FREE STANDING GATED OFFICE BUILDING

PROMINENT SIGNAGE FACING THE 405 FREEWAY

11259 WASHINGTON BOULEVARD

Culver City

ZACUTO GROUP
COMMERCIAL REAL ESTATE

11259 WASHINGTON BOULEVARD

Culver City

Jake Zacuto, Matthew Luchs, and Andrew Sinasohn of Zacuto Group are pleased to exclusively present for sale 11259 Washington Blvd, Culver City, CA 90230, a ±4,199 square foot newly constructed, institutional-quality creative office building located along the highly trafficked Washington Boulevard corridor just east of the 405 Freeway. Completed in 2024, the property offers modern architecture, expansive glass curtain walls, flexible floor plates, and turnkey infrastructure ideally suited for creative office, media, technology, medical, or professional users seeking a presence on the Westside.

BRENTWOOD
WESTWOOD
MAPLE BLOCK.
Tito's Tacos
mazda
VOLVO
CENTURY CITY
CHIPOTLE
Jersey Mike's SUBS
BLAZE PIZZA
COPENHAGEN
SONY PICTURES
MILLCROSS
uzumaki
Dear John's
WASHINGTON BOULEVARD
SEPULVEDA BOULEVARD
11259 WASHINGTON BOULEVARD
WASHINGTON BOULEVARD
405
INTERSTATE 405

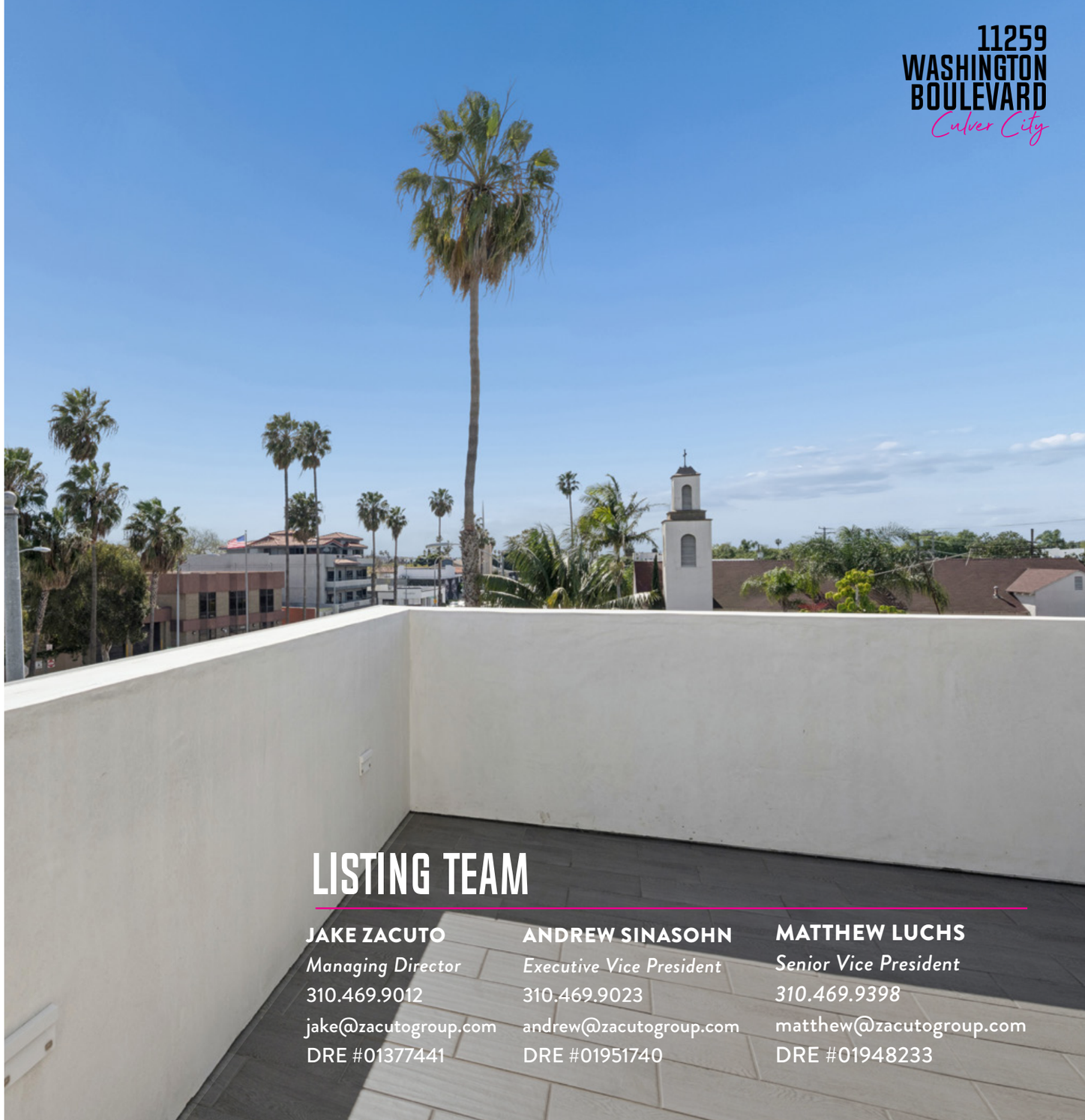
For Sale

11259 WASHINGTON BOULEVARD

CULVER CITY, CALIFORNIA 90230

Unique opportunity to acquire a highly recognizable free standing asset in the heart of West LA. Brand new ground up construction with on site parking and valuable signage presence

PRICE	$3,695,000
BUILDING SIZE	4,199 SF
PPSF	$879.76
LOT SIZE	6,082 SF
PARKING	11 Spaces
STORIES	3
APN	4233-033-041
ZONING	CG



LISTING TEAM

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GATED ENTRY

TOP FLOOR SPACE

3RD FLOOR PATIO

OPEN AIR SPACE

2ND FLOOR SPACE

INVESTMENT HIGHLIGHTS

for sale

11259 WASHINGTON BOULEVARD
Culver City

PRIME WESTSIDE WASHINGTON BLVD LOCATION

11259 Washington Blvd sits along a major east-west arterial just moments from the 405 Freeway, providing immediate connectivity to Culver City, Playa Vista, Marina del Rey, Santa Monica, and LAX. The location offers strong street presence, visibility, and accessibility within a dense employment corridor.

NEWLY CONSTRUCTED 2024 CREATIVE OFFICE ASSET

- Three-story creative office configuration
- Elevator-served floors
- Private balconies and outdoor patios
- Abundant natural light
- Contemporary architectural identity
- Secured gated on-site parking (±11 spaces)

BRAND NEW FULL FLOOR SUITES

11259
WASHINGTON
BOULEVARD
Culver City

IDEAL FOR

LAW FIRMS
MEDICAL USE
EDUCATION
PROFESSIONAL SERVICES
CREATIVE FIRMS

3RD FLOOR SPACE

for sale

11259 WASHINGTON BOULEVARD
Culver City

FLEXIBLE MULTI-TENANT OR OWNER-USER CONFIGURATION

- Second floor can be demised into multiple suites
- Ideal headquarters opportunity for boutique firm
- Potential for single-tenant or multi-tenant income strategy
- Supports creative, professional, medical, technology, or studio uses (subject to approvals)

DELIVERED VACANT — IMMEDIATE OPPORTUNITY

- Occupy as a headquarters or flagship office
- Lease-up at market Westside creative rents
- Structure long-term NNN tenancy
- Execute value-add lease-up strategy
- Convert to hybrid creative/studio configuration

MODERN SYSTEMS & REDUCED CAPITAL EXPOSURE

- Newly constructed building systems
- Elevator access to all floors
- Gated and secured entry
- Infrastructure ready for immediate occupancy
- Lower deferred maintenance risk relative to older Westside inventory

STRONG WESTSIDE FUNDAMENTALS

The property benefits from sustained demand for creative and boutique office environments driven by technology, media, production, design, and professional service users seeking flexible space near Playa Vista, Silicon Beach, and Culver City's Media corridor.

SIGNAGE OPPORTUNITIES

Positioned along Washington Boulevard with direct exposure to the iconic 405 Freeway, 11259 Washington Boulevard offers a rare branding opportunity along one of the most heavily traveled corridors in the country. Tens of thousands of commuters pass the property daily, creating exceptional visibility and continuous brand exposure for occupants. Few assets provide this level of presence in such a strategic West Los Angeles location.

405 FREEWAY TRAFFIC:

300,000+

Vehicles Per Day

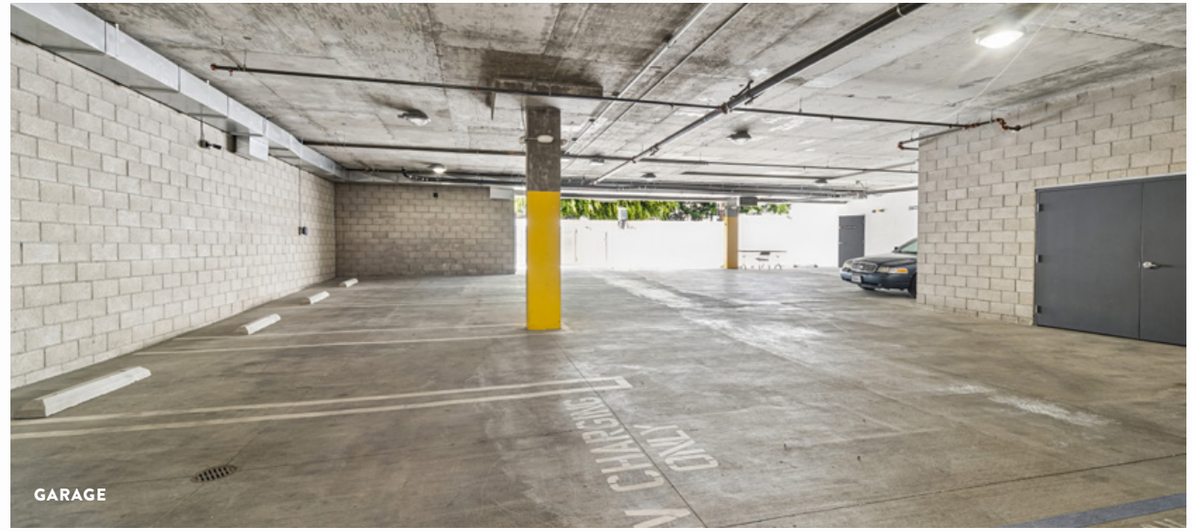
for sale

PROMINENT SOUTH BOUND SIGNAGE AT WASHINGTON BLVD / CULVER BLVD EXIT

The Washington Boulevard / Culver Boulevard exits serves a broad portion of the Westside and near-West LA markets, making that interchange particularly valuable for access and visibility:

- Culver City – Downtown Culver City, Hayden Tract, Culver Steps, Ivy Station, Sony Pictures Studios
- West Los Angeles – the Mar Vista / Palms / West LA neighborhoods east of the freeway
- Del Rey – office, light industrial, and creative campus clusters
- Mar Vista

EXPANSIVE PATIO (2ND FLOOR)



GARAGE

ELEVATOR LANDING

11259
WASHINGTON
BOULEVARD
Culver City

ARCHITECTURAL DETAILS

LOCATION OVERVIEW

CENTRAL+ CONVENIENT

11259 Washington Blvd is located in the Culver City/West Los Angeles submarket, one of the most dynamic and resilient office and creative corridors in Southern California. Its main artery, Washington Boulevard, serves as a primary east-west connector linking Downtown Culver City, the 405 Freeway, Marina Del Rey, and the broader Westside employment base.

The surrounding area is characterized by a blend of creative office campuses, boutique production facilities, mixed-use developments, and high-density residential projects.

Nearby Playa Vista and Culver City continue to attract technology firms, content creators, advertising agencies, and design-focused companies, supporting long-term demand for modern, well-located office product.

Immediate access to the 405 Freeway provides efficient north-south regional connectivity, while proximity to Los Angeles International Airport (LAX) enhances accessibility for executive and client travel. The Westside's strong demographics, high household incomes within a 3- and 5-mile radius, and limited new ground-up creative office supply create a high-barrier-to-entry investment environment.

As companies continue to prioritize experiential workspace, outdoor amenities, and boutique headquarters environments, newly constructed, smaller-scale creative assets such as 11259 Washington Blvd are positioned to outperform commodity office product.

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