

# 2656 S. LA CIENEGA BOULEVARD

LOS ANGELES, CA 90034



**JULY 2024 PRICE REDUCTION**

CREATIVE OFFICE IN THE CULVER CITY ARTS DISTRICT

**FOR LEASE**



**WESTMAC COMMERCIAL BROKERAGE COMPANY**

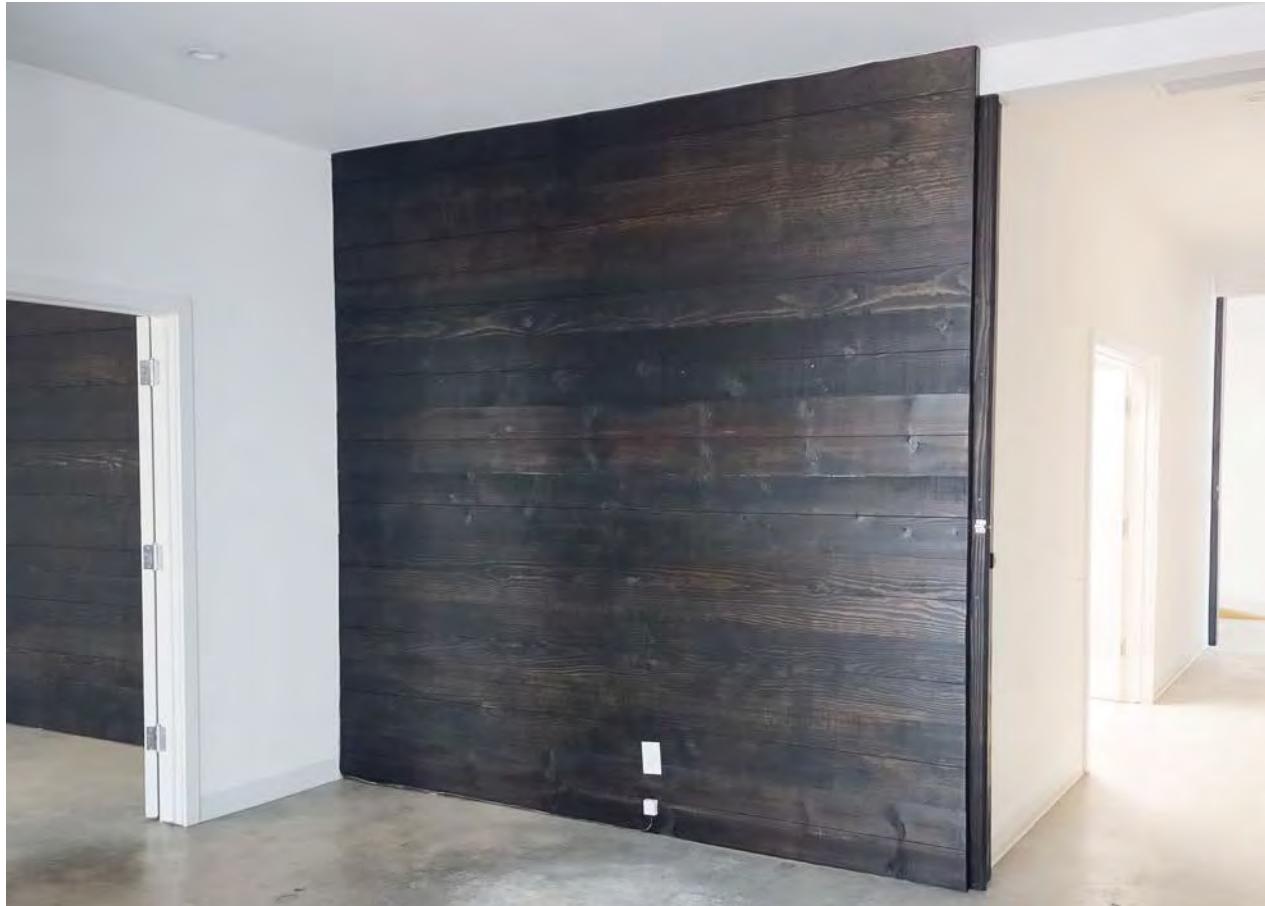
1515 S Sepulveda Boulevard, Los Angeles, CA 90025  
310.478.7700 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

**Gregory J. Batiste**

Executive Vice President  
DRE #01071488  
[batiste@westmac.com](mailto:batiste@westmac.com)

**WESTMAC**  
Commercial Brokerage Company

# Property Information



## Location

2656 S La Cienega Blvd  
Los Angeles, CA 90034  
(Just North of Washington Blvd)

## Available Space

Approximately 2,600 rentable square feet

## Rental Rate

\$3.25 ~~\$2.65~~ per square foot, per month, MG

## Lease Term

Three (3) to five (5) years

## Parking

Six [6] spaces

## Occupancy

Immediately

## Zoning

LACM

## Executive Suites

See Possible Executive Suite Rental Floor Plan below

# Property Photographs



# Building Features



- 18 foot ceilings
- Creative adaptive reuse warehouse
- Separate street entrance
- Polished Concrete floors
- One [1] bathroom with shower and kitchenette
- HVAC with separate zone control/wired

## Location Info:

- » Adjacent to brand new Cumulus District Development with 1,200 apartments and 100,000 square feet of destination retail.
- » Ten (10) minute walk to the Expo Line at La Cienega Metro Station (elongated and transfer-free new regional connector)
- » Prime Culver City location adjacent to Historic West Adams District

# Location Info and Images

CLICK BELOW TO VISIT:

[CUMULUS DISTRICT](#)

[IVY STATION](#)

[THE CULVER STEPS](#)

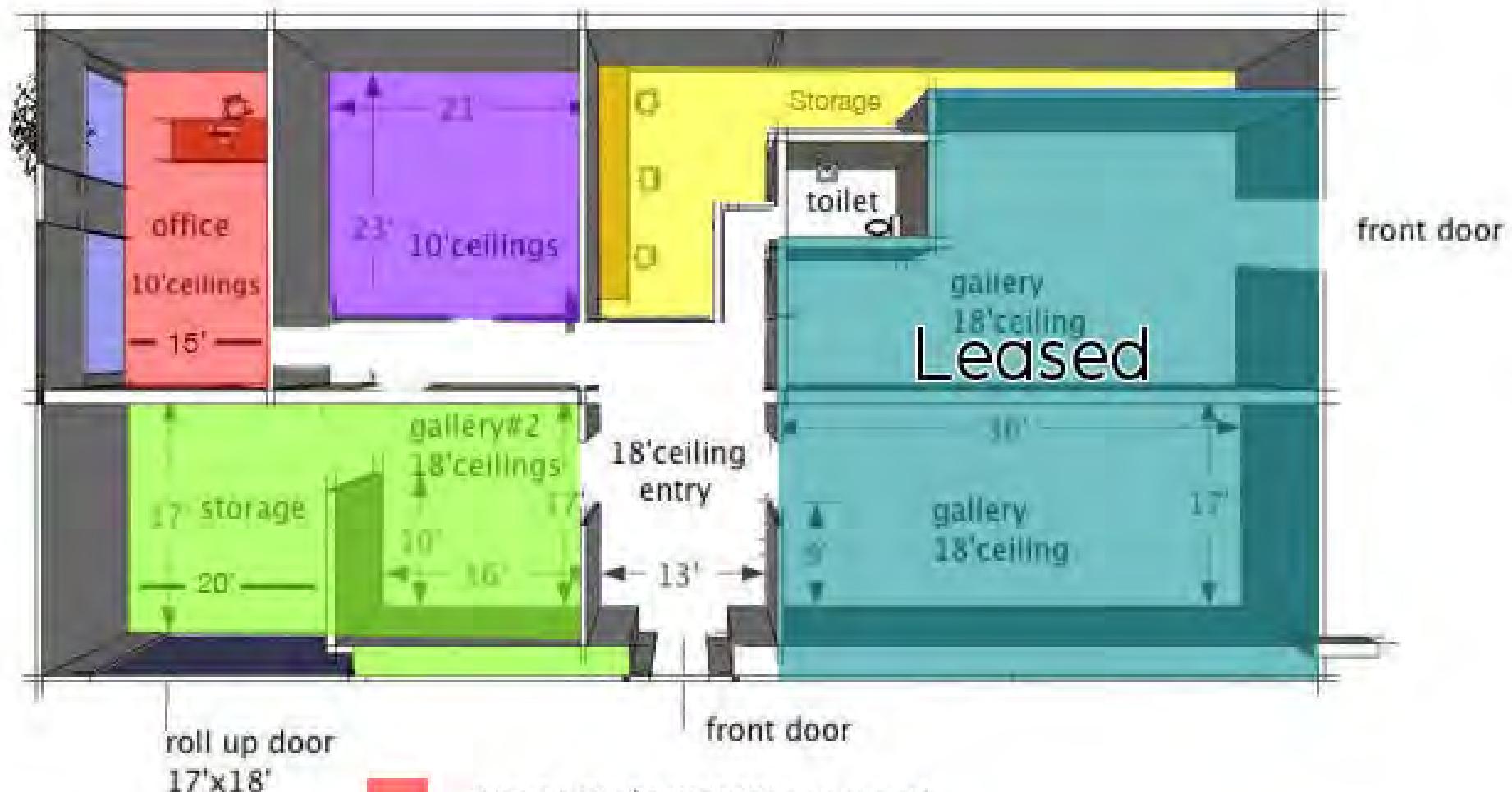
[PLATFORM LA](#)



## Location Info Continued:

- » Close Proximity to many Culver City art galleries including Blum & Poe, Honor Fraser, Walter Maciel, and Anat Ebgi
- » Prime Location near 10 freeway and other major roadways and transit hubs
- » Other Entertainment and tech companies in the area include: Sony, Amazon, TikTok, HBO, Beats Music, Scopely, Kelly Slater Wave Company, Anonymous Content, Dream Machine, and Steel House
- » Just a few minutes from a variety of restaurants and amenities including, Highly Likely, Delicious Pizza, Mizala, Alta, Chef Josse Bistro, and a wide variety of other Culver City restaurants

# Possible Executive Suite Rental Floor Plan



\*Rent includes utilities and Wifi





# Area Tenants Continued



## Attractions

- Arclight Theater
- Ballona Creek Bike Path
- Culver City Farmers Market
- Culver Hotel
- Culver Steps
- Ivy Station Hotel
- Kirk Douglas Theater

## Daily

- CVS
- Ralphs
- Whole Foods
- Sprouts
- Trader Joes
- Superior Grocers
- Natural Foods

## Fitness

- Cliffs Of Id
- Equinox
- Orange Theory Fitness
- Shanti Yoga
- Soul Cycle
- Sweat Pilates

## Retail

- Helms Bakery District
- Culver Steps Shops
- Ho-Lo Liquor
- Ivy Station
- Midland Shops
- Platform Shops
- Rolling Green



## Coffee

- Adams Coffee Shop
- Bar Nine
- Boba Guys
- CJS Cafe
- Cognoscente Coffee
- Conservatory for Coffee and Tea
- Highly Likely

## Drinks

- Blind Barber
- Brunello Trattoria
- City Tavern Culver City
- Industry Cafe and Jazz
- Mandrake Bar
- Public School 310
- Seventy7 Lounge
- The Velvet Lounge

## Restaurants

- Alta
- Akasha
- Amacita
- Coolhaus
- Delicious Pizza
- Destroyer
- Fathers Office
- Jr' BBQ
- Loqui
- Lukshon
- Margot
- Mian
- Mizalda
- Roberta
- Tender Greens
- Vespertine

## Property Amenities



Microsoft



we work



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DISTRICT

LOS ANGELES



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PICTURES



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Exclusively Listed by:



**Gregory J. Batiste**

*Executive Vice President*

DRE #01071488

**[batiste@westmac.com](mailto:batiste@westmac.com)**  
**310.966.4343**

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