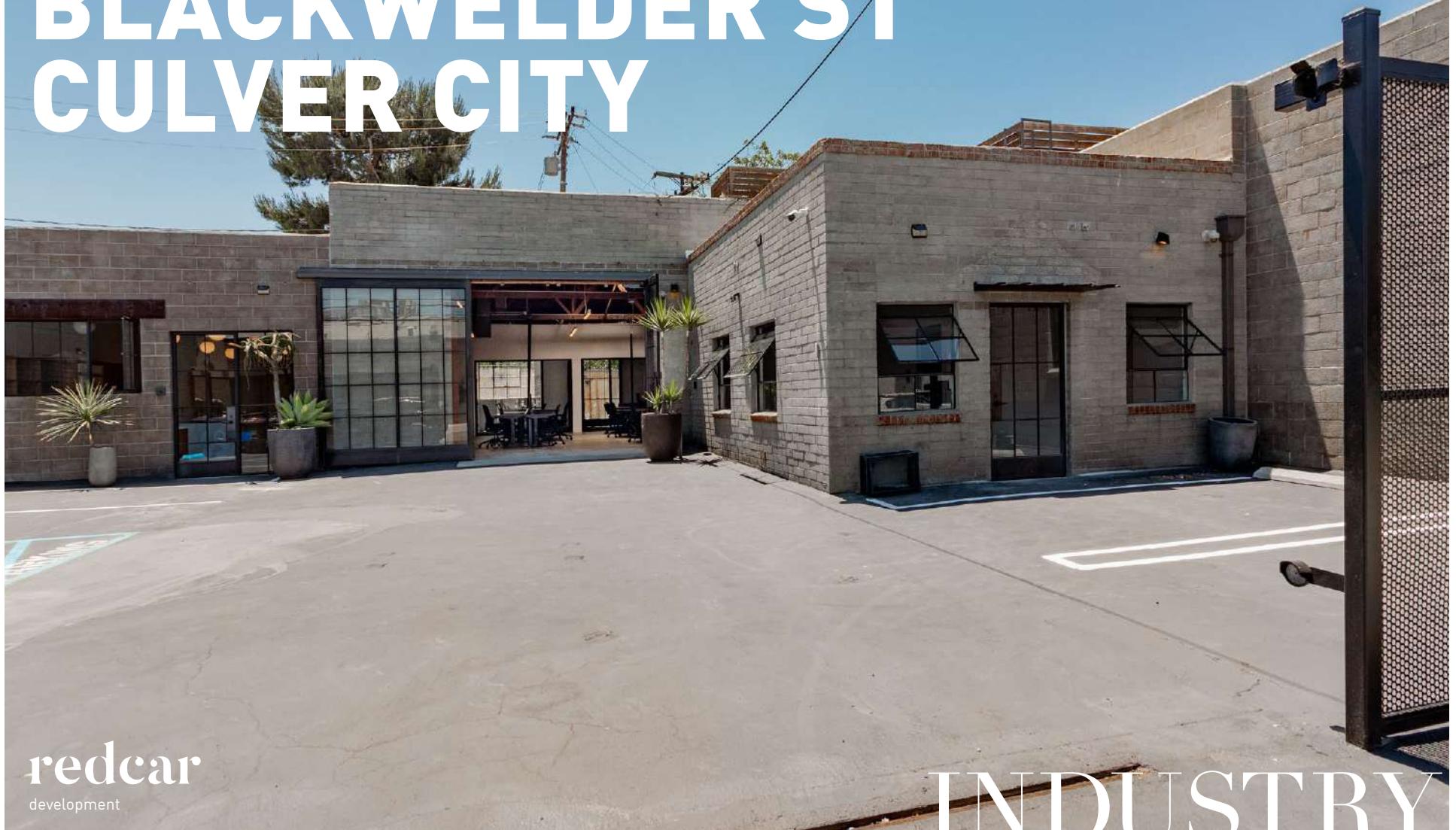


# 5920 BLACKWELDER ST CULVER CITY

FOR LEASE

±3,000 - ±7,016 RSF  
CREATIVE OFFICE



redcar  
development

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

RICH MALOOF  
rm@industrypartners.com  
CA BRE No. 02009527



# DETAILS

## CREATIVE OFFICE

### BUILDING DETAILS

AVAILABLE AREA      ±3,000 - ±7,016 RSF

### LEASE TERMS

RATE      \$3.95/SF/mo./NNN

TERM      Flexible Term

TIMING      Immediate

### PARKING

PARKING PASS RATIO      2:1,000 SF

RATE/PASS/Mo.      \$200

### WHAT'S DIFFERENT

#### Custom:

- + Best-in-Class Creative Conversion
- + Highly sought-after bowtruss building with a combination of open work space, and private offices
- + Custom operable steel windows designed and crafted in LA
- + Oversized skylights for bright interiors
- + Custom kitchen with terrazzo countertops and high-end fixtures
- + Secure gated parking on-site
- + Polished concrete floors and exposed ceilings

#### Location:

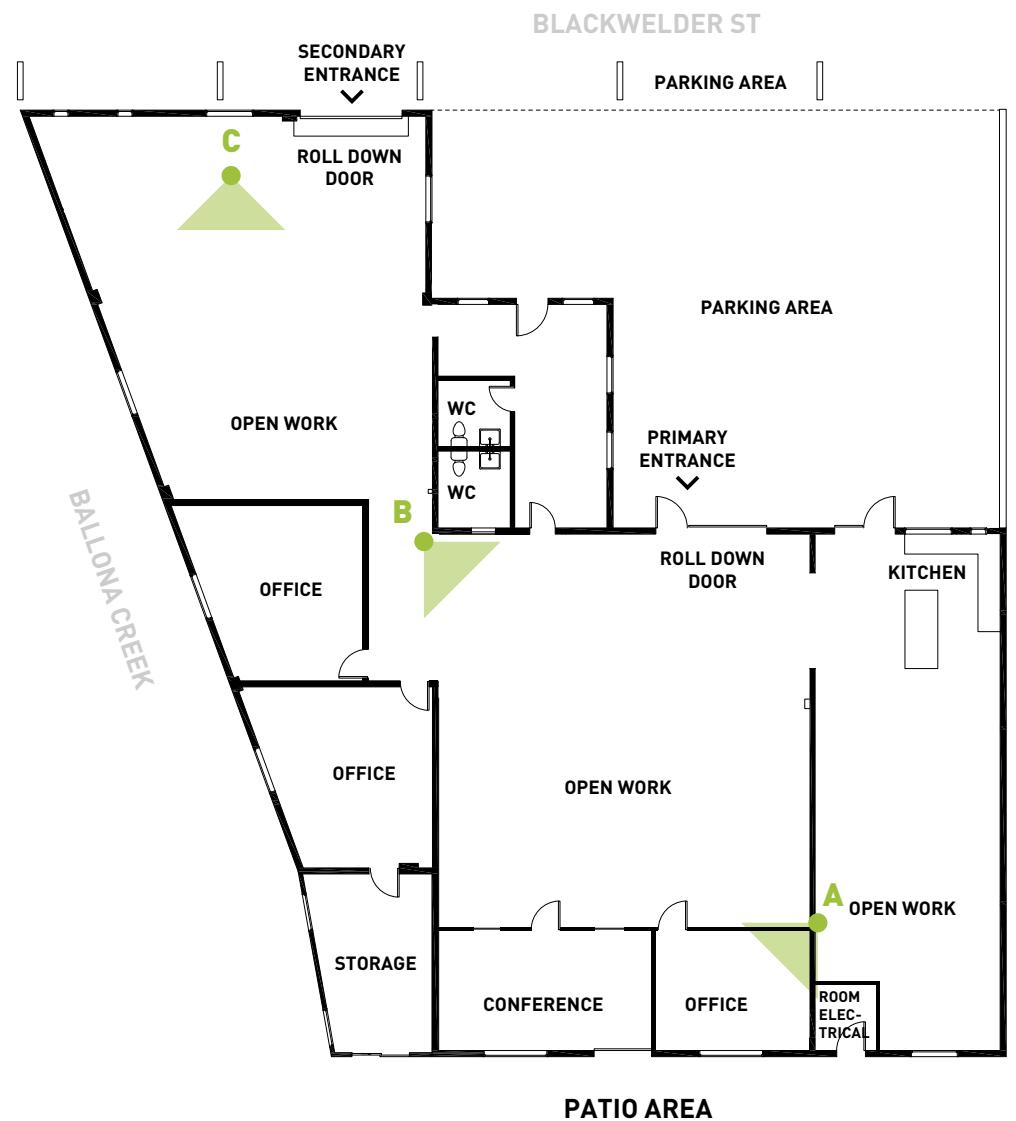
- + Located in the heart of Culver City Arts District --Adjacent to the Blackwelder Creative Campus
- + 5-min walk from the La Cienega/National Blue Line Metro Stop
- + Adjacent to Ballona creek bike path
- + 5-min walk from Cumulus Whole Foods and retail center

FOR LEASE

CREATIVE OFFICE

5920 BLACKWELDER ST

CULVER CITY CA 90232



FLOOR PLAN



A— OFFICE



B— KITCHEN



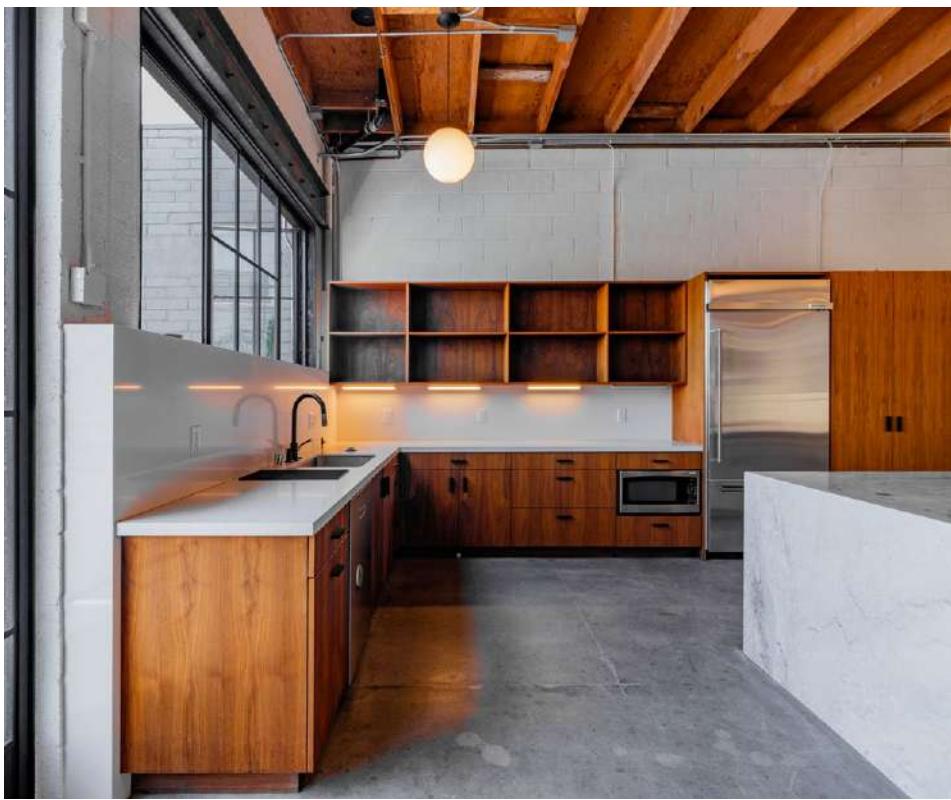
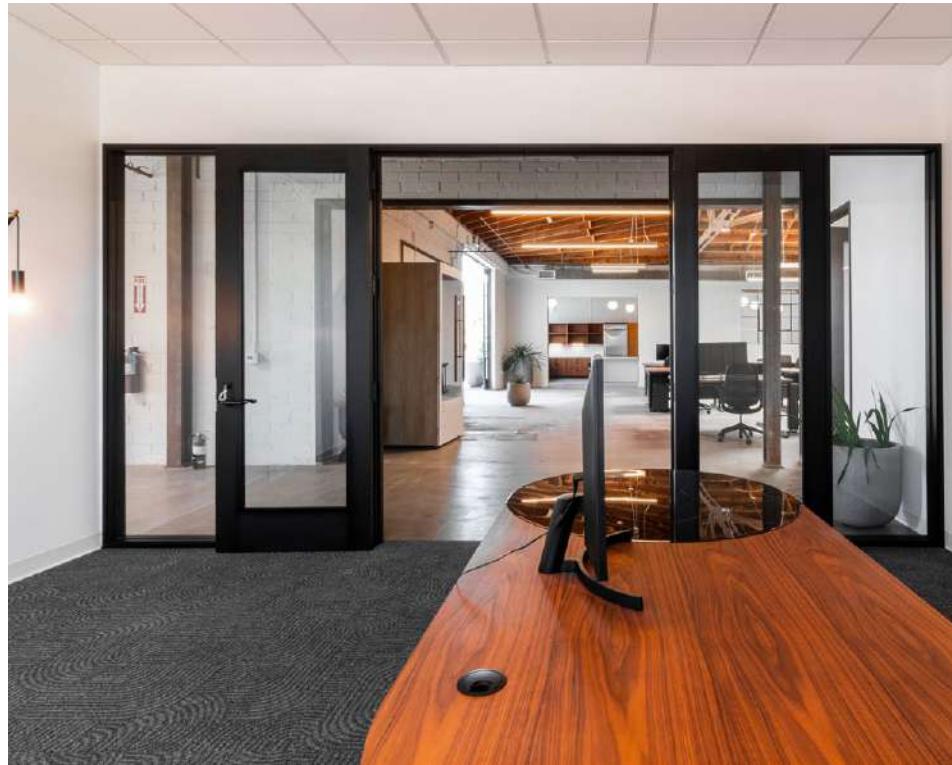
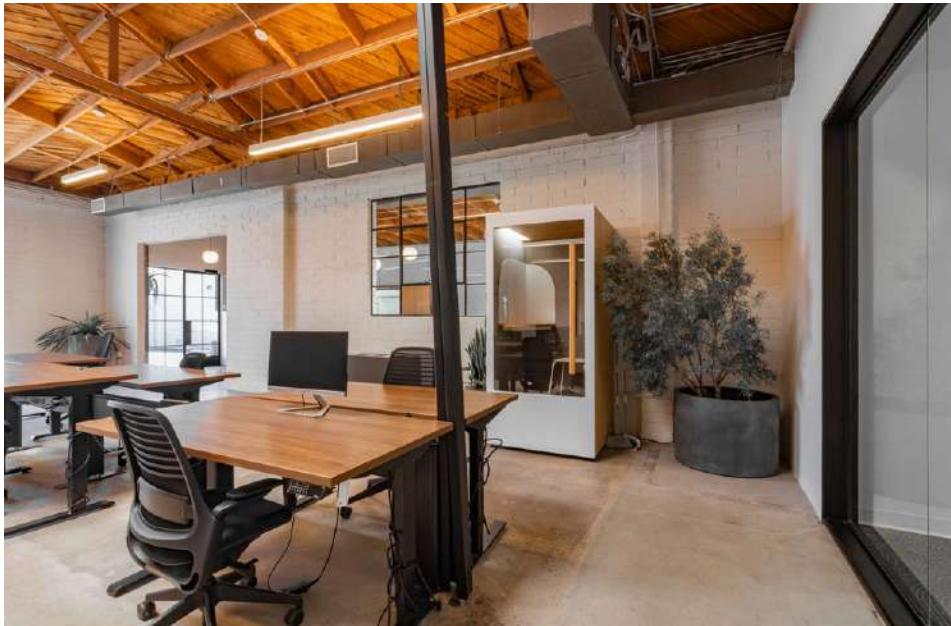
C— OPEN WORK SPACE

FOR LEASE

CREATIVE OFFICE

5920 BLACKWELDER ST

CULVER CITY CA 90232



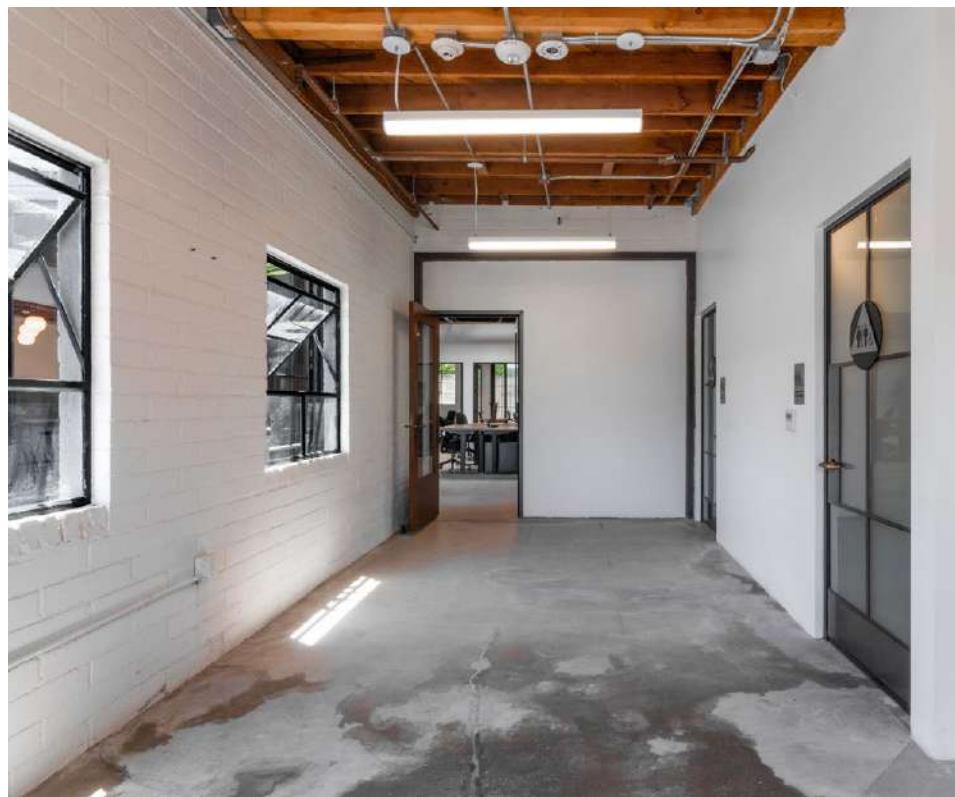
PHOTOS 1ST FLOOR

FOR LEASE

CREATIVE OFFICE

5920 BLACKWELDER ST

CULVER CITY CA 90232



PHOTOS | 1ST FLOOR

# 10 WITHIN 10



**Hi-Lo Liquor:** Hi-Lo Liquor offers a curated selection of craft beers, fine wines, and unique spirits, perfect for those seeking quality beverages. The store's knowledgeable staff and eclectic offerings make it a popular destination for both connoisseurs and casual shoppers alike.

**Cognoscenti Coffee:** Cognoscenti Coffee is a specialty coffee shop known for its expertly brewed coffee and minimalist, modern ambiance. It's an ideal spot for coffee enthusiasts who appreciate the finer nuances of coffee, offering a serene setting perfect for work or relaxation.

**Blum & Poe:** Blum & Poe is a contemporary art gallery that showcases a diverse range of works from both established and emerging artists. The gallery's elegant space and thought-provoking exhibitions make it a cultural gem in the Culver City art scene.

**Father's Office:** Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area, making it a great place to enjoy high-quality food and drinks in a vibrant setting.

**Margot:** Margot offers a refined dining experience with a menu inspired by Mediterranean and California cuisine. The rooftop setting provides stunning views and a chic, stylish ambiance, perfect for a memorable meal with friends or a romantic evening out.

## AMENITIES



**Roberta's:** Roberta's brings its renowned Brooklyn-style pizza to Culver City, offering a menu that includes a variety of creative and delicious pizzas. The relaxed, rustic setting and emphasis on high-quality ingredients make it a favorite among locals and visitors.

**Blue Bottle Coffee (at Platform):** Blue Bottle Coffee at Platform offers a serene space to enjoy freshly brewed coffee made from high-quality beans. The minimalist design and commitment to excellent coffee make it a go-to spot for coffee lovers in the area.

**Zaytinya:** The acclaimed Mediterranean restaurant by Chef José Andrés. The menu features mezze inspired by Turkish, Greek, and Lebanese cuisines, incorporating California's seasonal produce. Signature dishes include wood-fired branzino, smoked beet salata, and freshly baked pita.

**Erewhon (at Culver Steps):** Erewhon at Culver Steps is a high-end grocery store known for its organic and health-focused products. The store's modern design and wide selection of gourmet foods and wellness items provide a unique shopping experience.

**Helms Bakery:** A historic landmark originally founded in 1931, known for its home-delivered baked goods and as the official bread of the 1932 Olympics. After closing in 1969, it was revitalized into the Helms Bakery District—a vibrant hub for dining, design, and community events.

# AT CUMU- LUS

5 MIN WALK



**Jinya Ramen Bar** is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



**Alchemist Coffee Project** is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



**Charcoal** is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.

AMENITIES



**GymTonic** is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

FOR LEASE

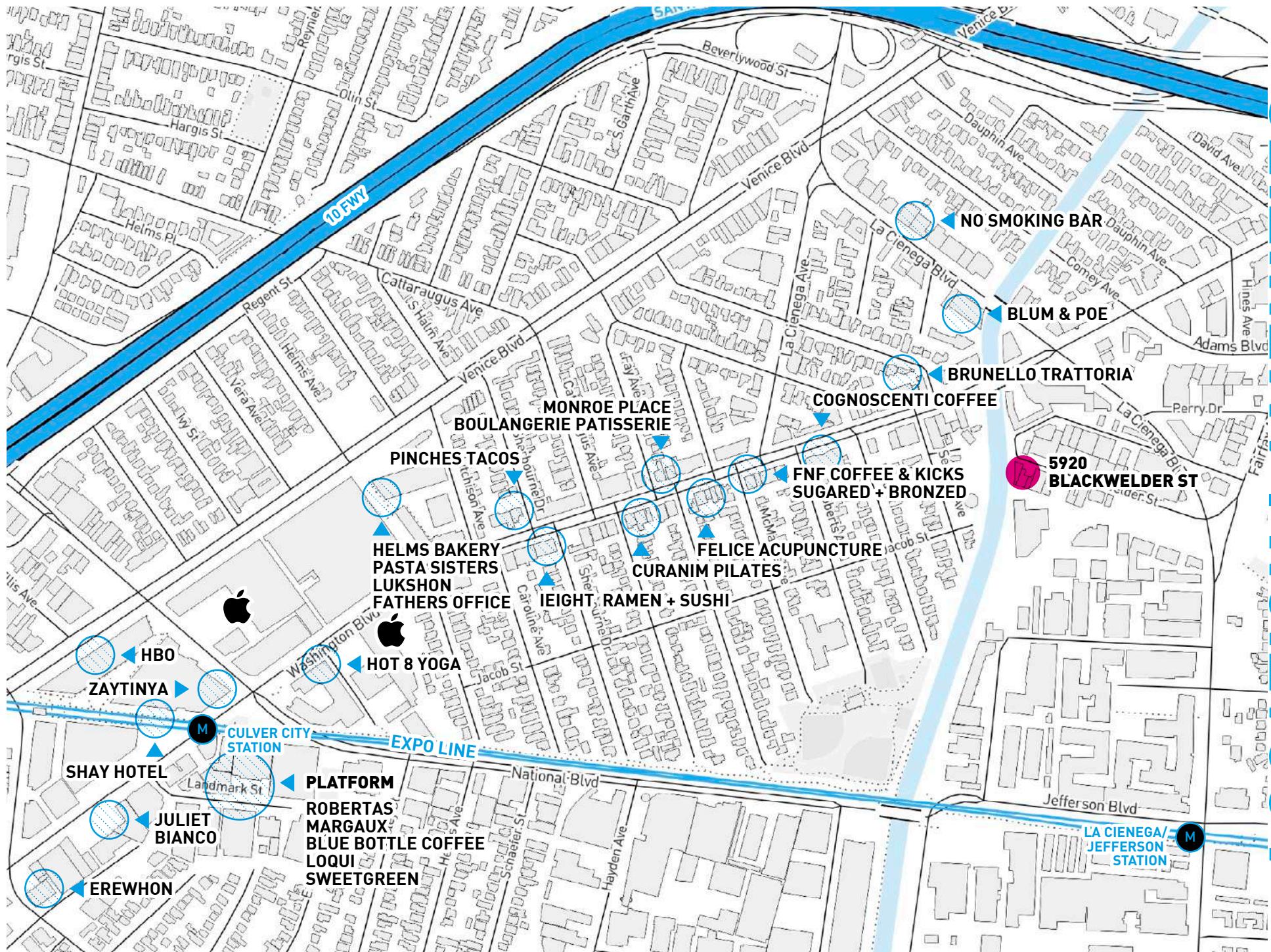
## CREATIVE OFFICE

5920 BLACKWELDER ST

CULVER CITY CA 90232

# LOCATION | AMENITIES

## TENANTS IN THE AREA



**Redcar Properties** - the developer of 5920 Blackwelder St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.

