



# EXCEPTIONAL CREATIVE OFFICE SPACE IN HAYDEN TRACT

## PREMISES

Building 2: ± 660 RSF  
Building 3: ± 1,716 RSF  
Building 4: ± 4,994 RSF } Contiguous to 7,370 RSF

## RENT

\$3.75/RSF/MO, NNN  
[Estimated Net Charges \$0.80/RSF]  
Plus Janitorial and Electricity

## PARKING

Ample On-Site Parking at Prevailing Bld Rate

## FEATURES

- Exceptional Creative Office Space within 1940's Renovated Industrial Building
- Polished Concrete Floors
- Kitchenette & Private Restrooms
- Separately Metered HVAC
- Easy Access to Downtown Culver City
- Close to Metro Expo Line

## CONTACT

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**8500 STELLER DRIVE  
CULVER CITY, CA 90232**

# SITE PLAN

