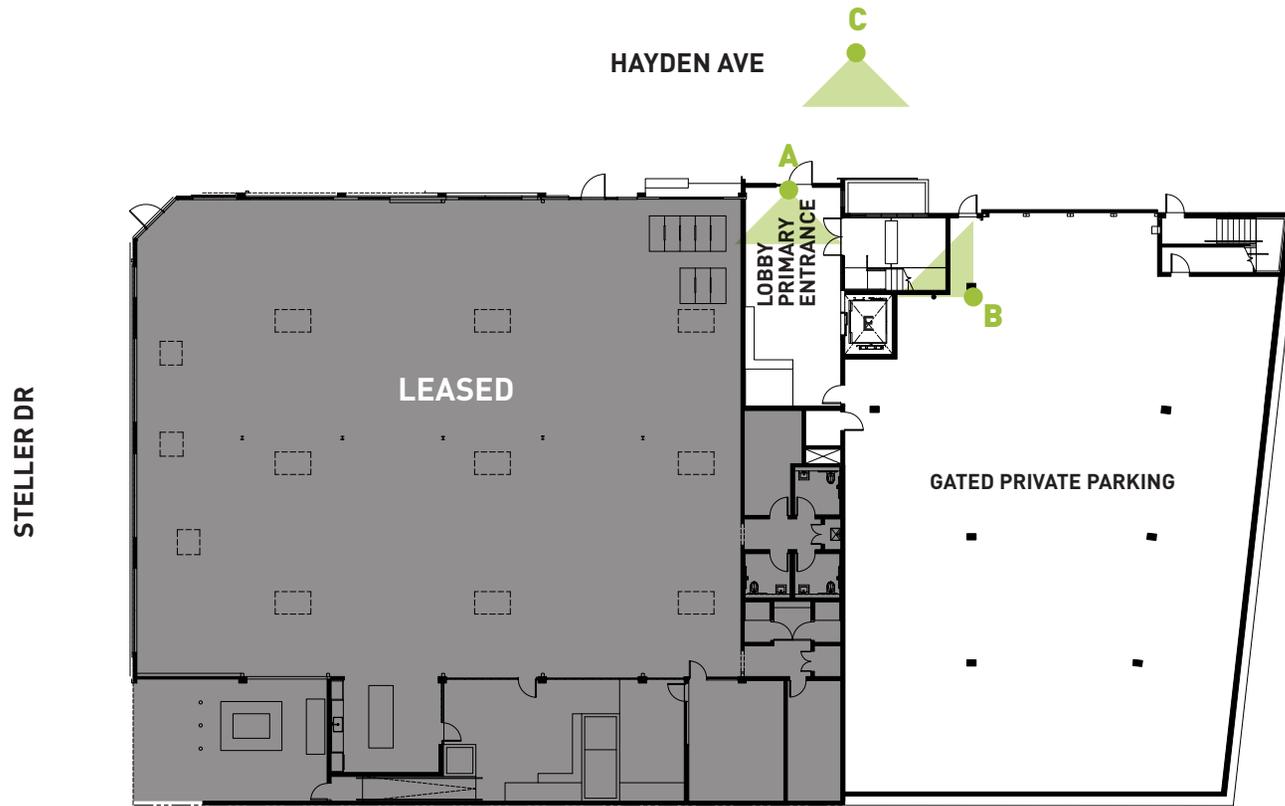
Location: Expansive views of Culver City steps. Near to Cumulus project, one of the largest mixed use projects in the region with more than 1,200 residential units and over 100,000 SF of retail, 50,000 of which are occupied by the largest Whole Foods market in Los Angeles.

Located across the street from Metro's Expo Line La Cienega/Jefferson Station.

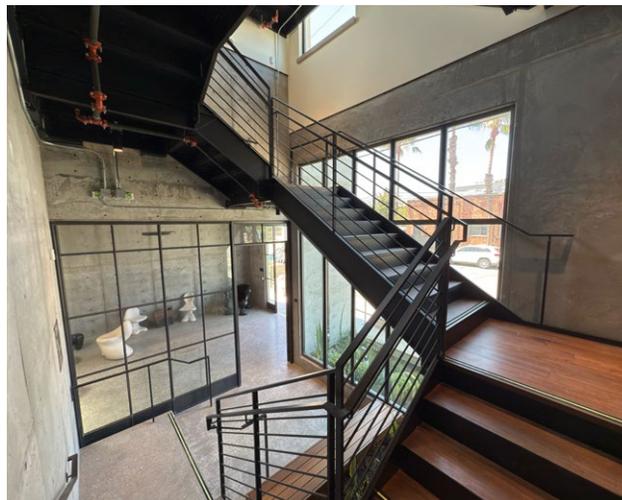
PARKING

RATIO	Onsite Secure Parking
RATE/PASS/Mo.	\$250

LOBBY - ±1,312 RSF



A— LOBBY PRIMARY ENTRANCE



B— VIEW OF LOBBY FROM STAIRWAY



C— FRONT VIEW

FLOOR PLANS | 1ST FLOOR

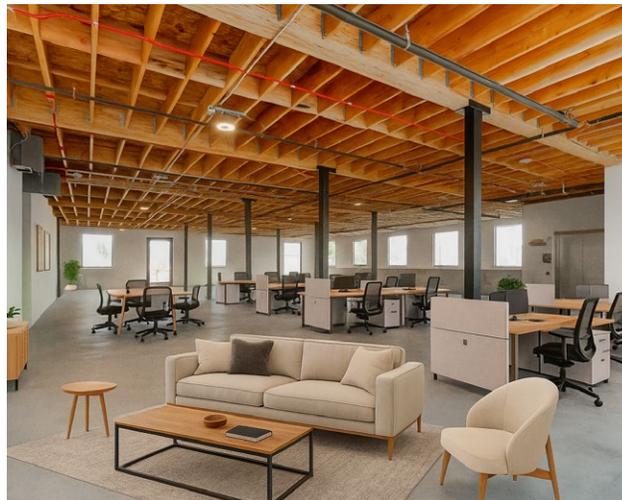
2ND FLOOR
±8,395 RSF



*Areas shaded in pink are being built speculatively for hypothetical purposes.



A— OUTDOOR PATIO



B— OPEN OFFICE SPACE



C— KITCHEN AREA

FLOOR PLANS | 2ND FLOOR

3RD FLOOR
±6,545 RSF

STELLER DR

HAYDEN AVE



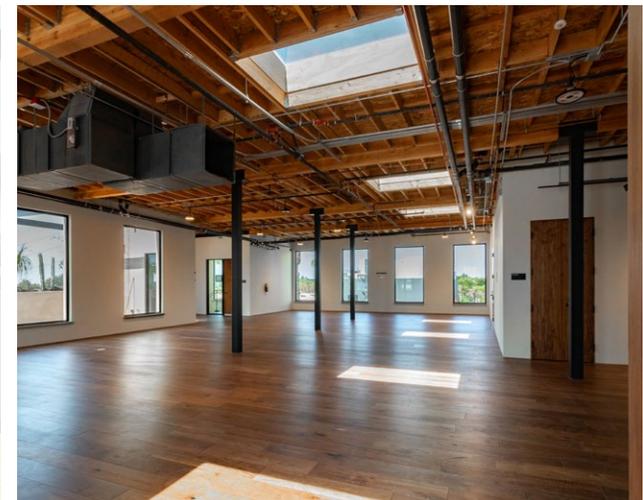
*Areas shaded in pink are being built speculatively for hypothetical purposes.



A— INTERIOR WORKSPACE

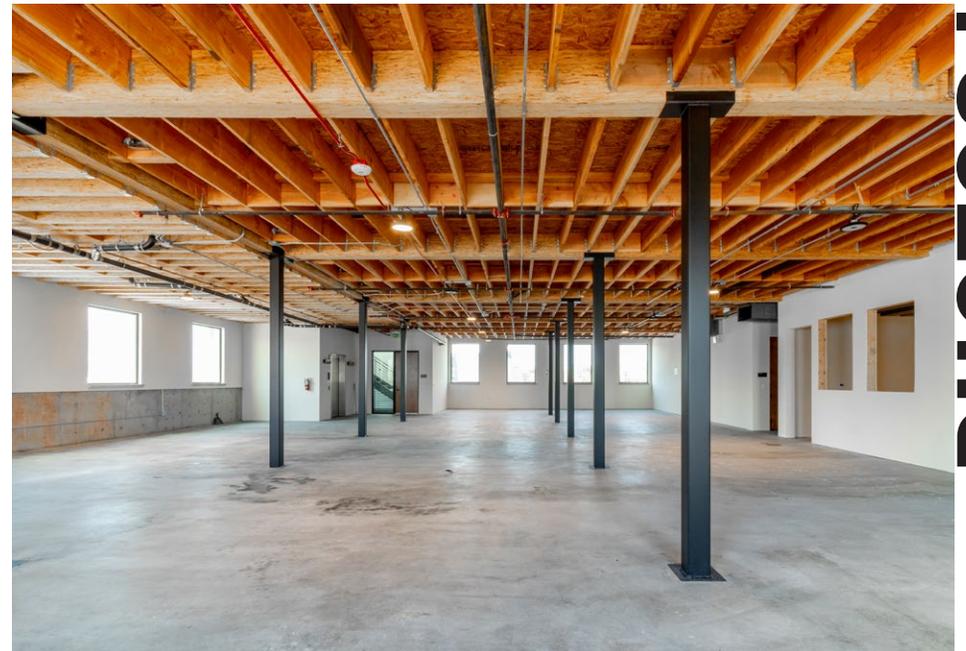
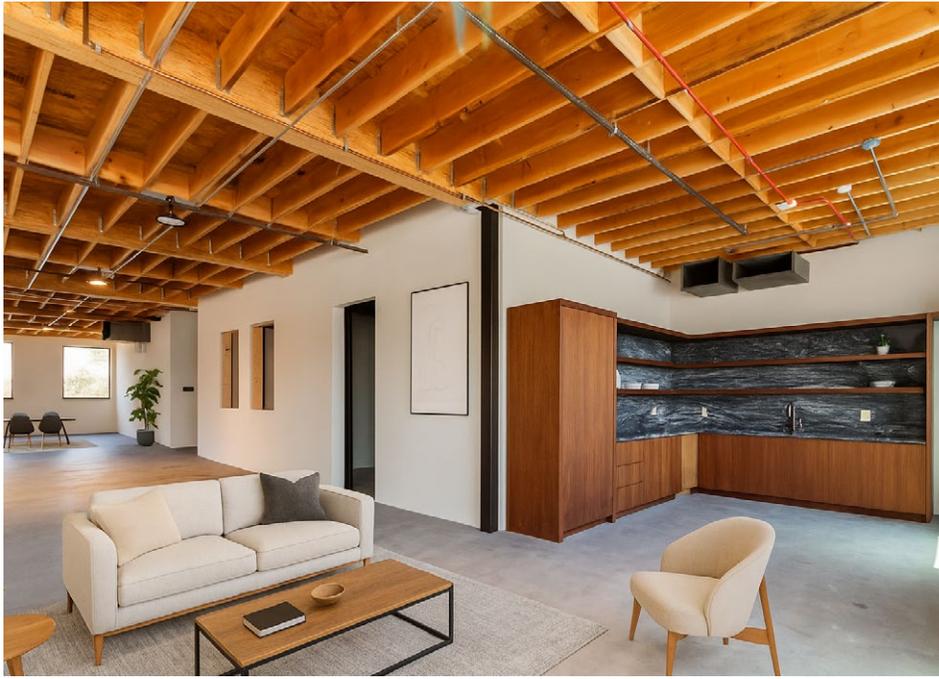


B— OUTDOOR DECK



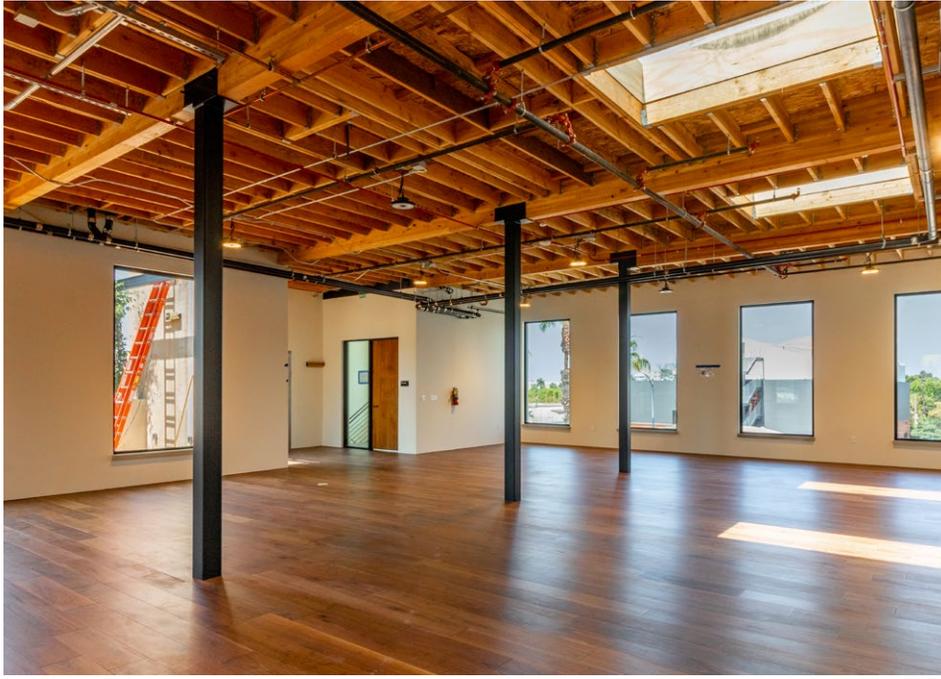
C— INTERIOR WORKSPACE

FLOOR PLANS | 3RD FLOOR



INTERIOR PHOTOS

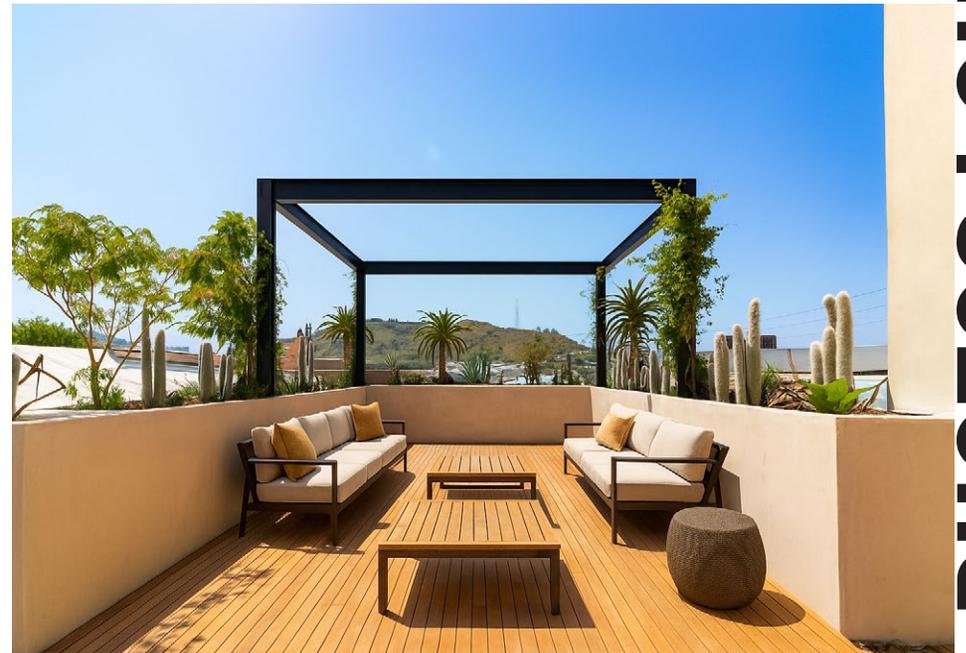
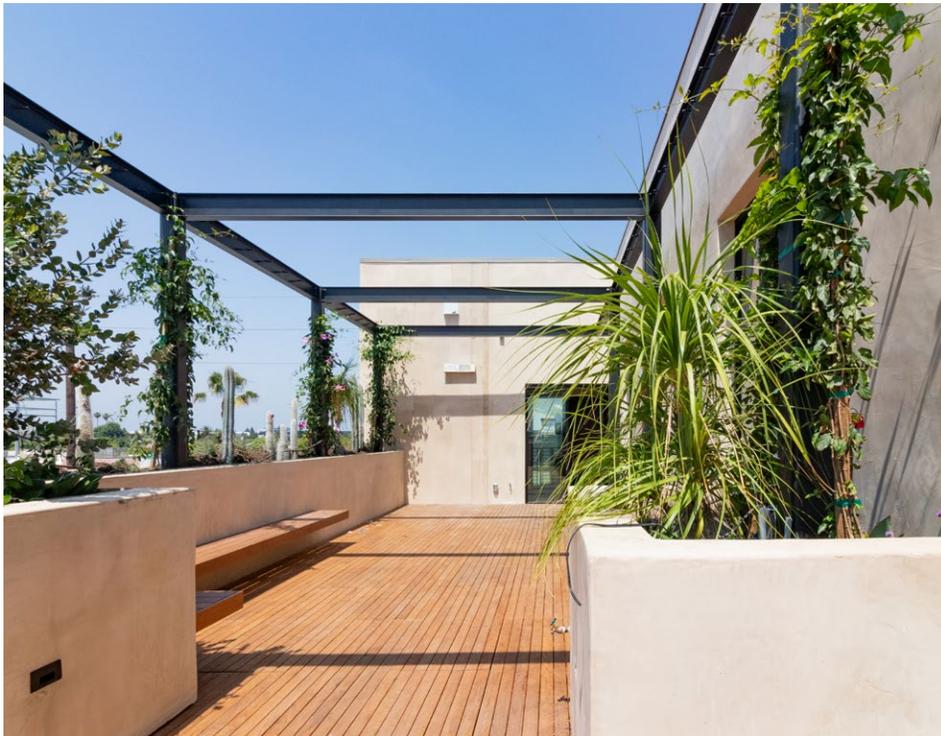
PHOTOS | 2ND FLOOR



INTERIOR PHOTOS

PHOTOS | 3RD FLOOR

EXTERIOR PHOTOS



PHOTOS | OUTDOOR DECKS

10 WITHIN 10

2 min
DRIVE

Roberta's: Roberta's brings its renowned Brooklyn-style pizza to Culver City, offering a menu that includes a variety of creative and delicious pizzas. The relaxed, rustic setting and emphasis on high-quality ingredients make it a favorite among locals and visitors.

5 min
DRIVE

Laurel Grill: A refined yet welcoming restaurant serving contemporary American comfort food in the heart of Culver City. Located on the second floor of The Culver Steps, it blends mid-century design with warm wood, black leather booths, and striking photography.

9 min
DRIVE

Father's Office: Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.

Directly
Adjacent

Destroyer: This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

2 min
DRIVE

Etta Culver City: Etta Culver City offers a warm and welcoming dining experience with a focus on wood-fired dishes and seasonal ingredients. The restaurant's inviting ambiance and delicious menu make it a great spot for gatherings and casual dining.

2 min
DRIVE

Loqui: is a celebrated eatery known for its artisanal Mexican cuisine with a contemporary twist. Located in the Platform complex, it offers a casual yet stylish dining experience, focusing on handmade tortillas and locally sourced ingredients. The menu features a variety of tacos and other Mexican-inspired dishes.

2 min
DRIVE

Blue Bottle Coffee (at Platform): Blue Bottle Coffee at Platform offers a serene space to enjoy freshly brewed coffee made from high-quality beans. The minimalist design and commitment to excellent coffee make it a go-to spot for coffee lovers in the area.

2 min
DRIVE

Margot: Margot offers a refined dining experience with a menu inspired by Mediterranean and California cuisine. The rooftop setting provides stunning views and a chic, stylish ambiance, perfect for a memorable meal with friends or a romantic evening out.

5 min
DRIVE

Erewhon (at Culver Steps): Erewhon at Culver Steps is a high-end grocery store known for its organic and health-focused products. The store's modern design and wide selection of gourmet foods and wellness items provide a unique shopping experience.

2 min
DRIVE

Sweetgreen: A popular eatery specializing in fresh, seasonal salads and bowls. Known for its commitment to sourcing ingredients from local farmers and creating healthy, customizable meals, Sweetgreen offers a menu that caters to diverse dietary preferences.

AMENITIES

AT CUMU- LUS

7 MIN WALK



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



Charcoal is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



Jinya Ramen Bar is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



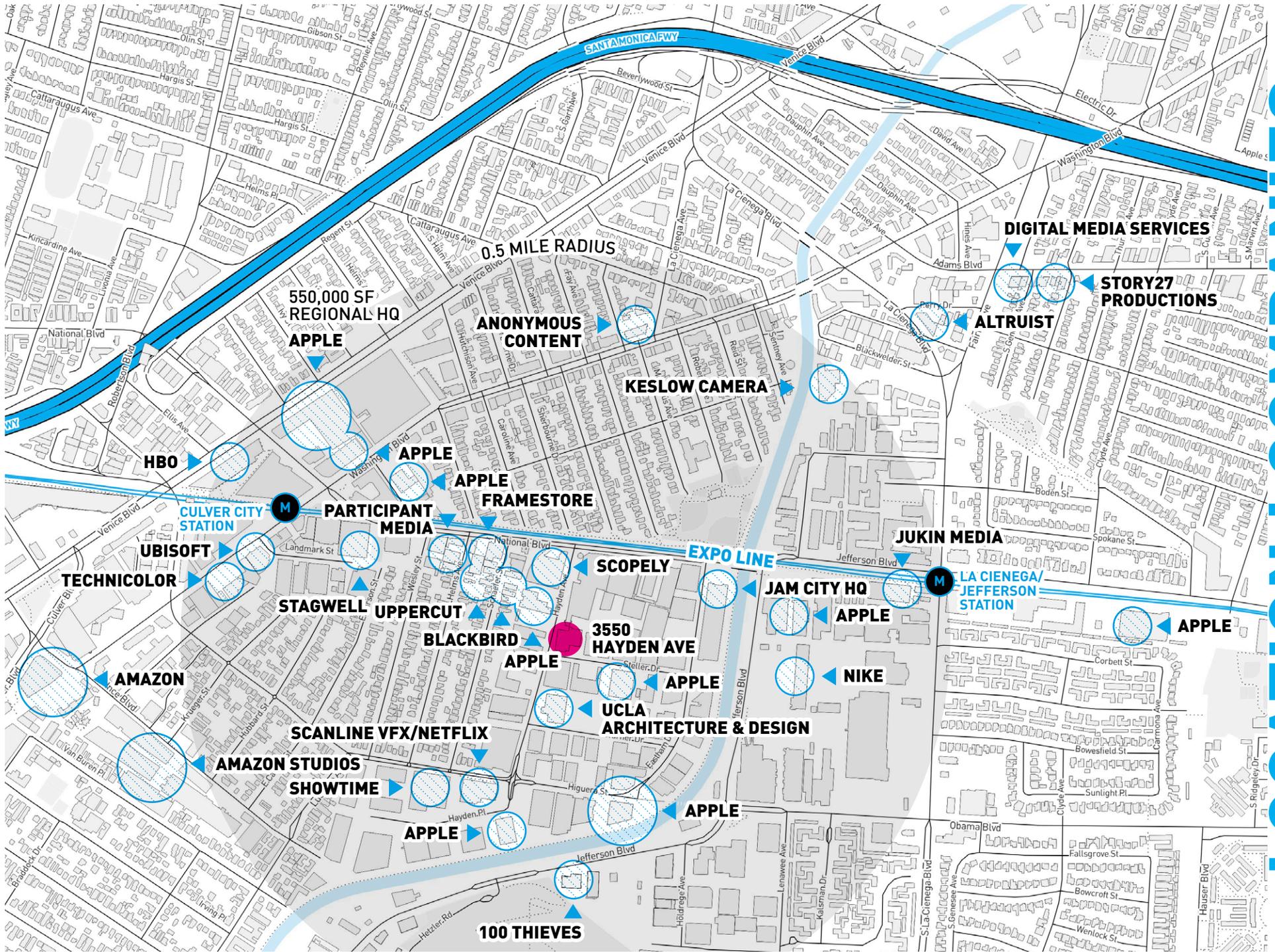
Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



GymTonic is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

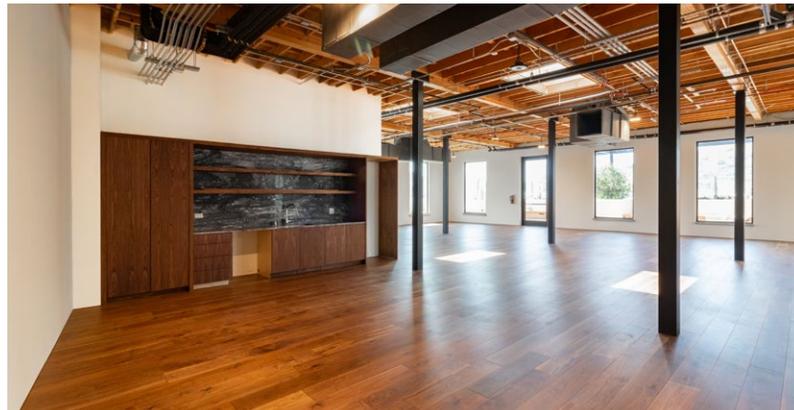
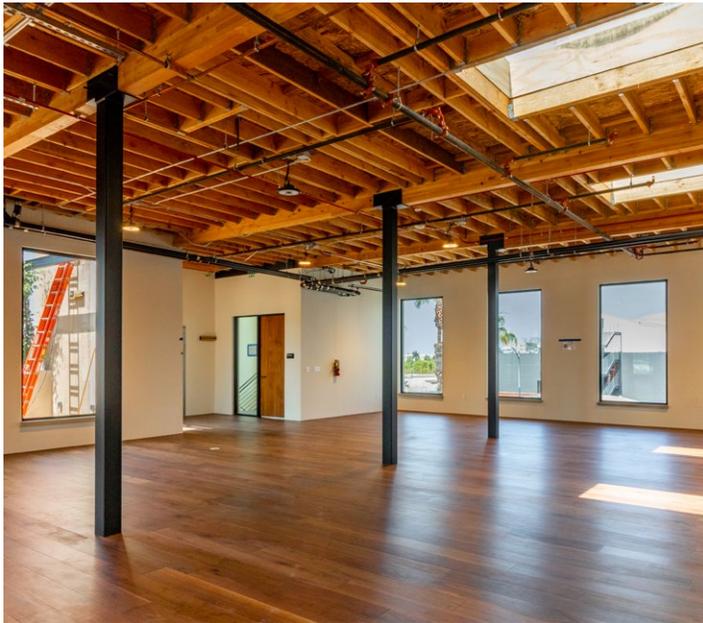
AMENITIES

TENANTS IN THE AREA



LOCATION | COMPANIES

REDCAR PROPERTIES



DETAILS & MATERIALS