

**12,000 SF OFFICE FOR SALE OR LEASE**

6059 BRISTOL PKWY | CULVER CITY CA 90230

# 6059 Bristol Parkway



**\$2.00/SF  
Broker Bonus**

\*With 3 year minimum lease term

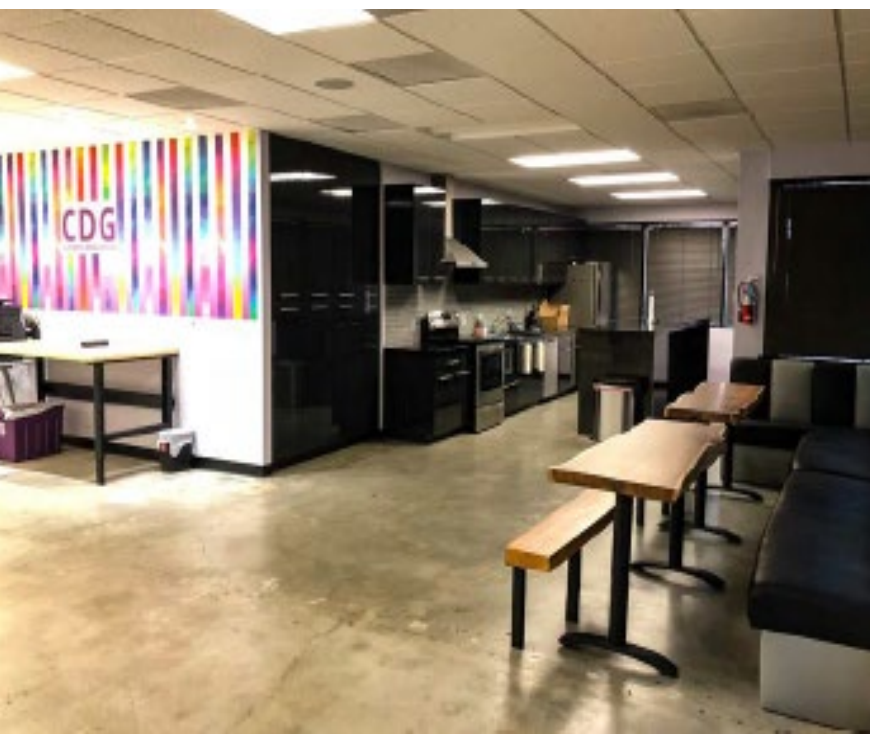
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**CBRE**  
THE PASSMAN GROUP  
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**STANDALONE BUILDING IN  
CULVER CITY FOR SALE OR LEASE**

# PROPERTY SUMMARY

## Address

6059 Bristol Parkway, Culver City, CA 90230

## Premises

12,000 SF Total Building

## Pricing

\$2.00/SF/Month NNN (Nets are \$0.60/SF)  
\$5,250,000 (\$437.50/SF)

## Parking

40 Spaces

## Location

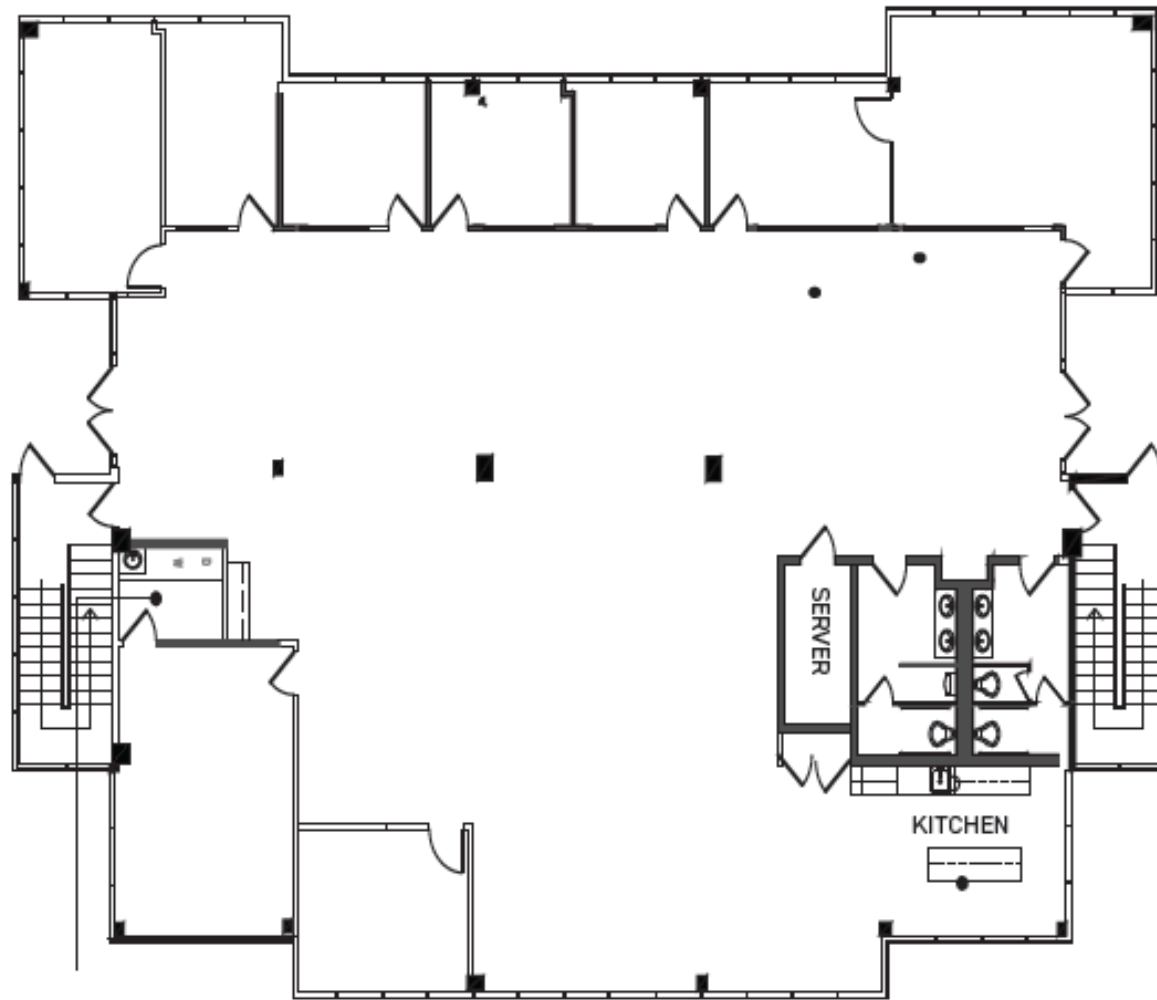
6059 Bristol Parkway is located at Culver Pointe, comprised of multi-tenant office and single-user properties. The property enjoys excellent access to the San Diego (405) and Marina del Rey (90) Freeways and LAX Airport

## Features

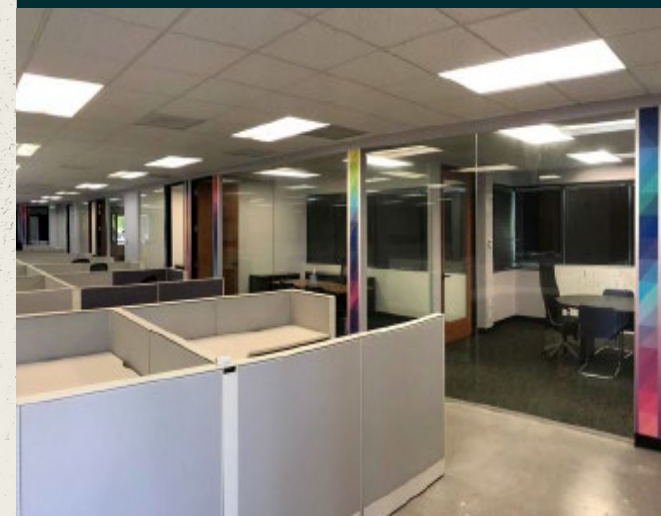
- Glass-walled offices and conference rooms
- New kitchens with black granite countertops, kitchen island and stainless steel appliances
- Great natural light
- Full window line on all four sides
- Private balconies
- Centrally located at the base of the Marina Freeway

# FIRST FLOOR PLAN

+/- 6,000 SF



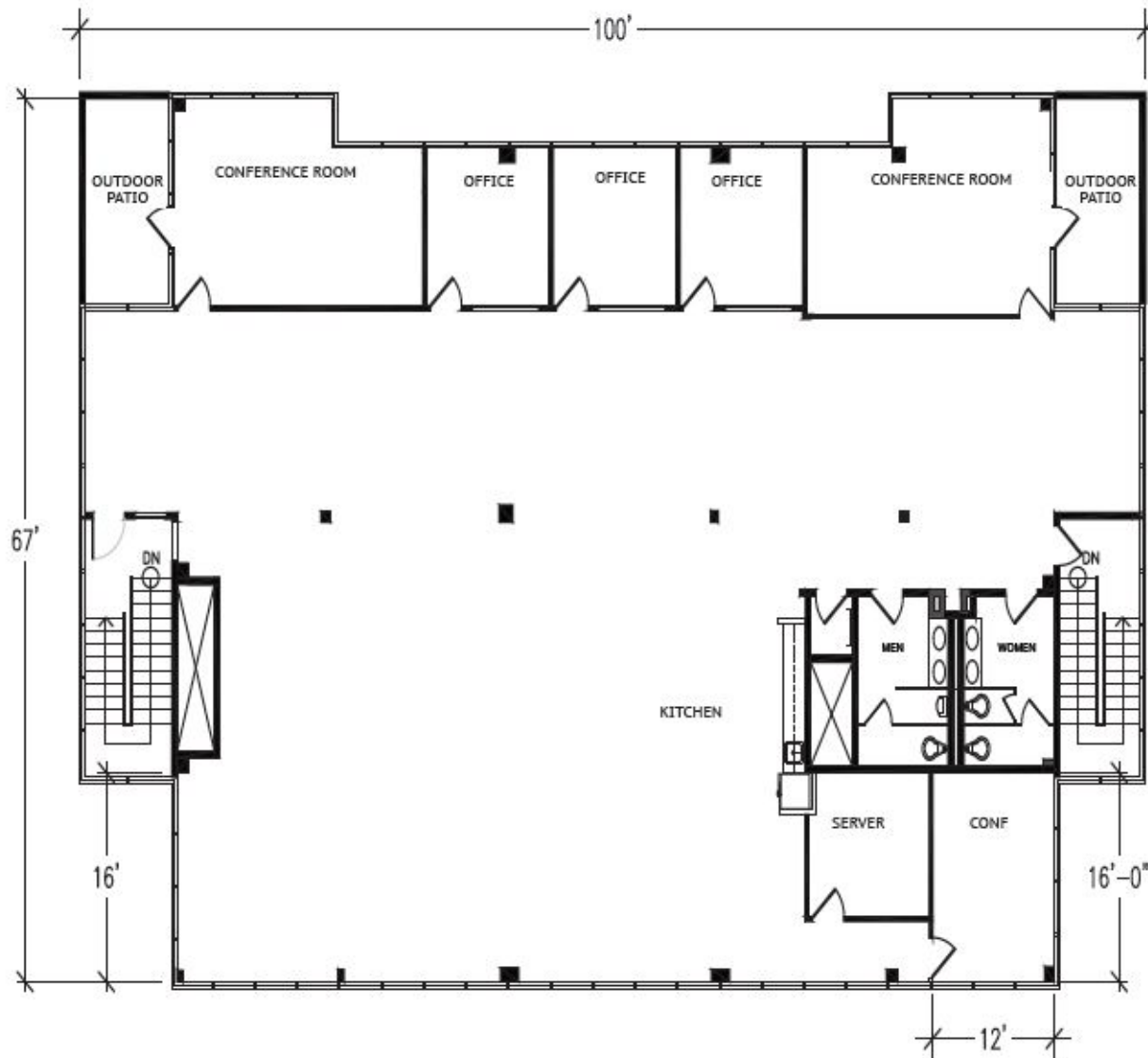
- Full kitchen
- Two restrooms
- Two large conference rooms
- Seven private offices
- Open bullpen space





# SECOND FLOOR PLAN

+/- 6,000 SF



- Full kitchen
- Two restrooms
- Three conference rooms
- Three private offices
- Two private outdoor patios
- Open bullpen space





## CULVER CITY: THE HEART OF SCREENLAND

# AREA OVERVIEW

### Culver City

Culver City offers a dynamic business environment and a high quality of life in a safe, modern community with convenient access to transit, shopping, dining, and entertainment. A historic center of motion picture and television production since the 1920s, Culver City is experiencing significant development. As of October 2024, approximately 230,000 square feet of new construction has been completed in the last 12 months, with an additional 320,000 square feet currently underway. The area has seen a healthy volume of commercial real estate transactions, particularly for small to mid-size properties, reflecting strong investor interest.

Culver City's strategic location allows employers to draw talent from across the Los Angeles area. The Metro Expo Line, which connects Culver City to Santa Monica and Downtown Los Angeles, is a major factor attracting businesses to the area. The tenant roster is dominated by tech and creative firms, including Amazon, Apple, Oracle, Symantec and TikTok. A significant portion of the office space in Culver City consists of repurposed industrial buildings and purpose-built creative office spaces, reflecting the evolving needs of modern businesses.

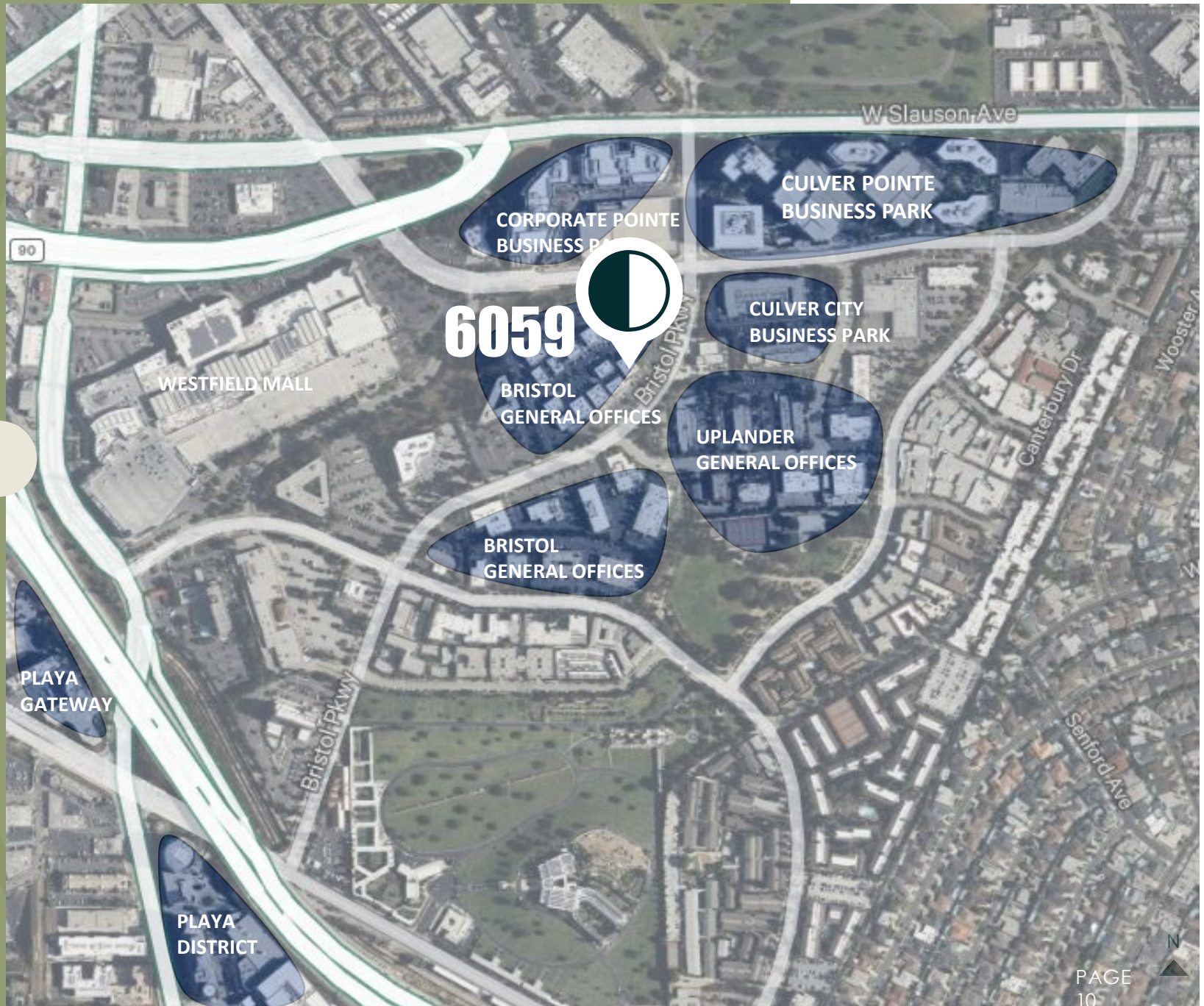




# AREA MAP

## Nearby Tenants

- TIKTOK Inc.
- HTV Studio
- The Rutter Group
- Cypress Retail Group
- Fetch Los Angeles
- Red Light Management
- Antioch University
- Olive Hill Media
- House of Moves





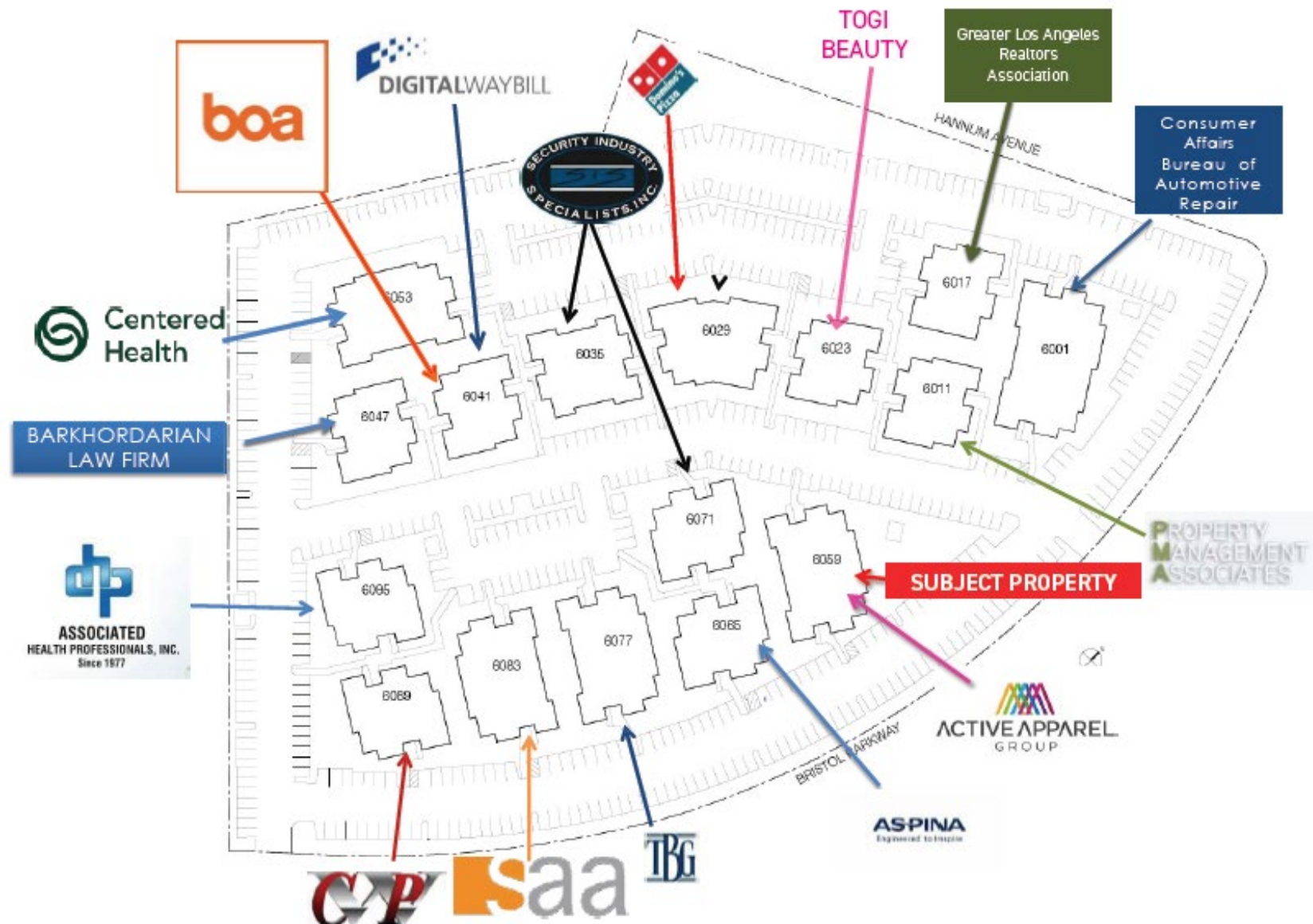
**6059**

**KEY**

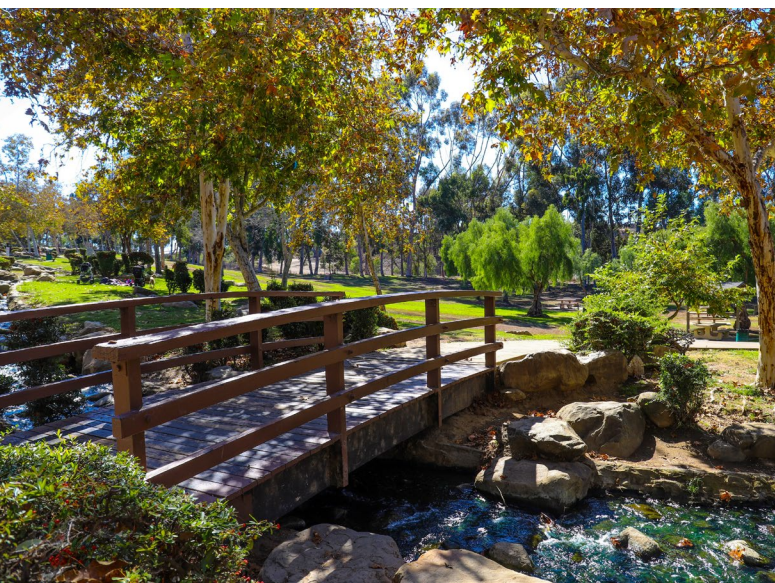
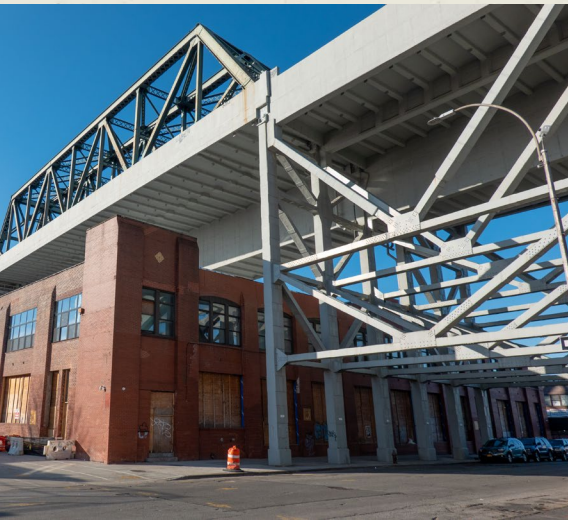
- FOOD
- RETAIL
- HOTEL
- HOUSING
- FITNESS
- ENTERTAINMENT

# SITE MAP

## Culver Pointe







MORE THAN JUST  
A BACKDROP, IT'S  
A DESTINATION.





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FREESTANDING OFFICE  
FOR LEASE OR SALE**

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Pkwy

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