



311  
315  
CULVER

Creative  
Office  
Campus

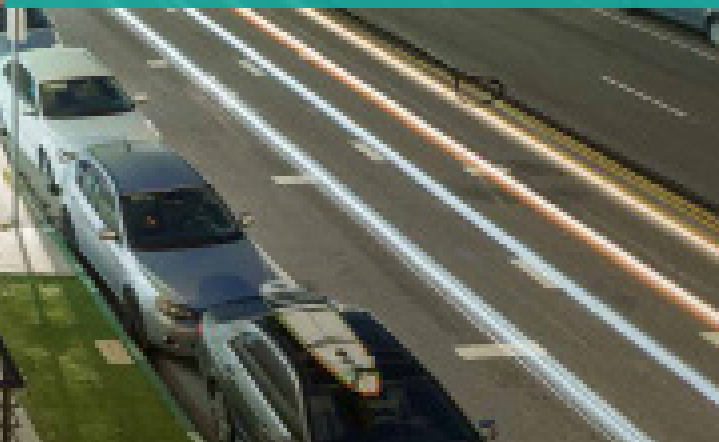
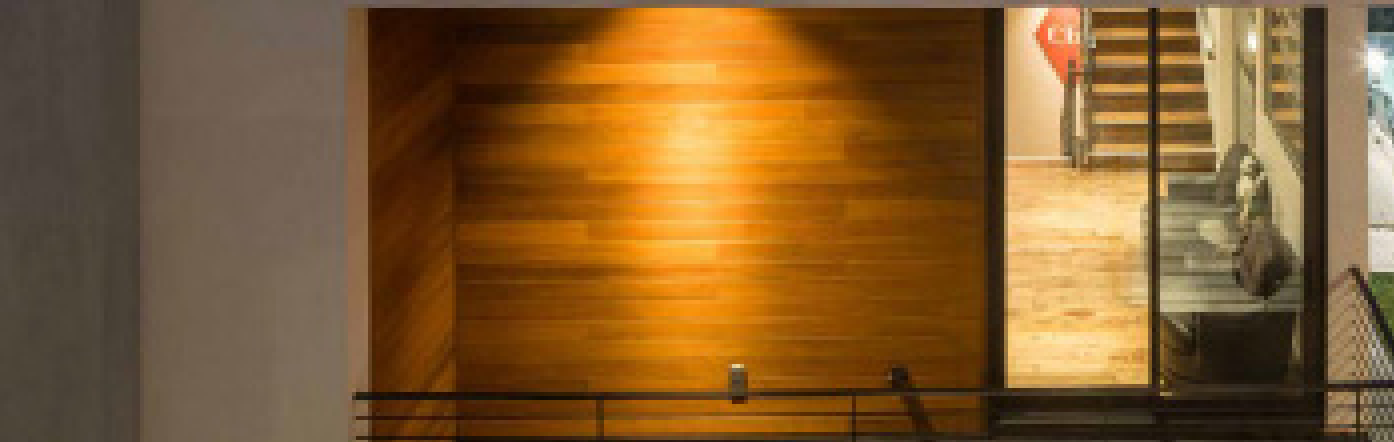
— CBRE



# Creative by Design



A unique office space designed to inspire creativity and stimulate collaboration in a formal or casual atmosphere.



# The Campus



# Location

311  
315  
CULVER

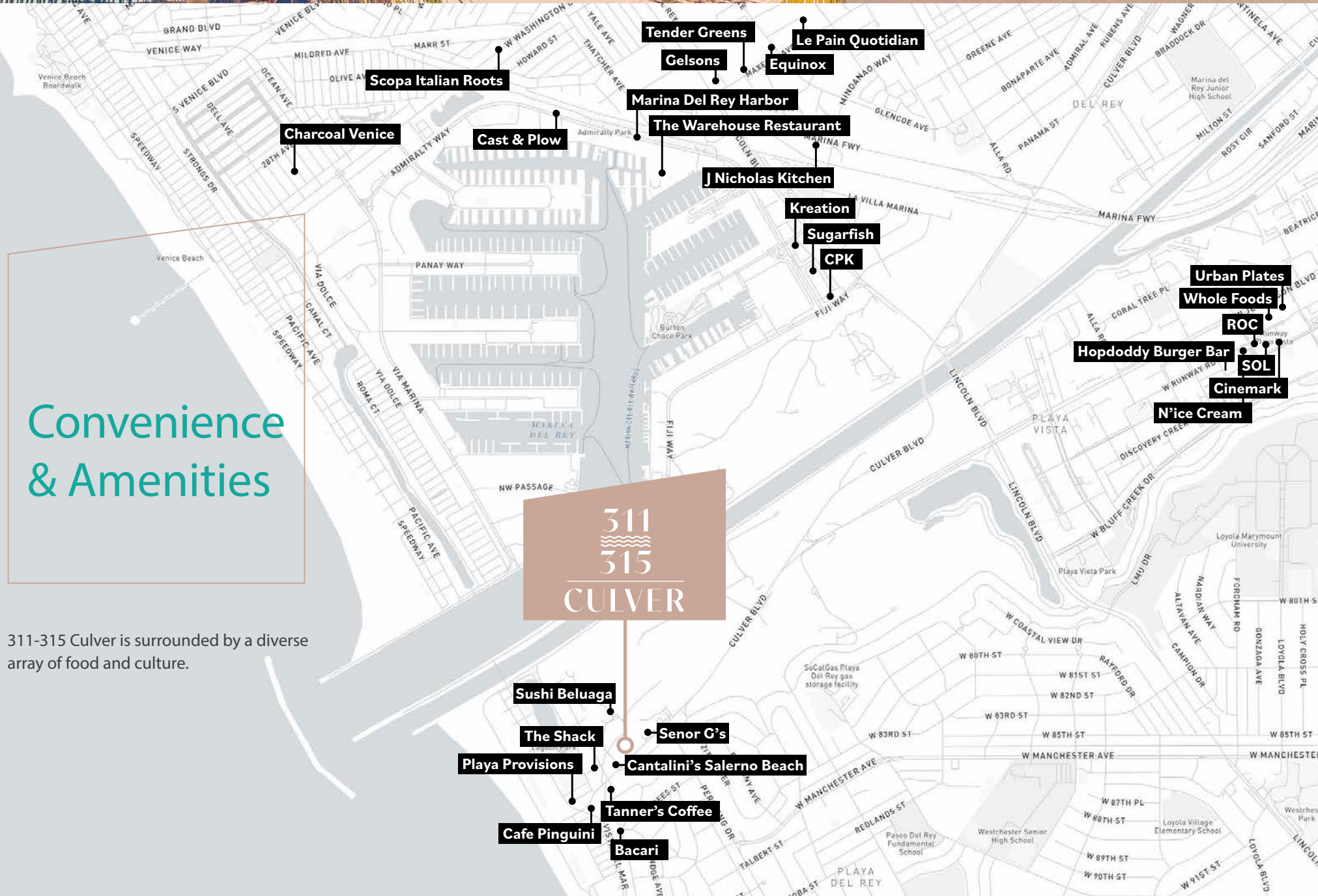




# Convenience & Amenities

311-315 Culver is surrounded by a diverse array of food and culture.

311  
315  
CULVER



Livewell.  
Create  
more.

Operable windows for fresh air,  
low density, enough space for  
social distancing, and minimal  
common area touch points.



# Fuel the Creative





311  
315  
CULVER

About  
the Property

311-315 CULVER BLVD  
± 15,373 RSF TOTAL

Option to lease both buildings to create your own compound

311 CULVER BLVD  
± 3,982 RSF 2nd Floor  
± 3,600 RSF 3rd Floor  
7,582 RSF Total  
Option to lease single floor or both floors

315 CULVER BLVD  
± 4,006 RSF 2nd Floor  
± 3,785 RSF 3rd Floor  
7,791 RSF Total  
Option to lease single floor or both floors





# Property Highlights



Two-Story Buildings With Contemporary Design Features

Private Balconies

Outdoor Decks

Operable Windows

Bike Path Access

Ocean Views

High Ceilings

Ample Parking

Wood Flooring

First-Class Finishes (Mahogany Garage Doors, Fleetwood-Style Sliding Doors, High Ceilings With Clean-Line Ducting)

# Availability

## Address

311 Culver Blvd

2nd floor 3,982 SF

3rd floor 3,600 SF

Total 7,582 SF

---

315 Culver Blvd

2nd floor 4,006 SF

3rd floor 3,785 SF

Total 7,791 SF

---

Both buildings available for a total 15,373 SF

## Parking

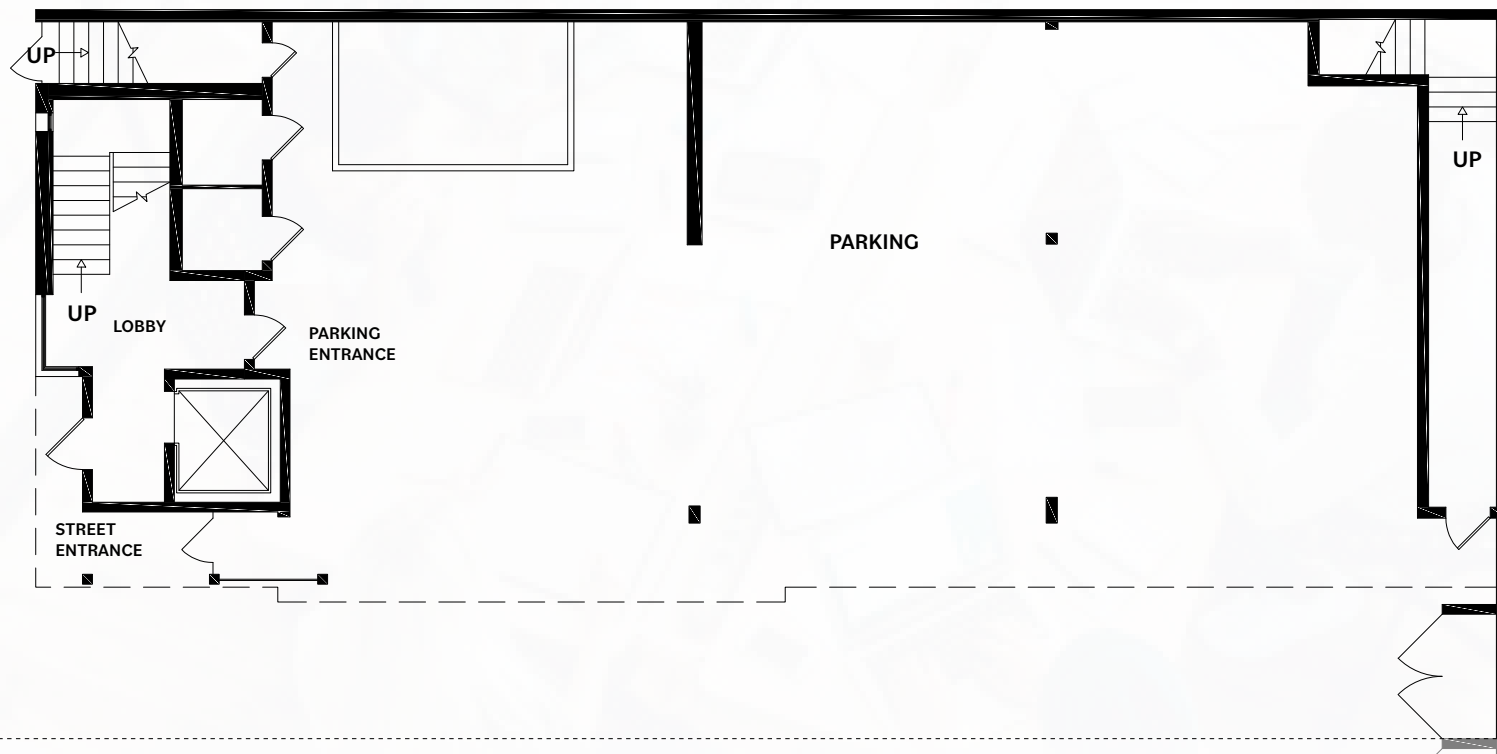
30 on-site spaces (2/1000 ratio) with additional off-site parking nearby

## Rate

\$4.25/SF NNN (Estimated NNN is \$1.00/SF)

# 311 Culver

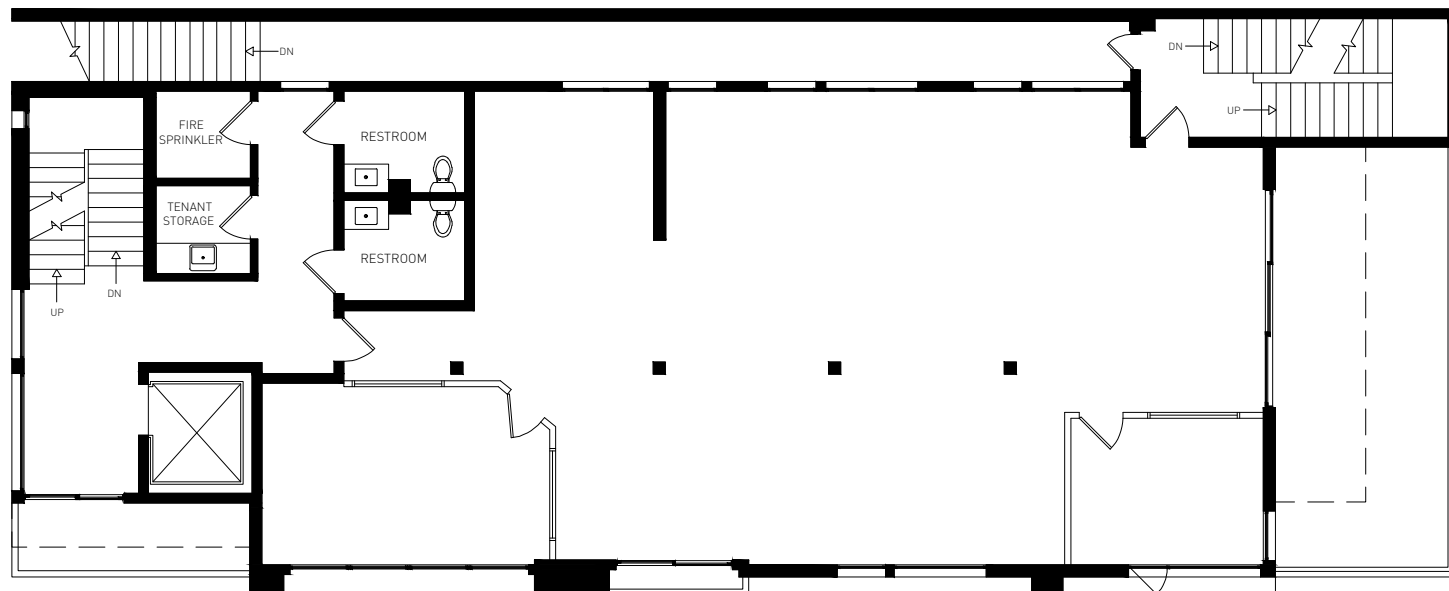
## Lobby Floor



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# 311 Culver

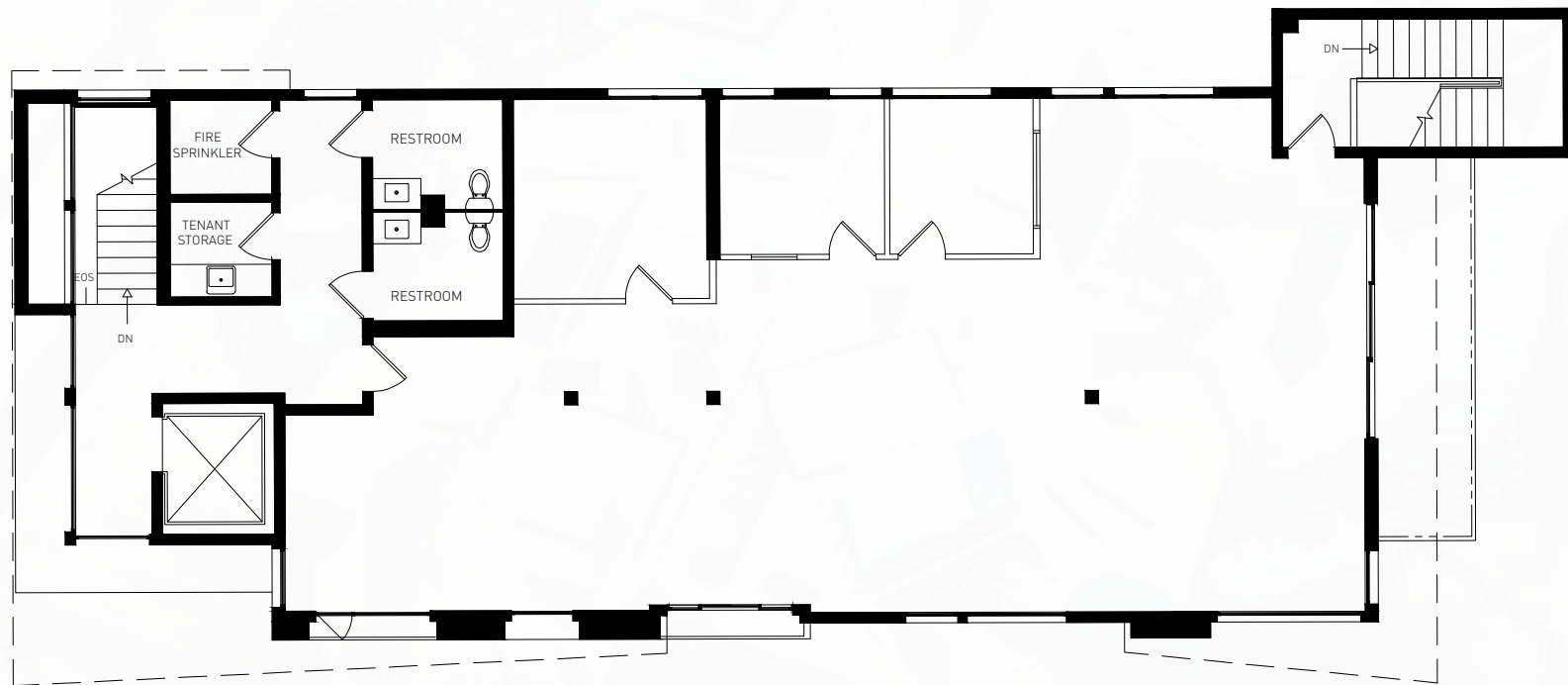
2<sup>nd</sup> Floor  
±3,982 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# 311 Culver

3<sup>rd</sup> Floor  
±3,600 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# 315Culver

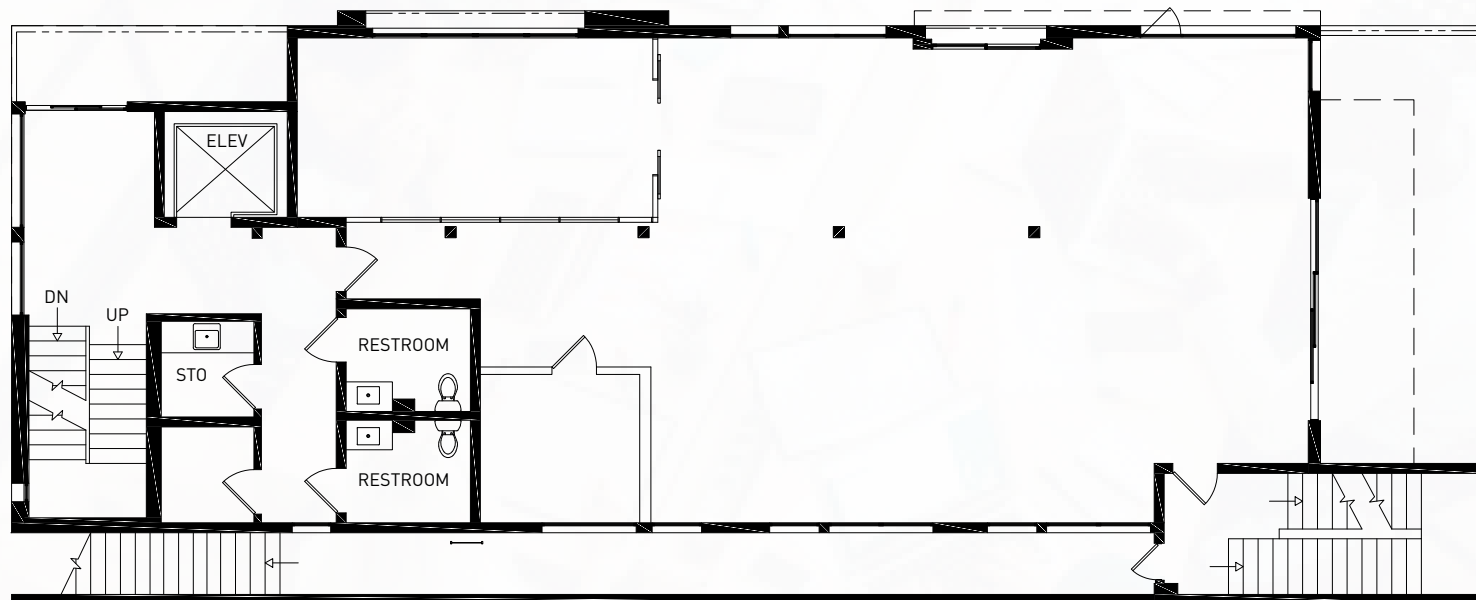
## Lobby Floor



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# 315Culver

2<sup>nd</sup> Floor  
±4,006 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary



# 315Culver

3<sup>rd</sup> Floor  
±3,785 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary



311  
315  
CULVER

**Jeff Pion**

Lic. 00840278  
+1 310 550 2537  
jeff.pion@cbre.com

**Deron M. White**

Lic. 00971786  
+1 310 550 2547  
deron.white@cbre.com

**Michelle Esquivel-Hall**

Lic. 01290582  
+1 310 550 2525  
michelle.esquivel@cbre.com

**Drew Pion**

Lic. 02085229  
+1 310 550 2566  
drew.pion@cbre.com

**Bryce Tokatlian**

Lic. 02099356  
+1 310 550 2621  
bryce.tokatlian@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



**CBRE**