

# PARAMOUNT LAUNDRY

3960 Ince Blvd

## MADE FOR MAKERS

Located in Culver City's renowned Hayden Tract community, Paramount Laundry offers a workspace for creative minds, enriched by its history as a 1940s Paramount Studios building. This space features high ceilings, concrete floors and expansive open areas that light the way for storytelling and out-of-the-box thinking.

Tenants have access to a private outdoor patio and on-site parking and sit just steps from premier dining and retail options. Surrounded by industry leaders like Amazon Studios and Sony Pictures Animation, Paramount Laundry places tenants in a vibrant, inspiring environment that fuels bold ideas.



**AVAILABLE NOW: 25,336 RSF**

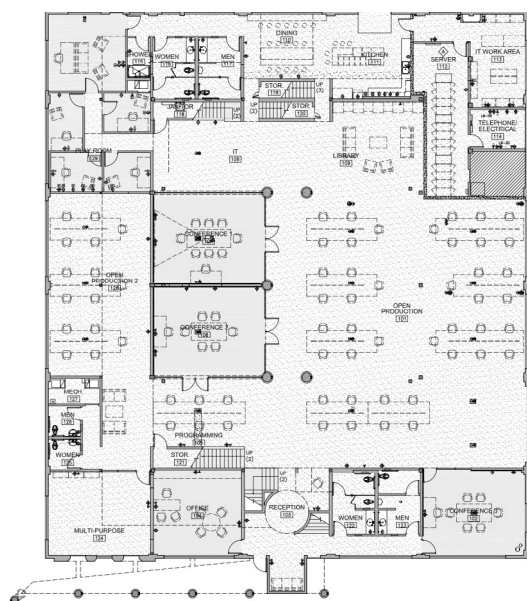


# ROOM TO CREATE

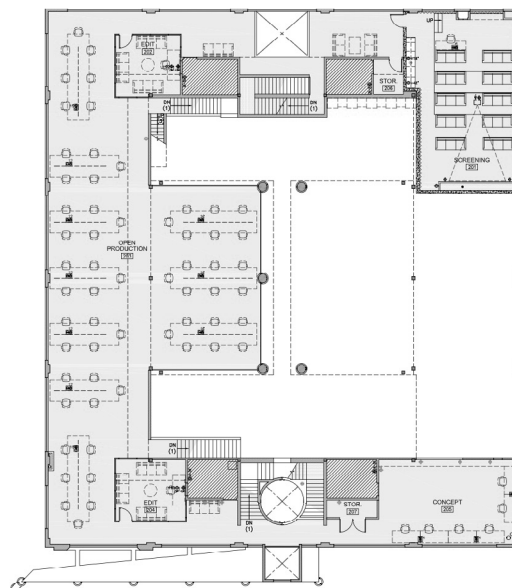
With spacious floor plans, original wood trusses and a mix of open and private spaces, Paramount Laundry's historic charm inspires creative professionals to bring bold new ideas to life.

**AVAILABLE NOW: 25,336 SF**

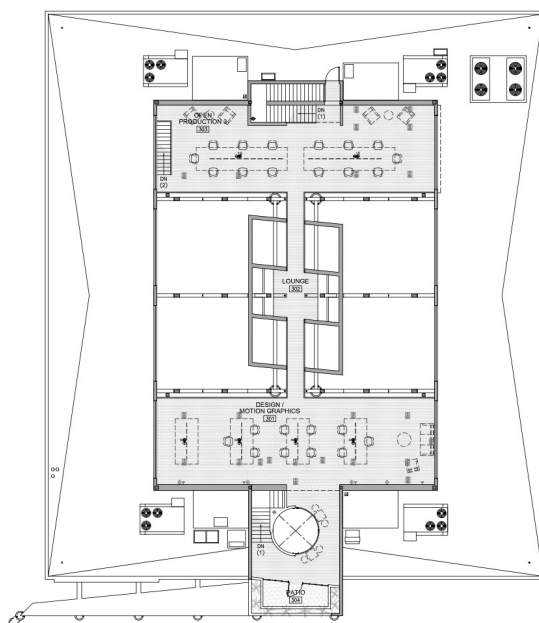
## GROUND FLOOR



## SECOND FLOOR



## THIRD FLOOR





# THE FOREFRONT OF LA'S CREATIVE SCENE

Paramount Laundry empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like Amazon, UCLA, and Apple. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



BALLONA CREEK **BIKE PATH**

**METRO** EXPO LINE

**PARKING RATIO:** 2:1,000 RSF

**\$175 UNRESERVED**



# YOUR LINK TO THE CITY

With easy access to I-405 and I-10, Paramount Laundry puts you minutes from West Los Angeles, Santa Monica, and Century City, streamlining your daily commute. The nearby Ballona Creek Bike Path, a favorite among walkers, runners, and bikers, offers a scenic route straight to Santa Monica Bay, connecting you to the best of the Westside.



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