

# Standalone Hayden Tract Bow Truss Lease Opportunity

Unique Creative Improvements

3562-3582 Eastham Drive

Culver City, CA 90232

**CBRE**



# Property Overview

**For Lease**  
*Standalone Hayden Tract  
Bow Truss Lease Opportunity*



## Size

3562 Eastham - 20,000 - 40,000 RSF  
3578 Eastham (N) - 5,226 RSF  
3578 Eastham (S) - 3,772 RSF  
3758 Eastham (N + S) - 10,400 RSF

Total - 71,169 RSF



## Price

\$4.25/SF NNN (\$0.65/SF)



## Timing

Available Immediately



## Parking

2.7/1,000 parking at \$150/UR



## Property Highlights

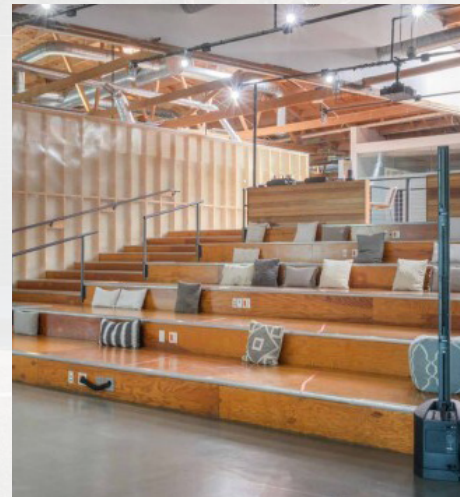
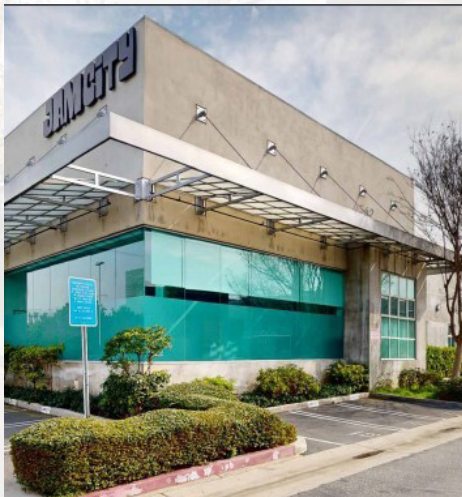
One-of-a-kind single story high ceiling bow truss standalone building perfectly situated at the corner of Jefferson and La Cienega Boulevards.

Size flexibility from 3,772 - 40,000 SF with the opportunity to customize spaces or modify high-end high-dollar-per-square-foot 2nd generation improvements.

Boutique motivated ownership with the ability to transact and deliver strong concessions packages.

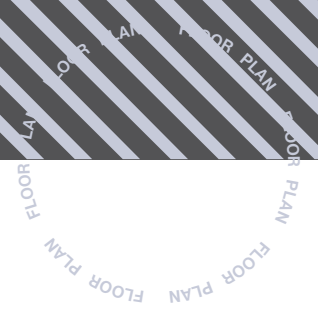
Situated minutes away from Whole Foods, Destroyer, Jackson's Cafe, Leo's Tacos and Vespertine, among others.

Ample surface parking located directly outside the building accompanied by outdoor space and direct access off the parking and interior spaces.

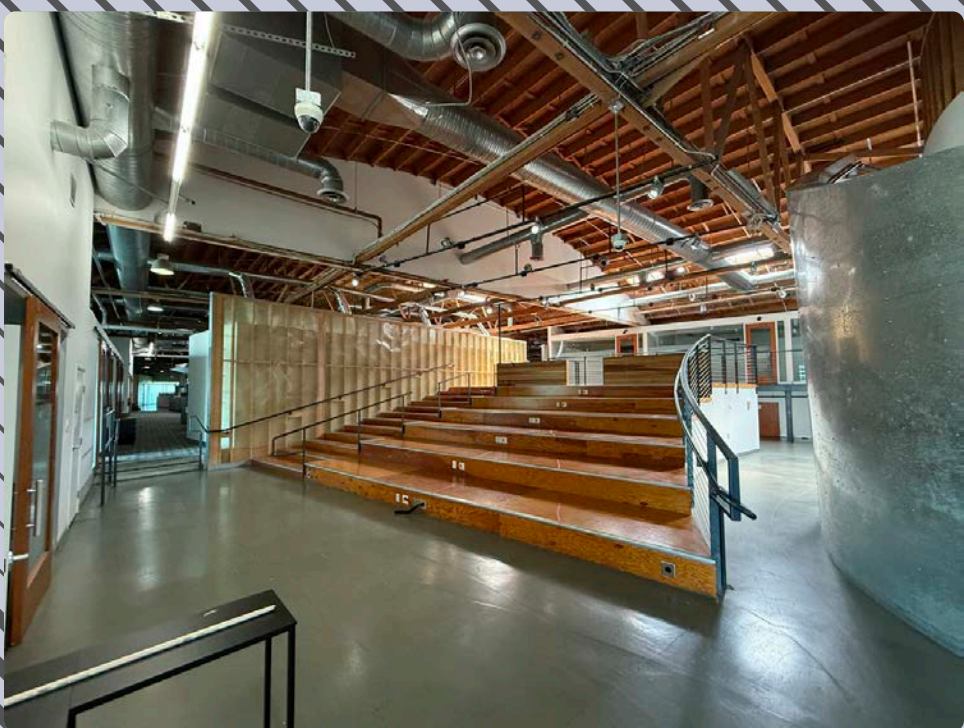
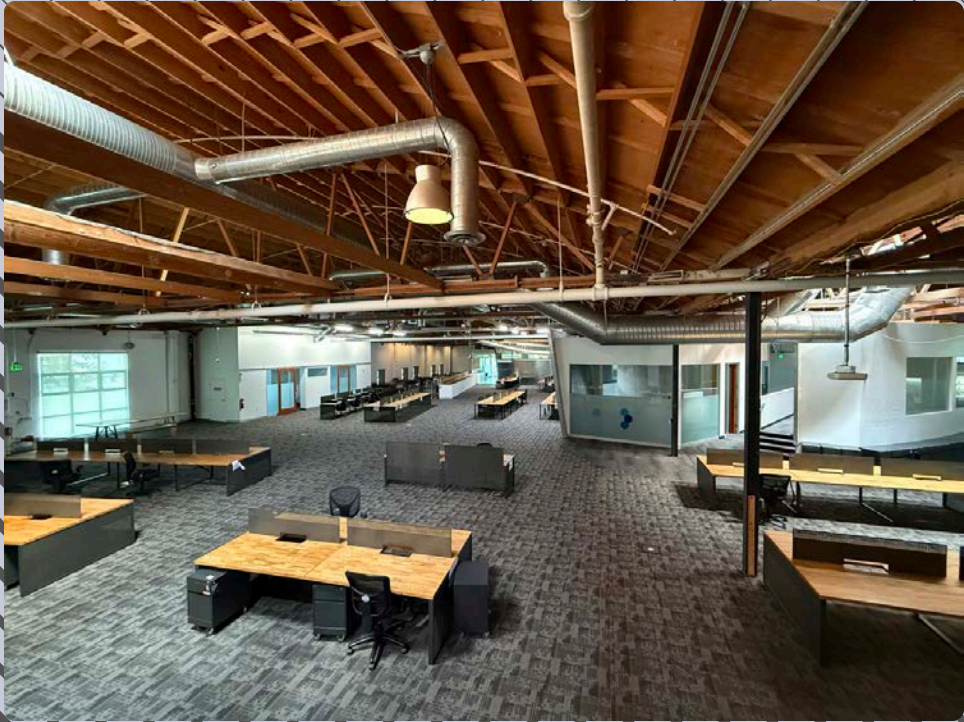




# 40,000 SF





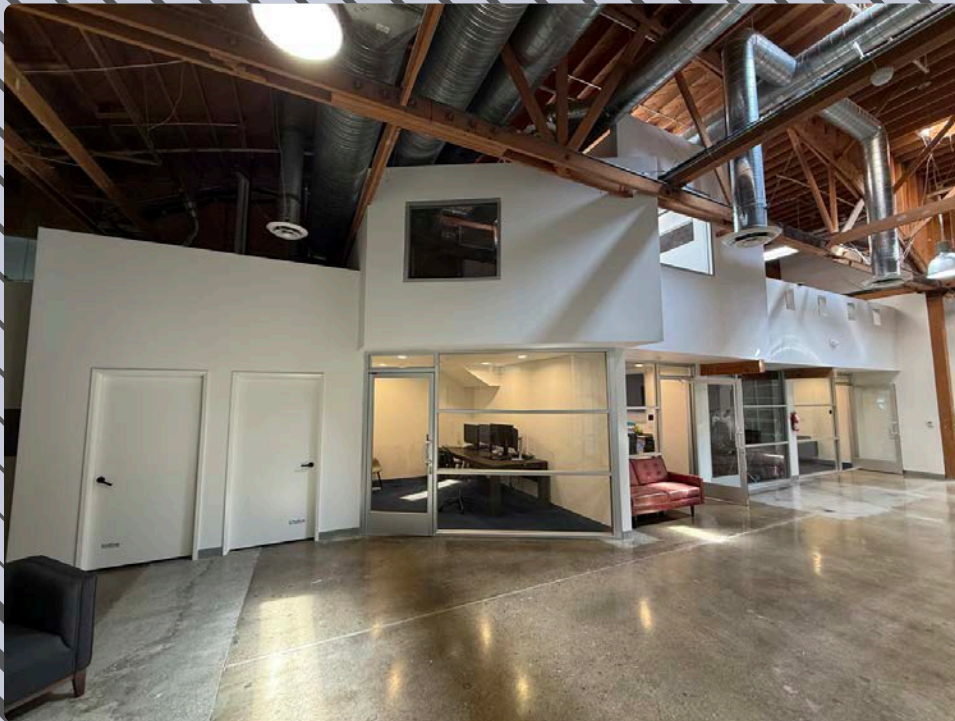
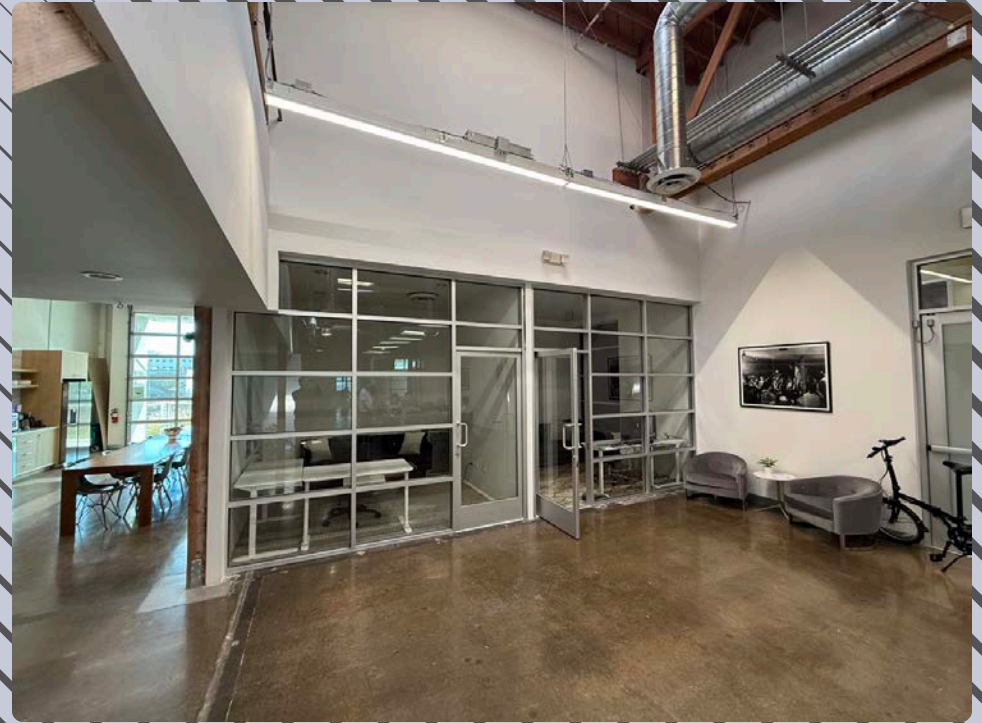


# 3578 Eastham

(N) 5,226 SF



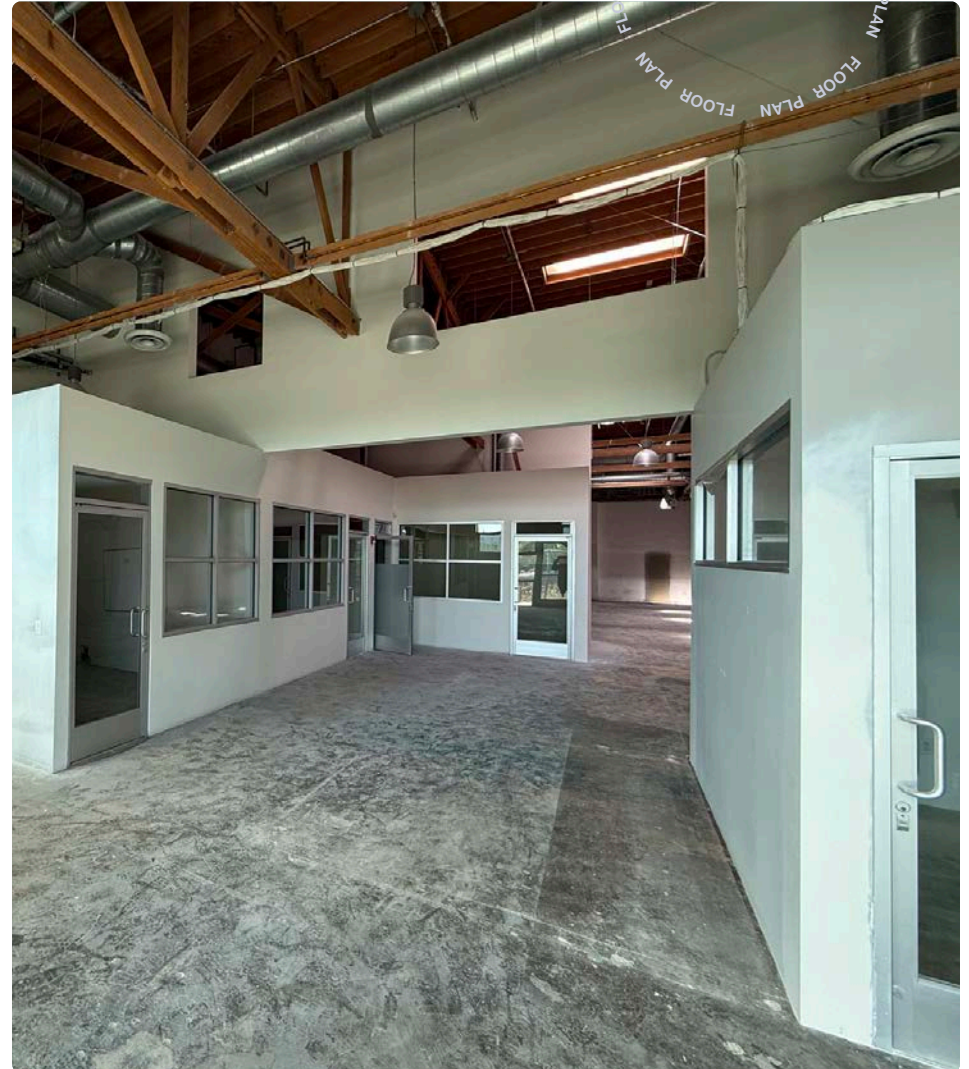
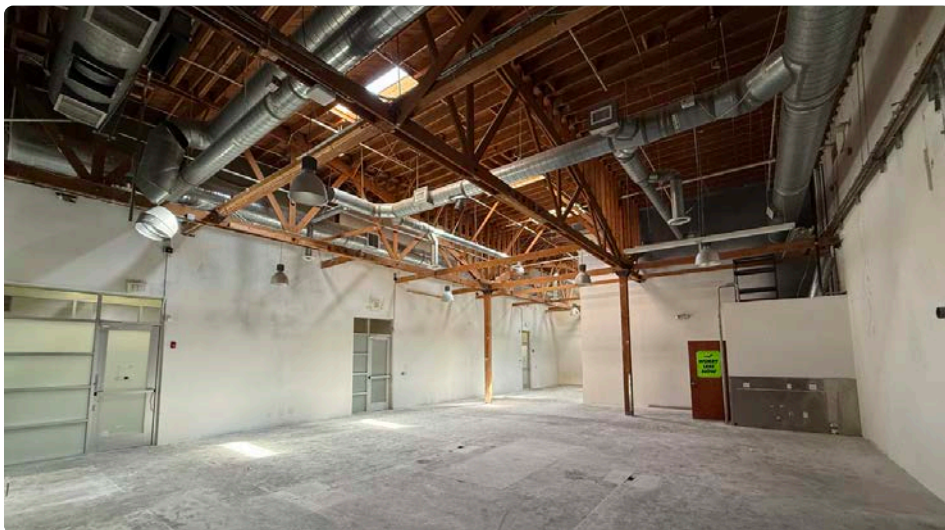






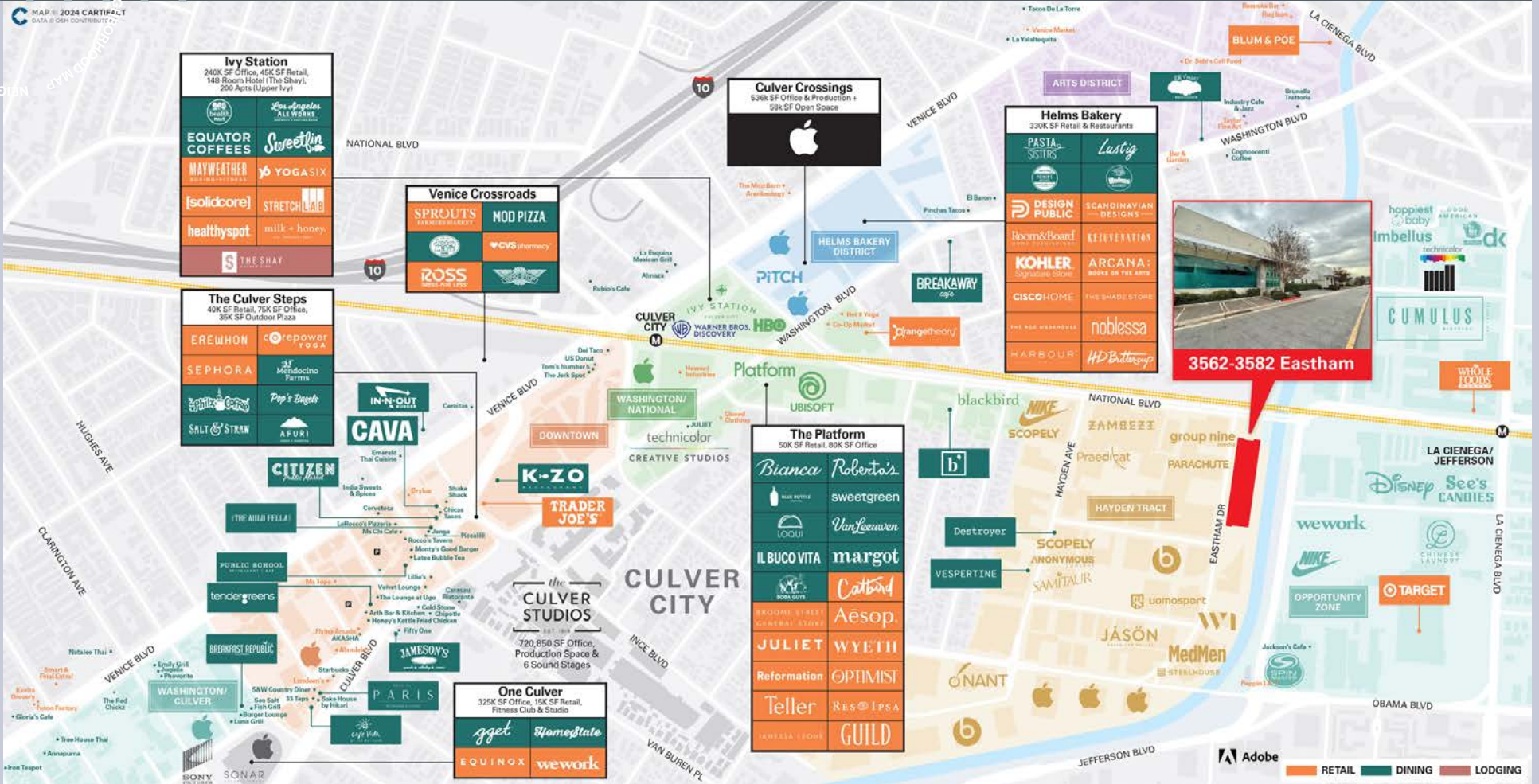
# 3578 Eastham

(S) 3,500 SF





# Area Map







# 3562–3582 Eastham Drive

Culver City, CA 90232

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