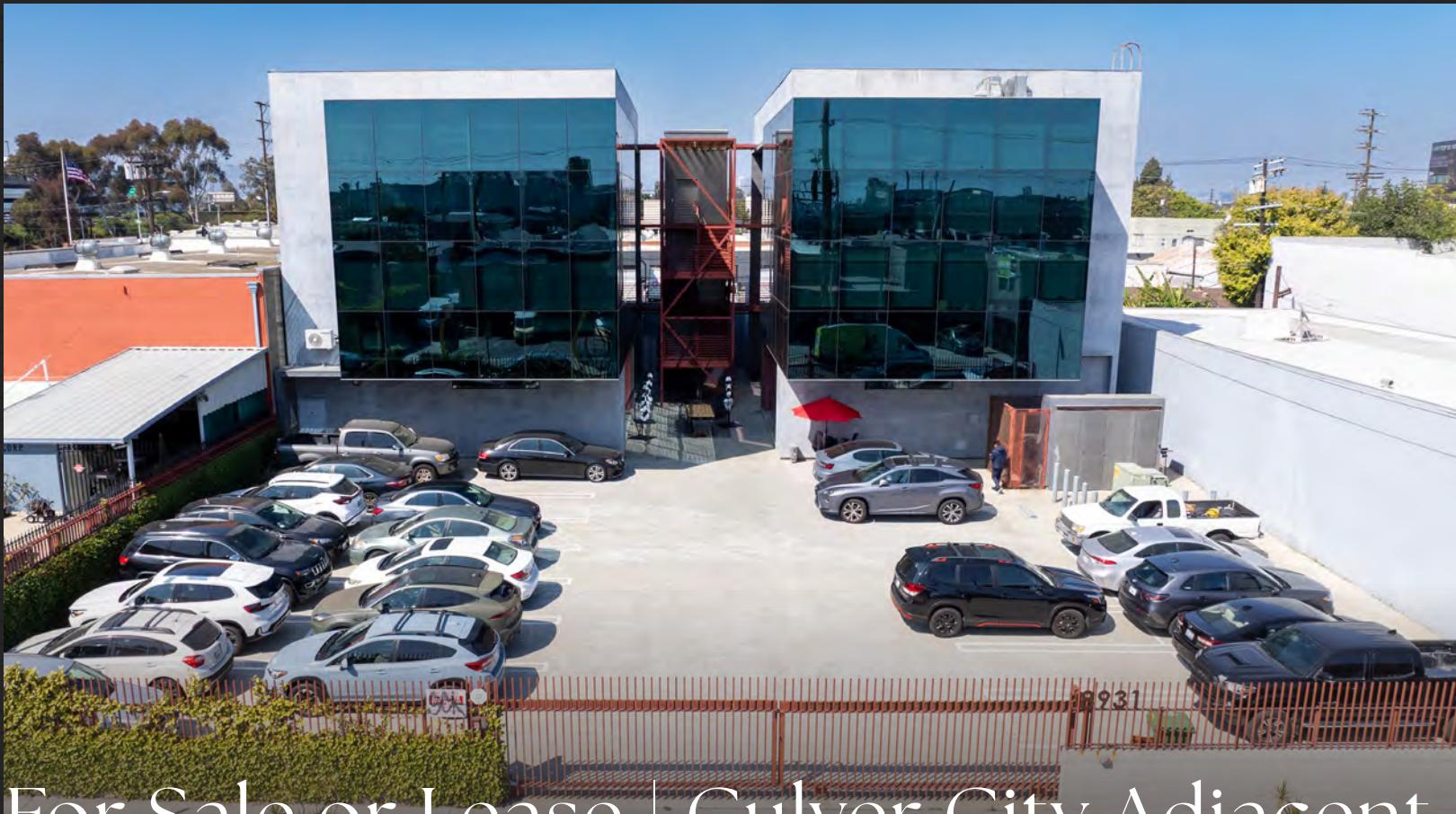


8931 Ellis Avenue

LOS ANGELES, CA



For Sale or Lease | Culver City Adjacent
Creative Contemporary Office Space

NEWMARK

[VIEW PROPERTY VIDEO](#)

Geoff Ludwig
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CENTURY CITY

BEVERLY HILLS

MIRACLE MILE

8931 Ellis Avenue



Highlights



Distinct standalone "Jewel Box" office building with unique architectural elements



Premium move-in ready high-end suite featuring glass offices and exposed ceilings



Elevate your brand visibility while showcasing your logo with building signage



93 Walkscore, minutes from Ivy Station, the Platform and Downtown Culver City



Unparalleled Westside connectivity via 10 Freeway & Metro line light rail



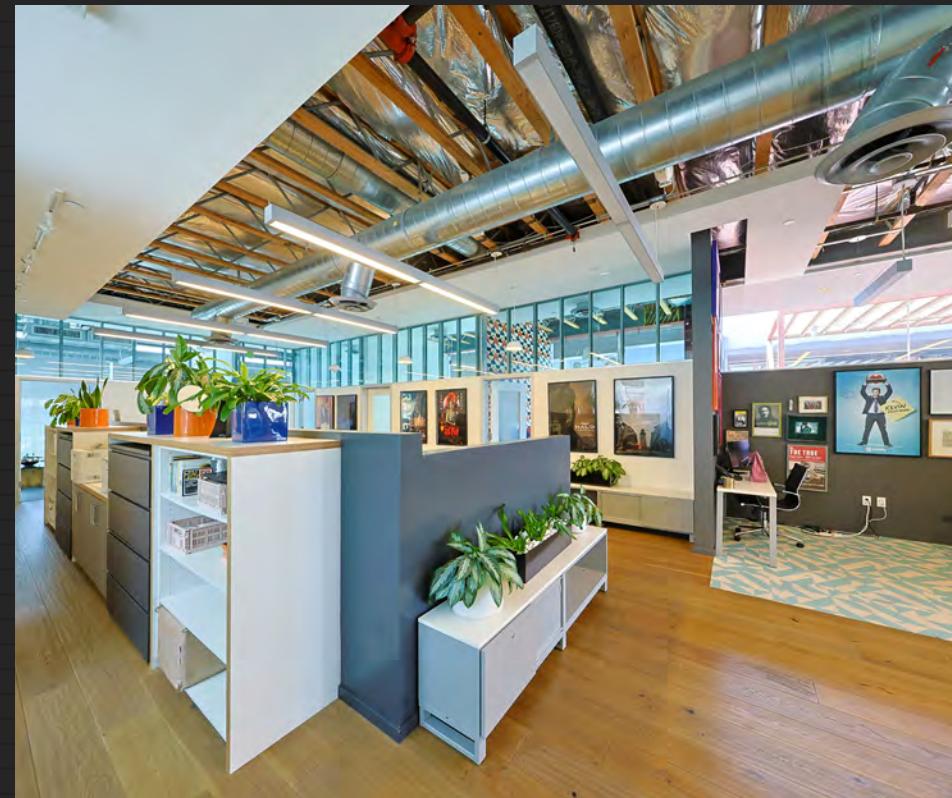
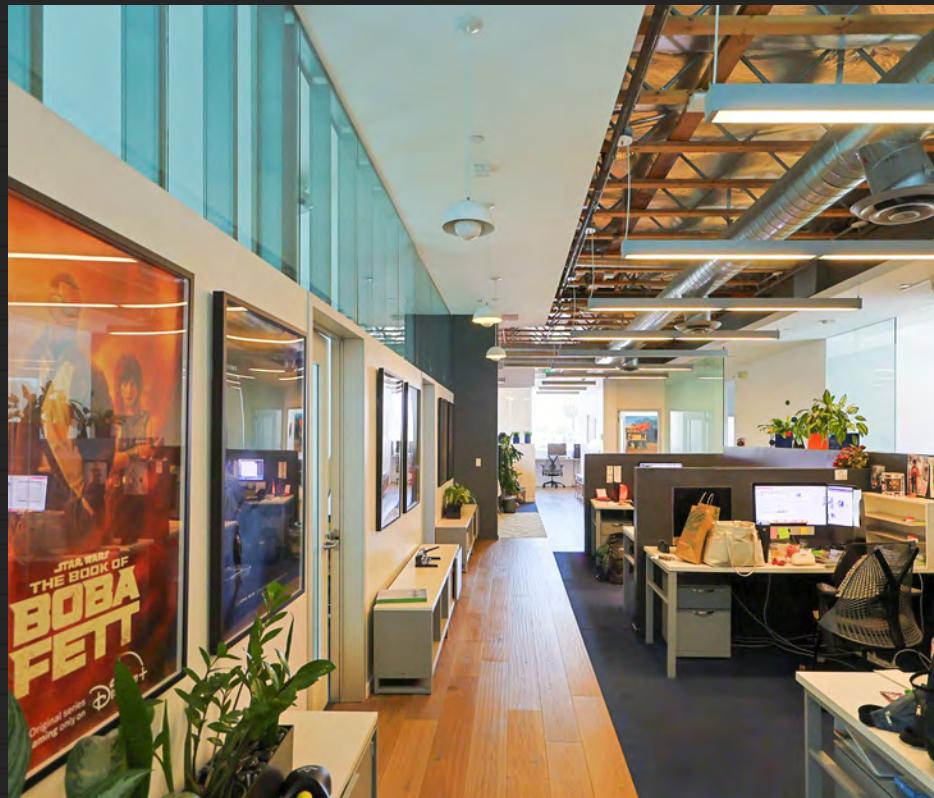
Tranquil outdoor patio and amenity area with comfortable seating and shaded umbrellas



Proximity to major studios - Sony Pictures, The Culver Studios, Amazon Studios



Exclusive private compound with gated entrance and secure parking



SANTA MONICA

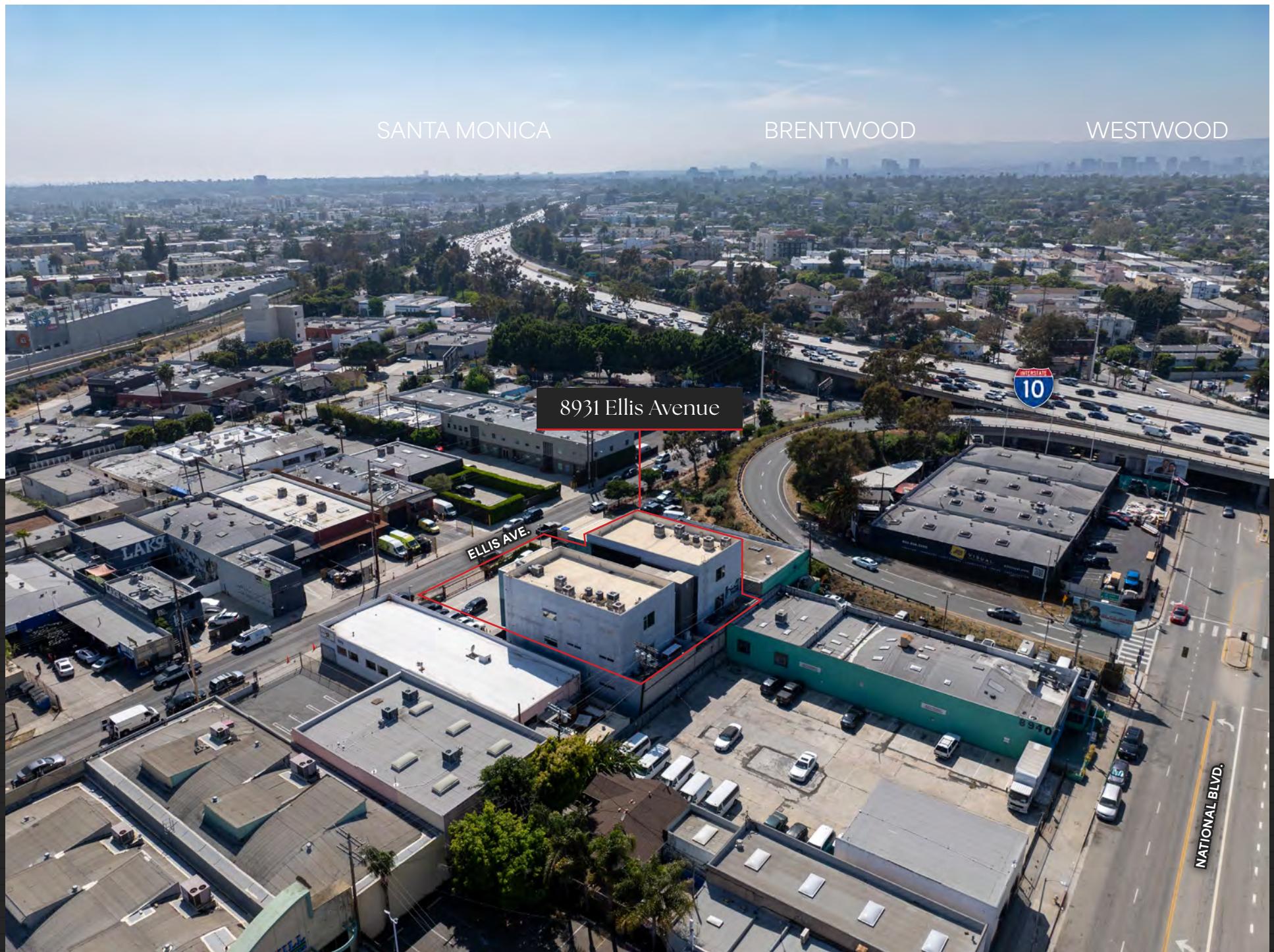
BRENTWOOD

WESTWOOD

8931 Ellis Avenue

ELLIS AVE.

NATIONAL BLVD.



Culver City Amenities



Building Details

FOR SALE OR LEASE

TOTAL BUILDING AREA

±18,493 RSF

RENTABLE SQUARE FEET

*Tower A**

± Suite A1 - 3,000 RSF
± Suite A3 - 3,100 RSF

*Tower B**

± Suite B1 - 3,000 RSF
± Suite B2 - 3,000 RSF
± Suite B3 - 3,000 RSF
Contiguous - 9,000 RSF

**Full Building Potential Available*

TYPE

Multi-Tenant Office

YEAR BUILT

2011

STORIES

Two Buildings, Three Stories Each

ZONING

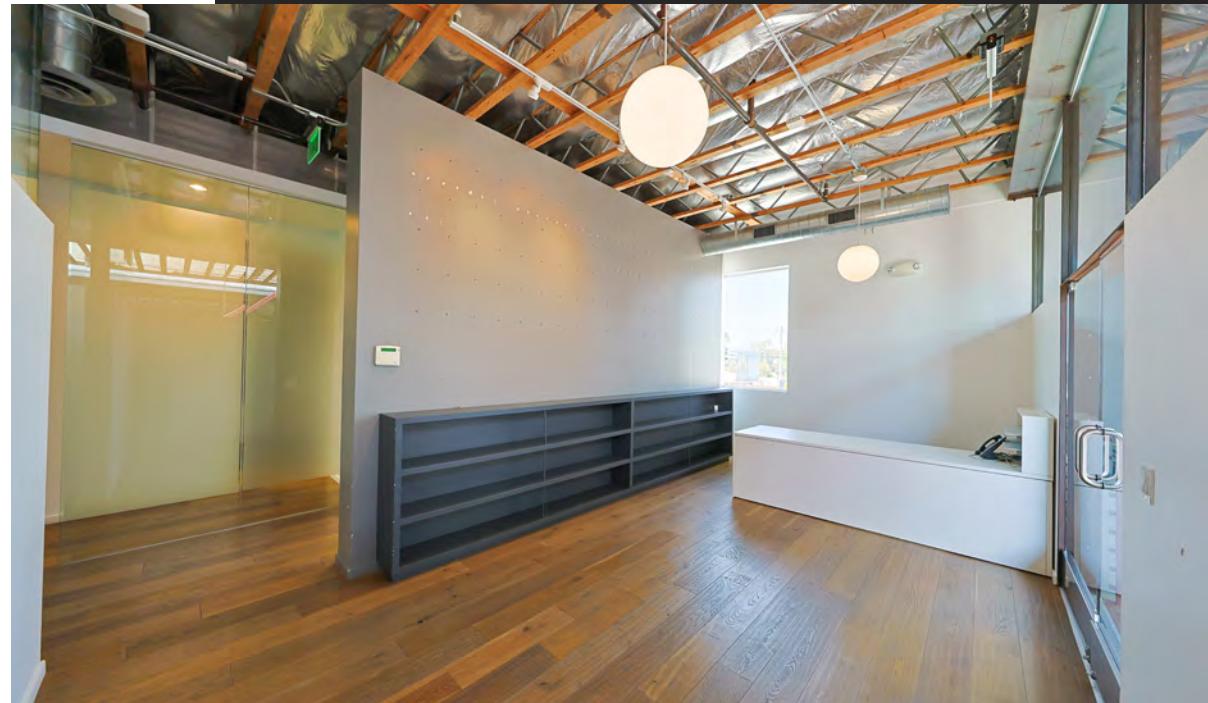
M1

LEASE PRICING

Lease | \$3.75 per RSF, NNN
NNN estimated at \$1.00 per RSF

SALE PRICING

Sale | Inquire with Brokers



Available Space

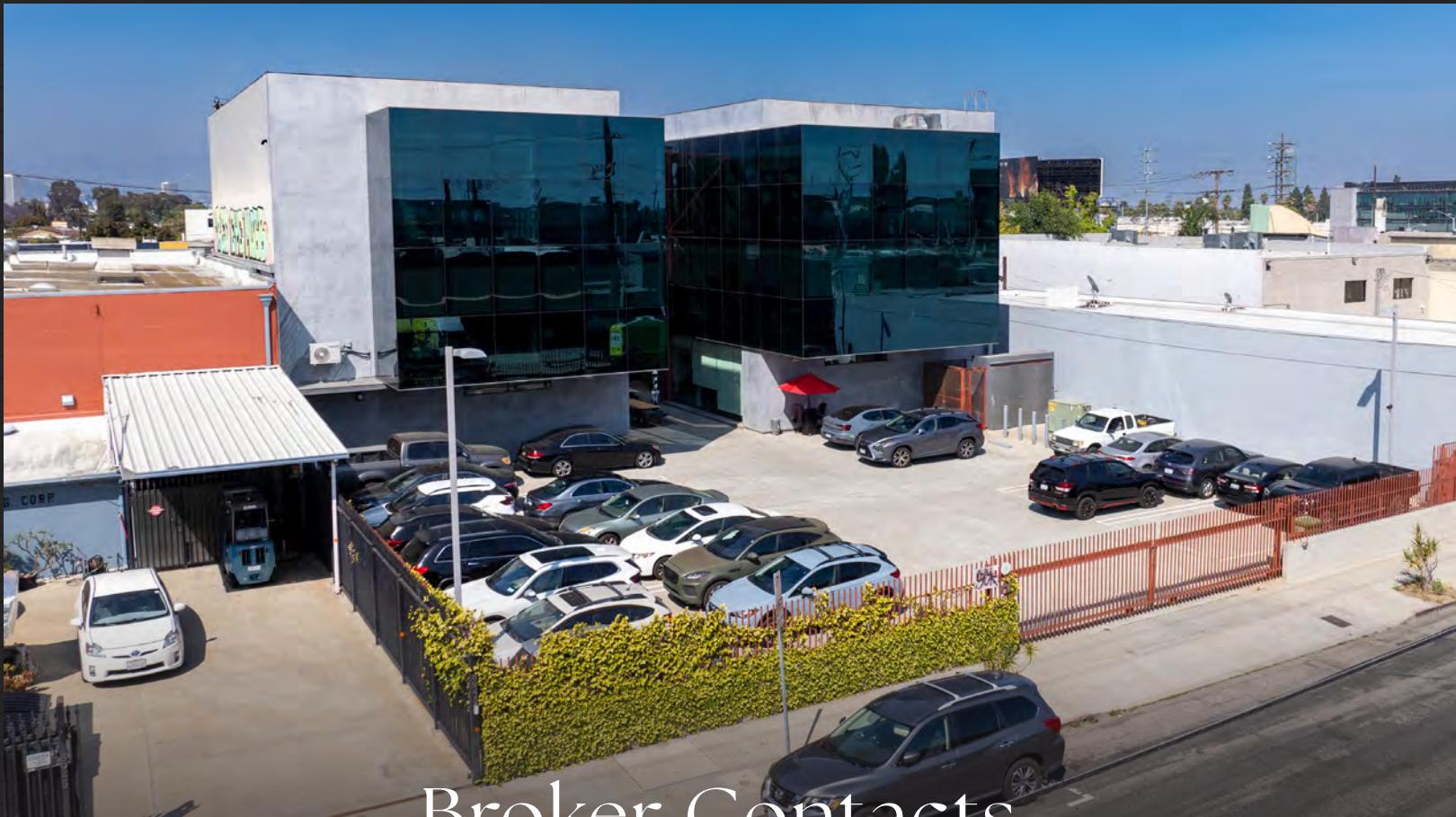


Occupied Space



8931 Ellis Avenue

LOS ANGELES, CA



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