

# Big Rent Reduction!!!

# Creative / Flex / Warehouse Space

# Culver City Adjacent

# FOR LEASE

5569

# W WASHINGTON BLVD | LOS ANGELES | 90016



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**AVAILABLE**      Immediately  
2,400 SF

**Rent Reduced:**      \$5,256 (\$2.19 PSF) Modified Gross  
~~\$6,840 (\$2.85 PSF) Modified Gross~~

**Term**      2-5 years

**Parking**      2-car parking @ no cost

## FEATURES

- + Culver City adjacent light industrial or flex space, 100% HVAC with high ceilings and skylights.
- + Great mix of about 50%/50% office area and open warehouse space.
- + Usable for light industrial, warehouse or creative/flex users.
- + Just off 10 Frwy and within 1.5 miles of Downtown Culver City, Amazon, Apple, HBO and Cumulus District development. Walking distance to Metro lines.







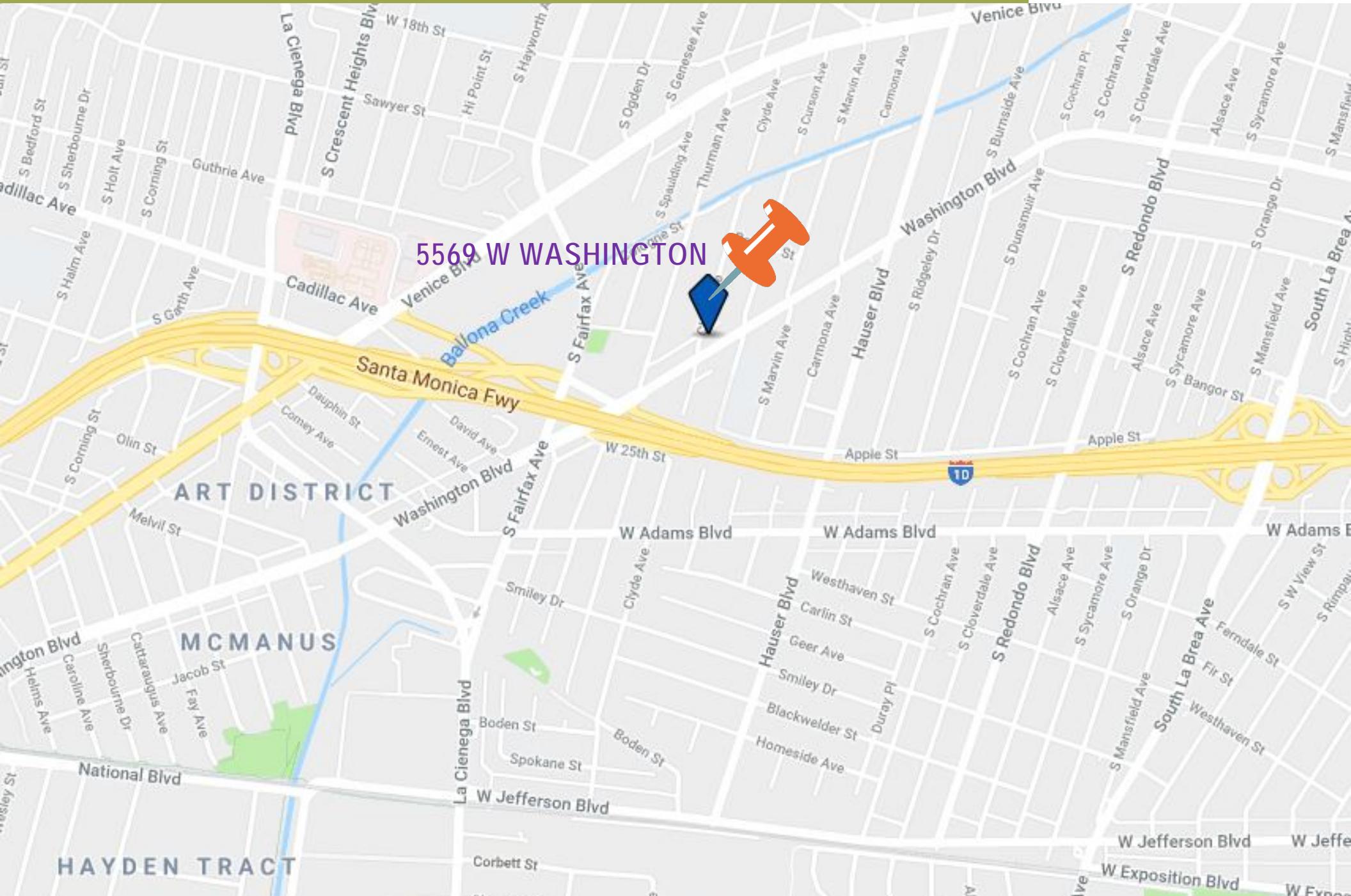


# Location Map

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