

3515 Eastham Drive Culver City, CA

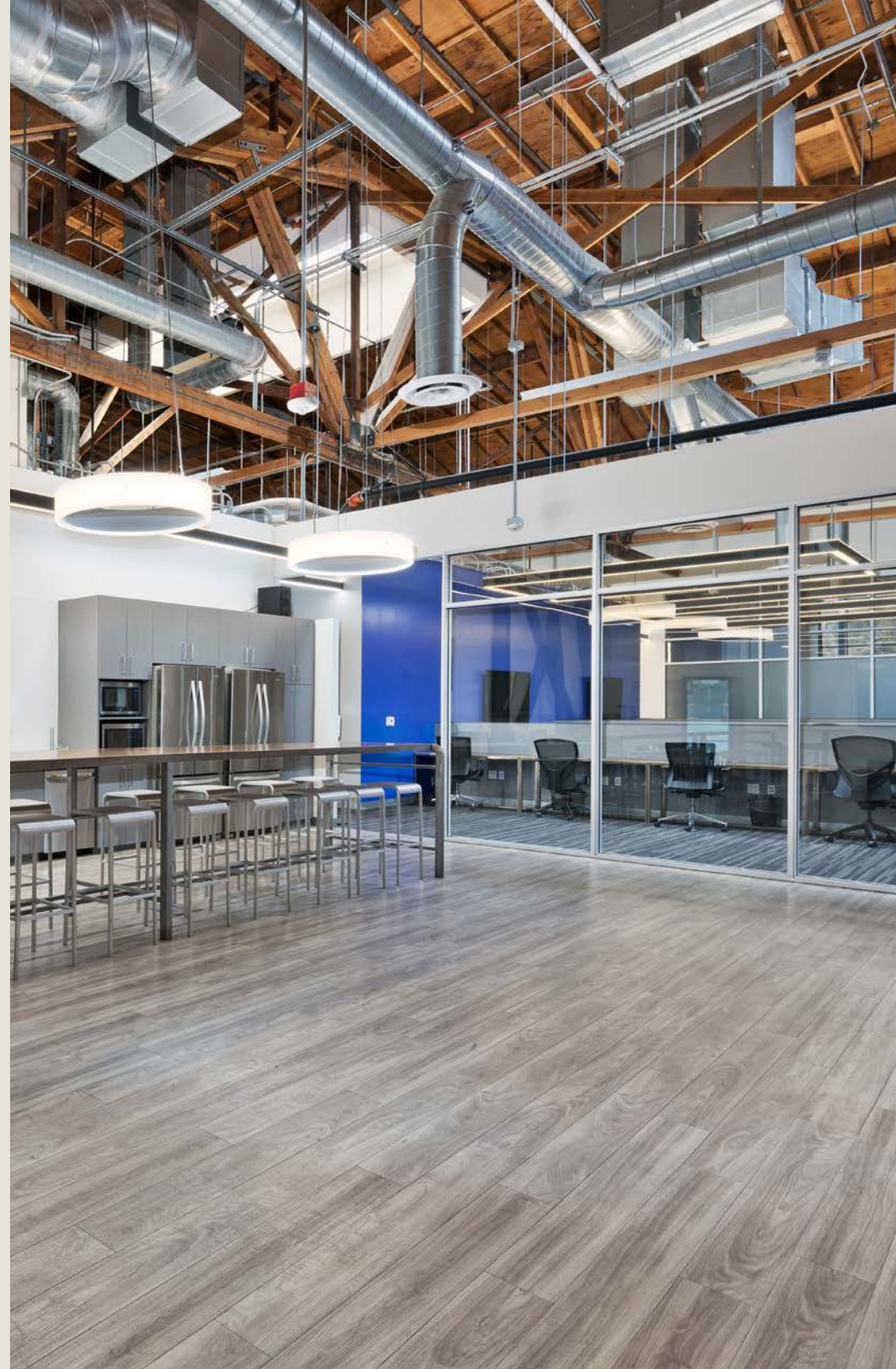
Creative/Flex Space
For Sale or Lease



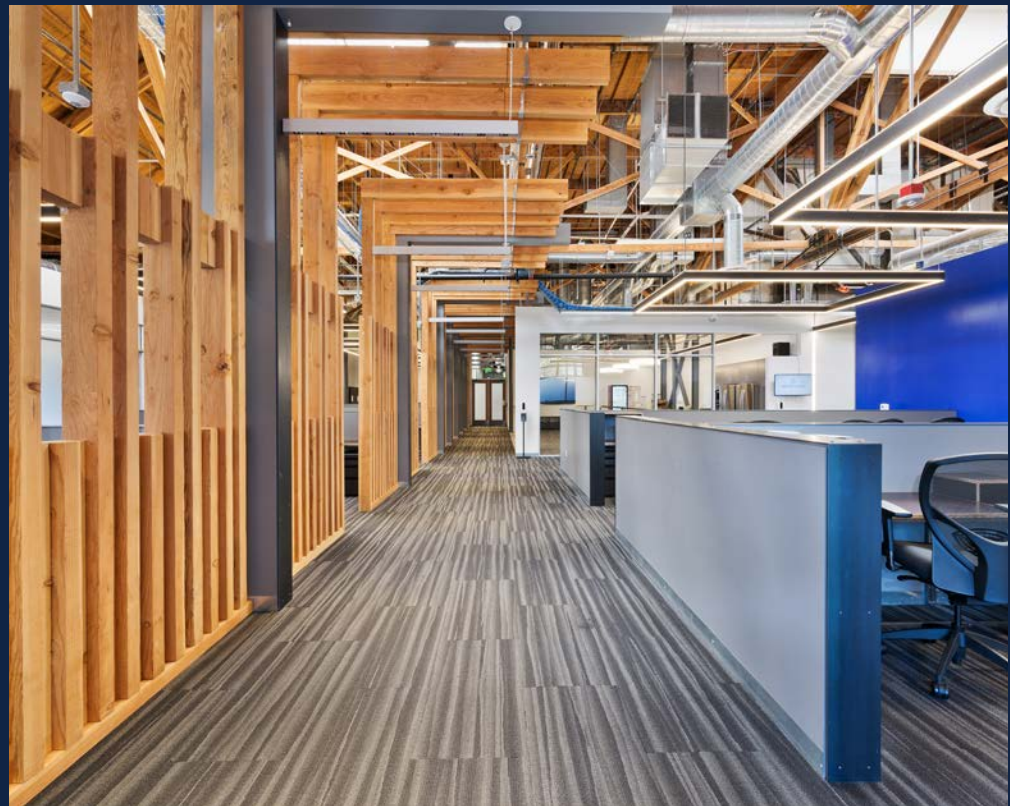
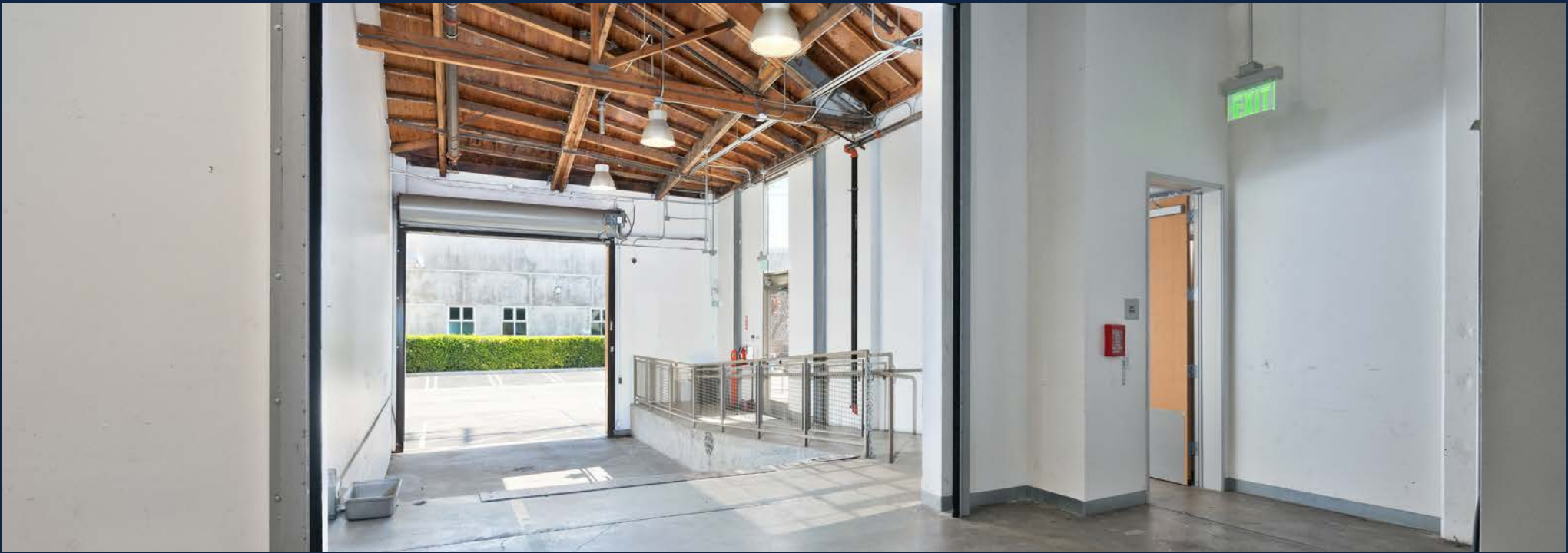
A DIVISION OF
LEE & ASSOCIATES

Property Details

- 26,408 SF Office & Production Space
- Easy conversion to Flex/Industrial Uses
- High Volume, Bow Truss, Wood Beam Ceiling
- 1200 amps, 277/480v and HVAC Systems (+/-100 tons)
- Server Room with Supplemental HVAC
- Collaborative Workspaces & Conference Rooms
- Kitchen Area
- Restrooms with Shower
- Parking: 37 spaces on site. (11 off site spaces available with lease)
- Covered Loading Dock with Roll-up Door
- **Sale Price - \$15,725,000**
- **Lease Rate - Call Broker**







Production Studio Improvements



Existing Production Studio Floor Plan

PREMISES

26,408 SF

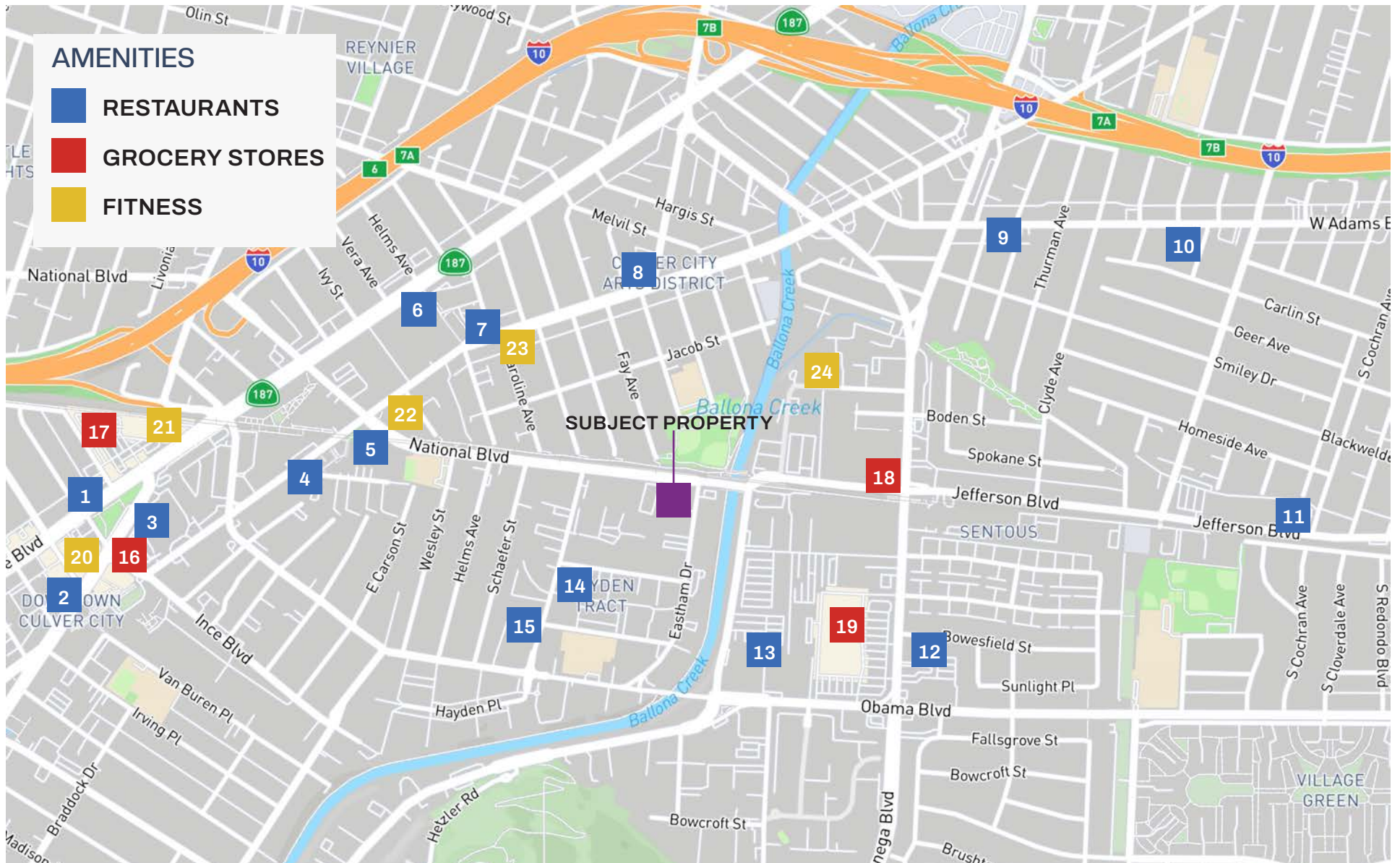


Hypothetical Creative Flex Plan

PREMISES

26,408 SF





1 IN N OUT	5 MARGOT	9 MU.SO COFFEE	13 JACKSON'S CAFE	17 SPROUTS	21 PURE BARRE
2 CITIZEN PUBLIC MARKET	6 FATHER'S OFFICE	10 FARMHOUSE KITCHEN	14 DESTROYER	18 WHOLE FOODS	22 ORANGETHEORY
3 THE BROTHERS SUSHI	7 PASTA SISTERS	11 NOURMANDIE BAKERY	15 VESPERTINE	19 TARGET GROCERY	23 TRAINING MATE
4 BIANCA	8 MONROE PLACE	12 QUEBOBS MEDITERRANEAN	16 TRADER JOE'S	20 EQUINOX	24 GYM TONIC



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