



3523 - 3525 EASTHAM DRIVE

CULVER CITY, CA 90232

Freestanding Creative / Flex Office For Lease
±32,874 RSF

Divisible to ±15,381 RSF and ±17,493 RSF

PREMISES

Contiguous ± 32,874 RSF
 3523 Eastham ± 15,381 RSF
 3525 Eastham ± 17,493 RSF

RENT

Years 1 - 3: \$2.95/SF, IG
 Years 4+: Negotiable
 CAMs Approx: \$0.15/SF

OCCUPANCY

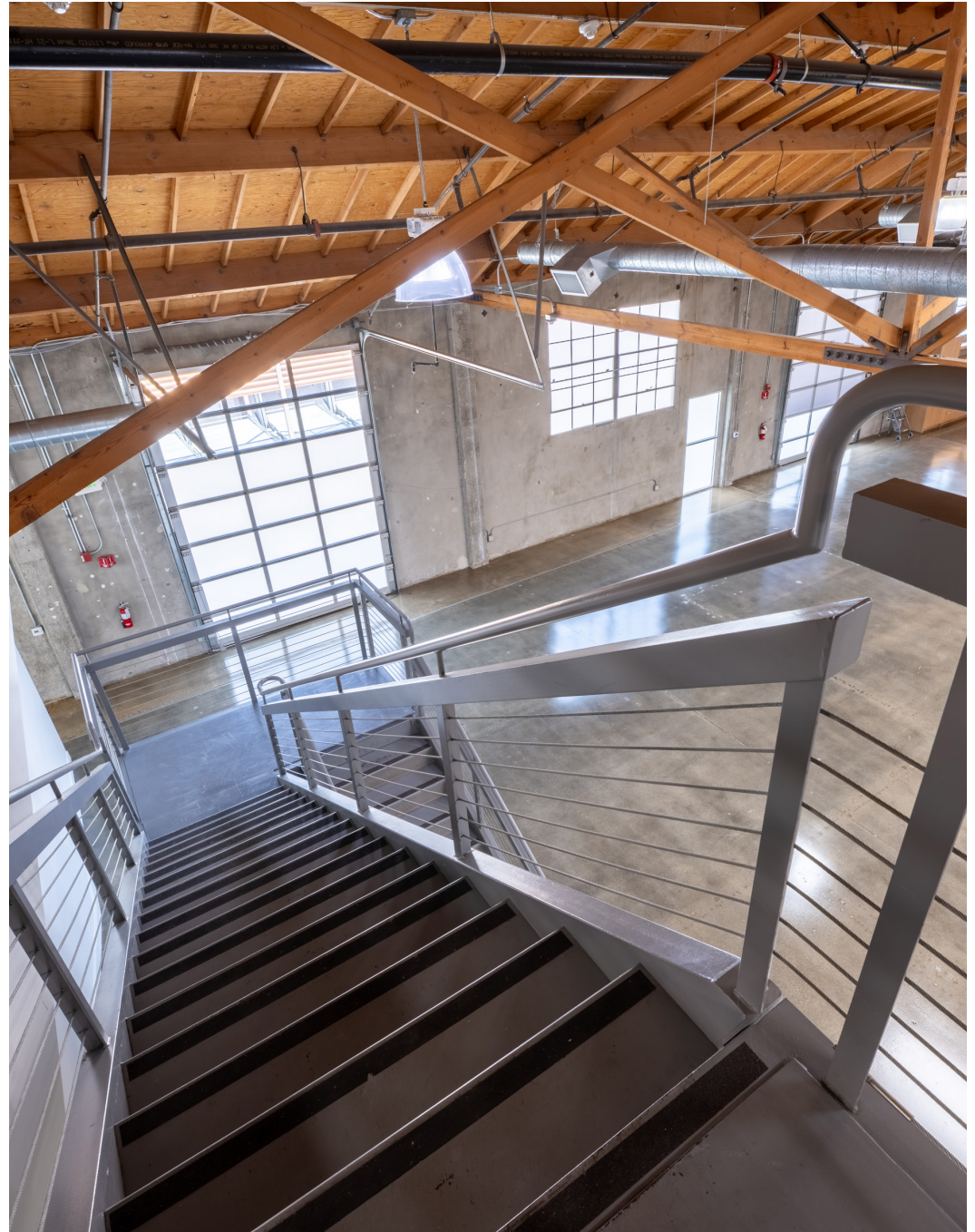
Immediate

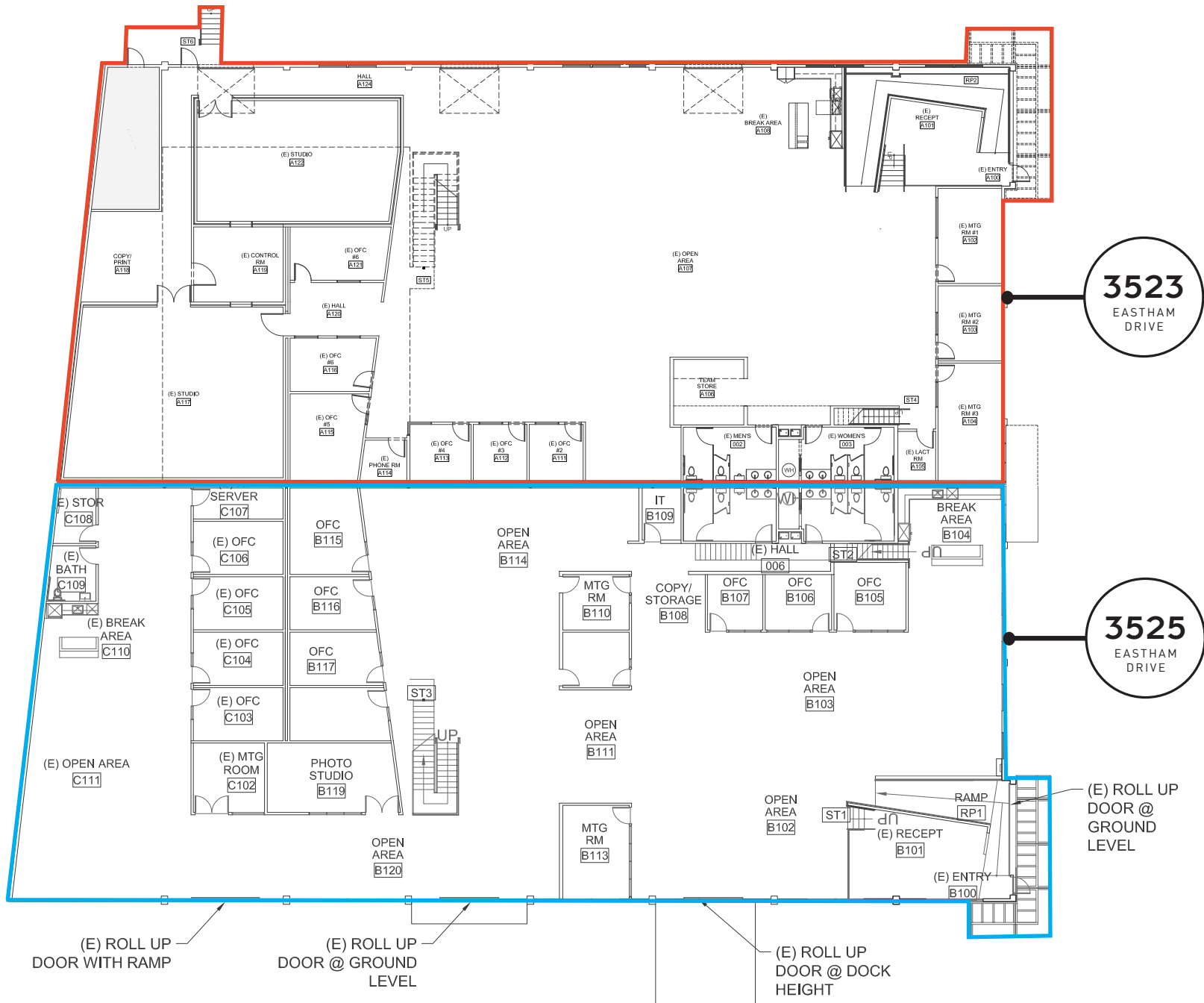
PARKING

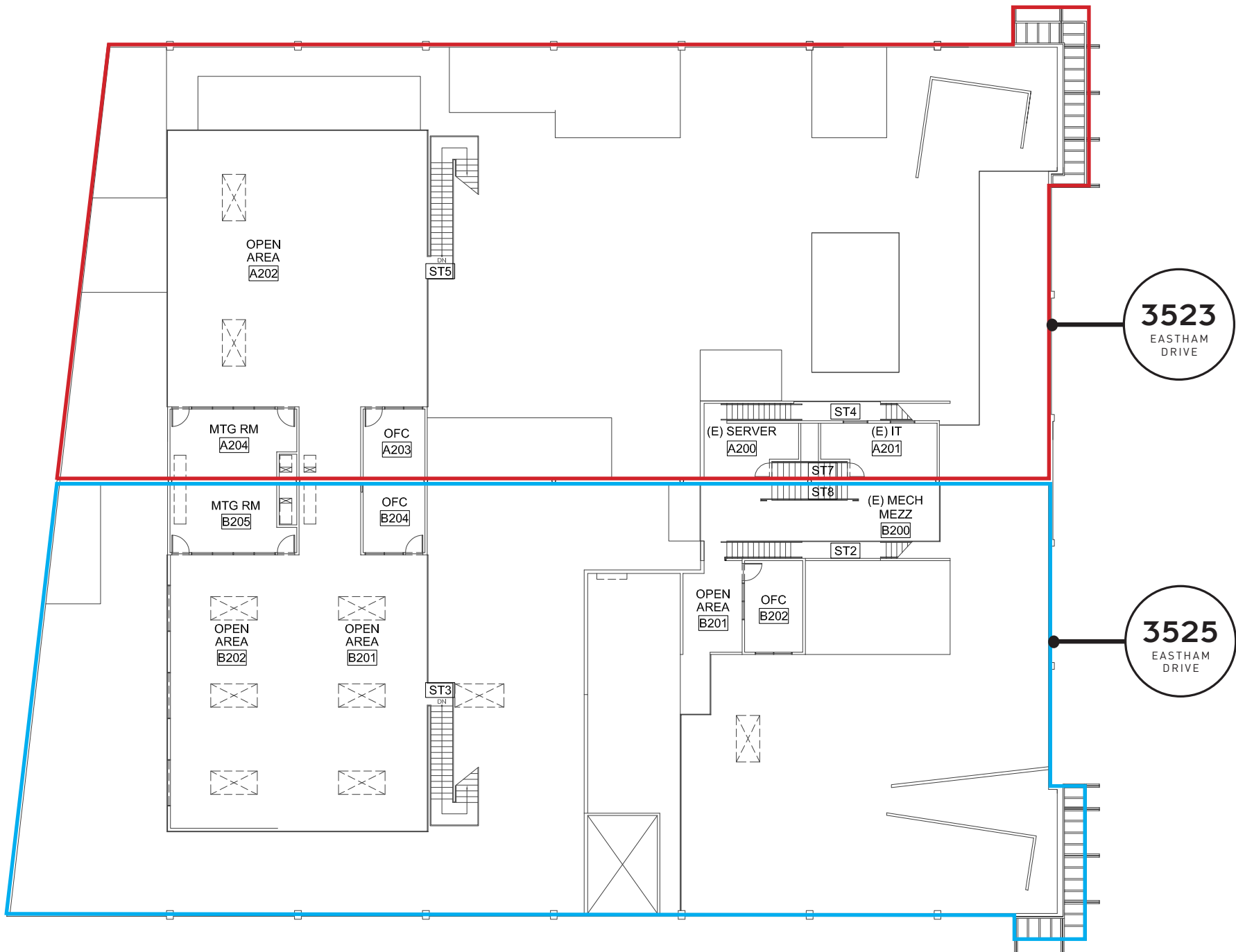
78 On-site Spaces (\$180/Stall/Month)
 12 Off-site Spaces (\$175/Stall/Month)

FEATURES

- Freestanding creative office building in the Heart of Hayden Tract
- High, exposed bow truss ceilings
- 3 ground level loading doors and 3 dock high loading doors
- Ceilings are 14 ft. to the bottom of the truss and 24 ft. to the top of the lid
- 3523 has 2 stages with lighting grid
- Polished concrete floors throughout
- Ample natural light
- Private offices and open work space
- Full modern kitchen
- 3523 Has 9 rooftop hvac units and 6 split units totaling 73 tons
- 3525 Has 6 rooftop hvac units totaling 34 tons
- 1200 Amps, 600 amps per side, 277/480 volt, 3 phase, 4 wire
- Walking distance to Downtown Culver City, The Platform, and Ivy Station
- Surrounded by a multitude of creative office users and amenities
- Close proximity to National/Jefferson Metro Stop and Culver City Bike Path











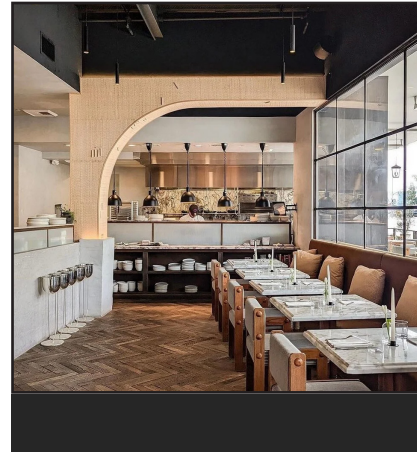




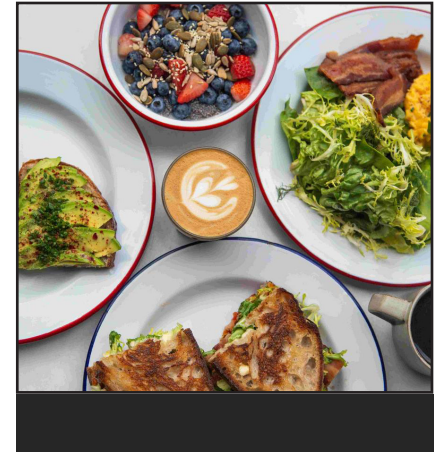
Erewhon Market is an upscale organic grocer known for premium products, wellness offerings, and a health-conscious clientele.



Downtown Culver City serves as a vibrant hub for dining, retail, and entertainment with a lively, walkable atmosphere.



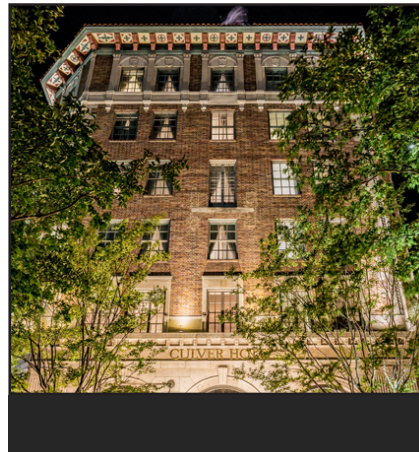
Juliet is a stylish neighborhood restaurant offering a refined yet approachable dining experience with seasonal, chef-driven cuisine.



Go Get Em Tiger is a trendy coffee destination known for craft espresso, creative beverages, and a strong local following.



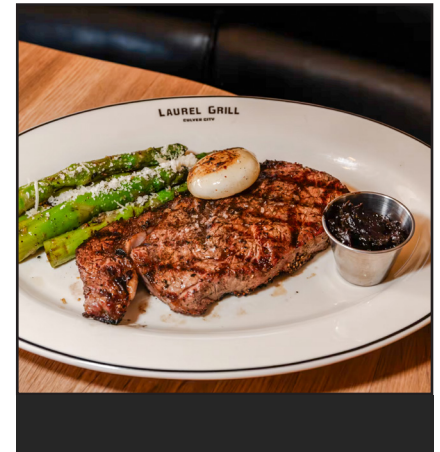
Mendocino Farms offers elevated sandwiches and fresh, chef-driven salads in a modern fast-casual setting.



The Culver Hotel is a historic boutique hotel and landmark featuring refined design, dining, and an active social scene.



Van Leeuwen Ice Cream is a beloved artisanal ice cream shop known for its rich flavors and high-quality ingredients.



Laurel Grill is a long-standing local favorite known for its classic American menu, relaxed ambiance, and welcoming neighborhood feel.



George Wilson

PRINCIPAL
gwilson@leewestla.com
310.899.2738
DRE: 02090678

David Wilson

PRINCIPAL
dwilson@leewestla.com
310.899.2707
DRE: 00822760

James Wilson

PRINCIPAL
jwilson@leewestla.com
310.899.2708
DRE: 00883324

Lindsay Shuford

ASSOCIATE
lshuford@leewestla.com
310.899.2710
DRE: 02231518