



6167

BRISTOL PARKWAY

OFFICE/MEDICAL SPACE FOR LEASE
Culver City, CA 90230

Property Highlights



Approx.
92,000
Total Square Feet



Offering
Medical & Office
Including New
Spec Suites



Rate
Office: Year 1 Promo
Rate: \$2.95/RSF FSG

Medical: Please
Inquire



3.5/1,000
Parking ratio
Unreserved: \$100
Reserved: \$175
Visitor Parking:
First 2 hrs: \$4
Daily Max: \$8



Availability
±1,500 - 13,000 RSF

Westfield
CULVER CITY

Walking Distance to
40 Restaurants & 100 Stores
Directly Behind the Property



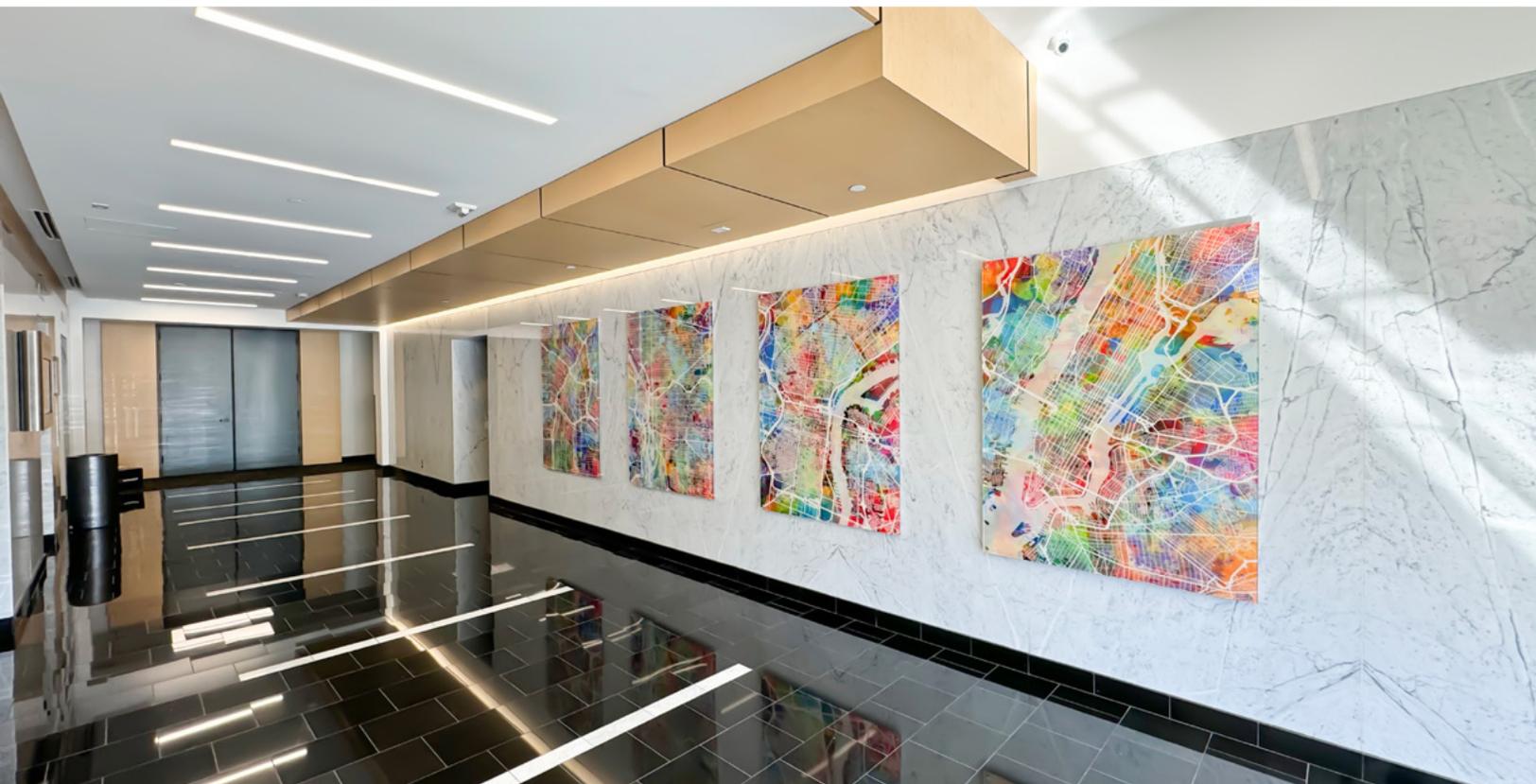


Highlights



6167 Bristol is a highly visible, 4 story, Energy Star rated office building located in the heart of Culver Pointe. Owned and managed by JADE Enterprises, the property features exceptional attributes with unobstructed views of the Santa Monica mountains and West Los Angeles.

Along with a curated private landscaped courtyard, and a renovated main lobby with high-end finishes, 6167 Bristol's central location offers tenants a tremendous amenity base including convenient access to Westfield Culver City, Playa Vista, LAX and West Los Angeles.



Space Availability



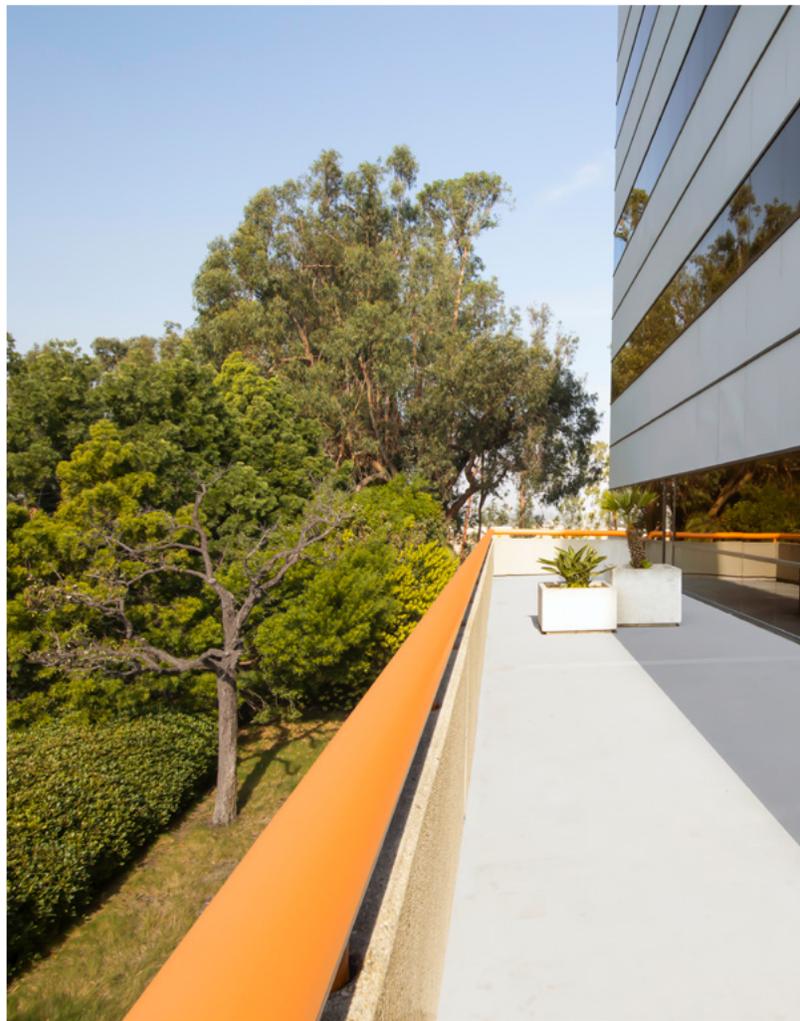
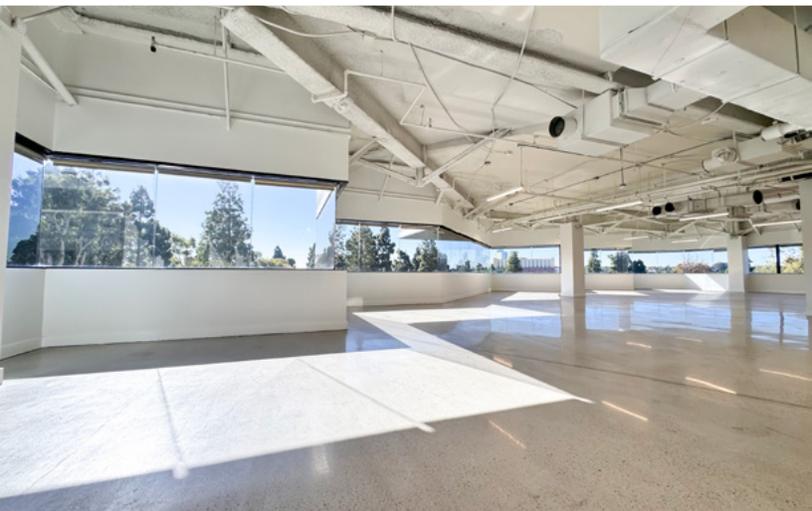
SUITE	RSF	DESCRIPTION	ATTACHMENTS	
115	2,007	Move-in Ready ground floor office. Reception, Conference room, two offices, kitchen, large open work area.	FLOOR PLAN	
140	2,413	Ground floor space with an abundance of natural light ready for tenant improvements. Features direct access to the surface parking lot	FLOOR PLAN	
210 	8,710	Unique large block of space ready for a customized buildout. Includes an expansive window line with east, west and southern views and prominent entry from the elevator lobby	FLOOR PLAN	VIRTUAL TOUR
270 	1,729	Reception, 3 window offices, conference room, kitchen/ storage room	FLOOR PLAN	
325 	1,956	Move-in ready with double door entry from the elevator lobby, large open workspace, 2 offices, conference room, open kitchen	FLOOR PLAN	VIRTUAL TOUR
330 	6,075	Features exposed ceiling and concrete floors, large open workspace, 5 offices, conference room, open kitchen. Includes an expansive window line with east, west and southern views	FLOOR PLAN	VIRTUAL TOUR
400 	6,030	Move-in ready creative office spec suite featuring exposed ceiling, concrete floors, double door entry from the elevator lobby, reception, 5 window offices, 2 interior offices, conference room, kitchen, large open work space, and IT/storage room. Panoramic views of the west, north and east.	FLOOR PLAN	
430	4,426	Double door entry, reception, 10 offices, conference room, 2 large interior rooms, kitchen, storage. Features a private balcony.	FLOOR PLAN	

 Suites 210 and 270 are contiguous for ±10,439 RSF

[FLOOR PLAN](#)

 Suites 325 and 330 are contiguous for ±8,031 RSF

[FLOOR PLAN](#)







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CULVER CITY

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Clippers

Westfield Culver City

HHLA



6167
BRISTOL PARKWAY

Culver Pointe

Area Map



6167 Bristol offers a boutique office campus experience nestled in between three major freeways in Los Angeles. Within minutes, you enter dynamic markets such as Playa Vista, downtown Culver City and El Segundo. It's location offers various dining options, along with shops and restaurants in walking distance.

6167

BRISTOL PARKWAY



OFFICE LEASING

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