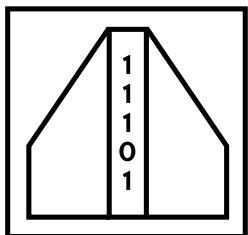


WASHINGTON



BOULEVARD



CENTRAL CULVER CITY CREATIVE OFFICE SPACE

11101 WASHINGTON BLVD.

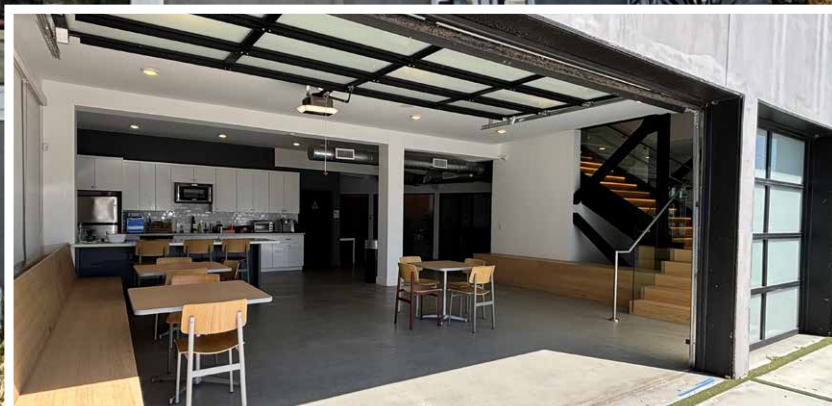
Exclusively Listed By:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY

NAI Capital Commercial is pleased to offer 11101 Washington Boulevard in Culver City, California (the Property). The offering represents an exceptional opportunity for a commercial office building that is ideally positioned just off the 405 Freeway with ease of ingress from both Washington Blvd and Washington Place.

The Property was developed in 1985 and recently renovated by the current ownership. The Property measures approximately +/- 8,230 square feet across two (2) floorplates on approximately +/- 11,070 square feet of land. The Property can be delivered in its entirety or in full floor increments. The Property's floorplates provide an efficient layout for traditional and creative users alike. The 1st floor boasts roll up doors to the spacious kitchen area and a stunning new stairwell to the 2nd floor. The property offers great natural light from the abundant window lined perimeter on both floors. Additional features include newly renovated restrooms, multiple conference rooms, mid-sized break out rooms, larger server rooms and glass private offices.

Given the lack of competing inventory and its central location near Santa Monica, Venice, Mar Vista, Playa & West L.A., 11101 Washington Blvd is a highly desirable hub for entertainment, media and tech single building occupiers.

Culver City is a five-square-mile, urban community of 39,000 residents surrounded mostly by the City of Los Angeles but also shares a border with unincorporated areas of Los Angeles County. It is centrally located on the Westside near Santa Monica, Beverly Hills, and Los Angeles International Airport. Culver City is particularly known for its well-run public school system, "small town" charm, growing high-tech and creative economies, and a dynamic downtown that is regionally known as a destination for restaurants, live theater, and art galleries.



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



ADDRESS: 11101 Washington Blvd.
Culver City, CA 90232



BUILT: 1985 / Renovated 2021



APN: 4213-016-020



ZONING: CG
Commercial General



BUILDING SIZE: +/- 8,230 SF



STORIES: Two (2)
± 4,115 SF Per Floor



LAND SIZE: +/- 11,070 SF



PARKING:
Approximately sixteen (16)
spaces located at on site lot



**2 Large Conference Rooms
(One on Each Floor)**



**Fully Equipped
Built-In Kitchen**



**16 Different Sized Glass
Private Offices**



**Full Size Roll-Up Door
Leading Into Collaborative Open
Lounge Area**



**Multiple Restrooms
on Each Floor**



Large Reception Area



**Concrete Floors and
Finished Ceilings**



**Well Appointed Finishes
Throughout the Building**

MARKET OVERVIEW

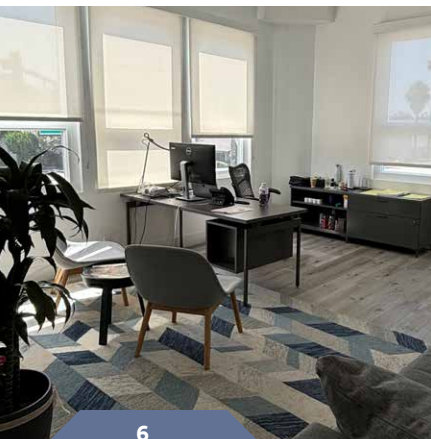
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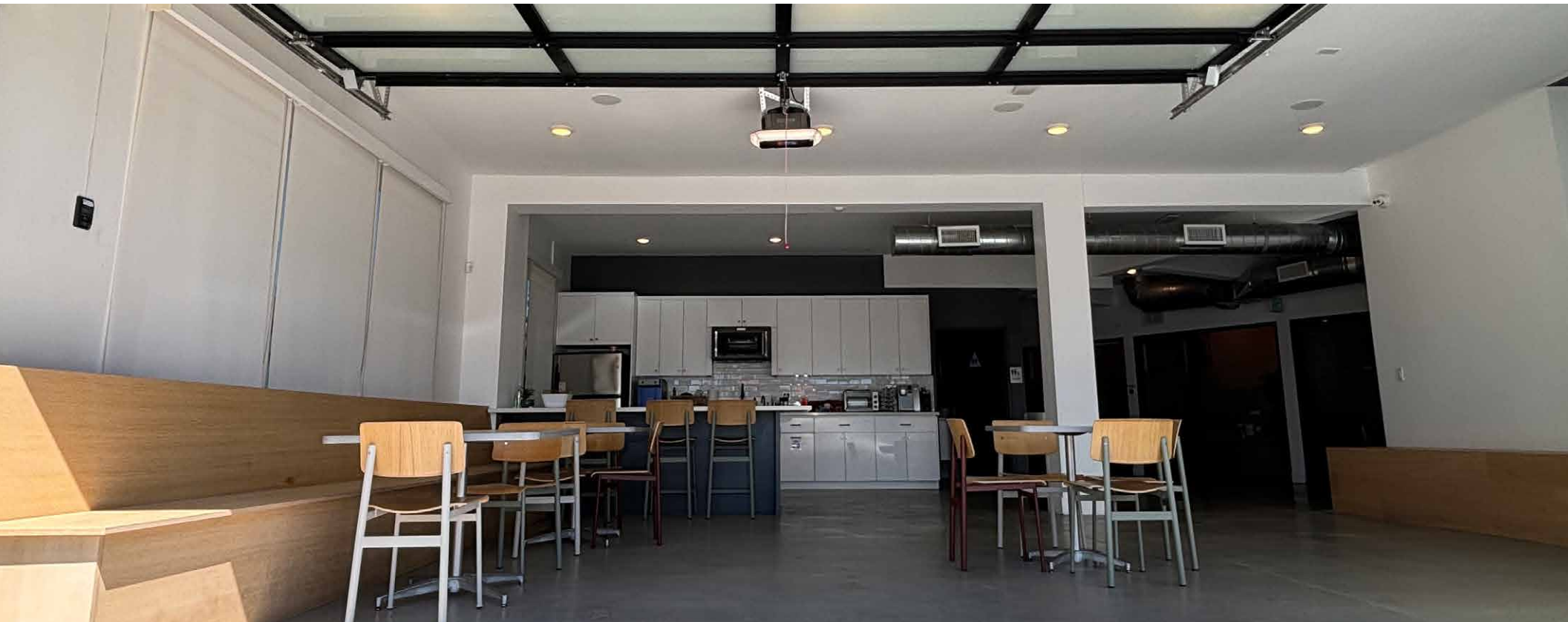
Culver City has been a center for film and later television production in Los Angeles County, California, best known as the home of Metro-Goldwyn-Mayer studios. From 1932 to 1986, it was the headquarters for the Hughes Aircraft Company. Sony Pictures Entertainment have headquarters in the city.

Culver City has attracted a variety of tech and creative tenants to its base. Over the course of just a couple of years, Culver City has been among the most significant emerging submarkets in Los Angeles. Culver City's central location on the Westside along with the Expo Line extension has made this area attractive to companies and job seekers. The growth of Silicon Beach, which is home to over countless tech startup companies, has also impacted the vibrant growth of Culver City. The Culver City office market contains 8,676,539 square feet of office space. It is part of the booming Westside office submarket. Rising rental rates and increased demand for creative office space from users have been major drivers. Proximity to a productive labor force, a growing population, and a robust executive housing market are key factors that will likely continue to drive demand, rents, and sales prices for Culver City office space at a steady pace.



PROPERTY PHOTOS



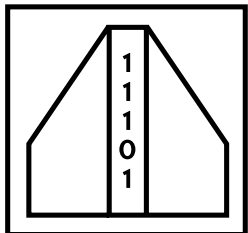








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