

# 6059 Bristol Parkway

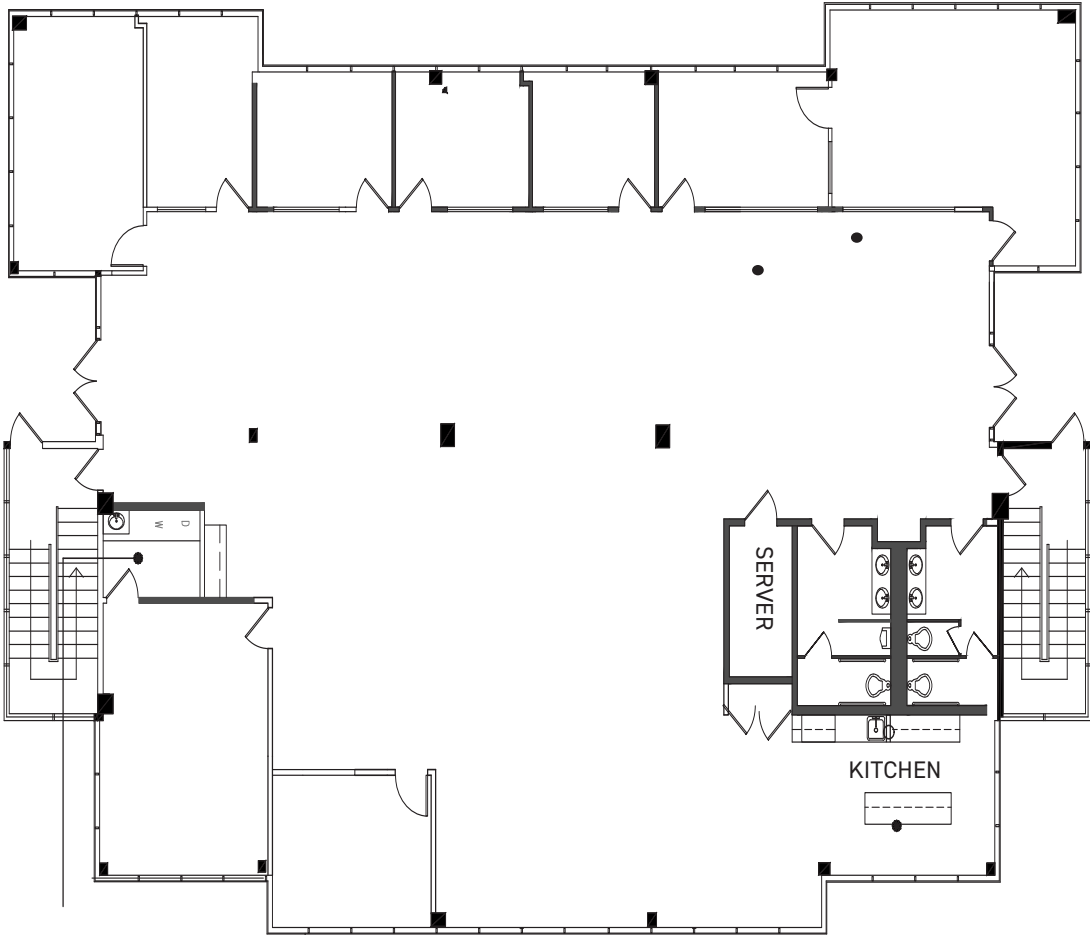


Culver City offers a vibrant business environment and an exceptional quality of life in a safe, modern community with exceptional transit, shopping, dining, and entertainment. Culver City has been an integral part of the motion picture and television world since the 1920's. The city has proven to be pro-development, and as a result, Culver City is now booming with a variety of projects as varied as a half-million-square-foot, mixed use development at an Expo Line stop to a 1.6-acre hip public market featuring artisanal vendors on the West that could substantially reshape the city.

New developments such as The Ivy Station, Cumulus Campus (on La Cienega Blvd) and the C-3 project just across the intersection from this property are drawing behemoth size companies to Culver City. Tenants such as APPLE, AMAZON, HBO, SONY, DISNEY, ORACLE, SYMANTEC, and TIK TOK now call Culver City their home.

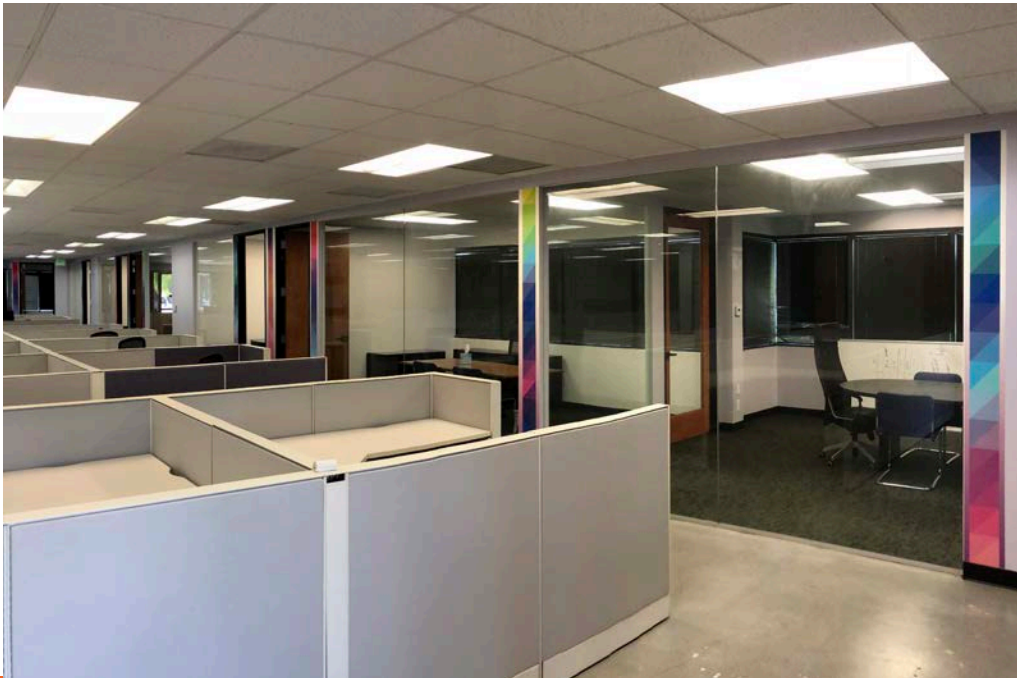
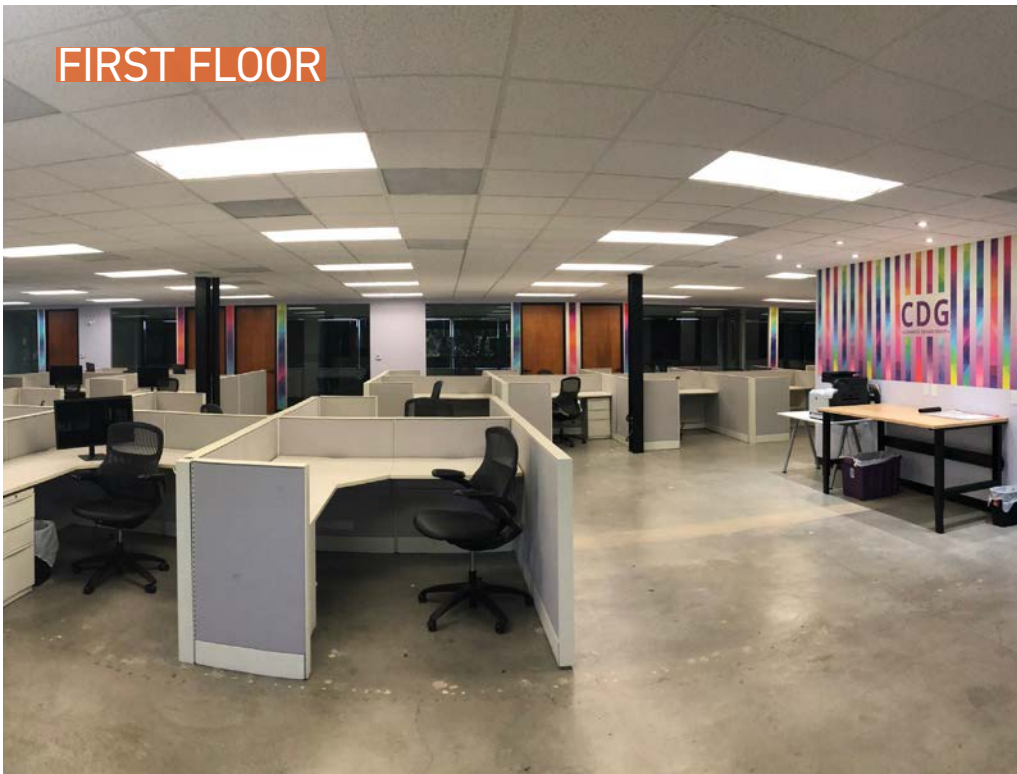
<b>PREMISES</b>	± 6,000 SF First Floor ± 6,000 SF Second Floor ± 12,000 SF Total Building
<b>RATE</b>	\$2.55 Plus OPEX (\$0.68 PSF)
<b>PARKING</b>	Free Parking
<b>OPEX</b>	\$0.68 PSF
<b>FEATURES</b>	<ul style="list-style-type: none"><li>- Office Spaces with Glass Offices and Conference Rooms</li><li>- New Kitchens with Black Granite Counter Tops, Kitchen Island and Stainless Appliances</li><li>- Great Natural Light</li><li>- Full window line on all four sides</li><li>- Centrally Located at the foot of the Marina FWY with Easy Access to the 405 Freeway and Adjacent to the Culver City Mall</li></ul>
<b>LOCATION</b>	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

# FIRST FLOOR - ± 6,000 SF





FIRST FLOOR



# SECOND FLOOR - ± 6,000 SF

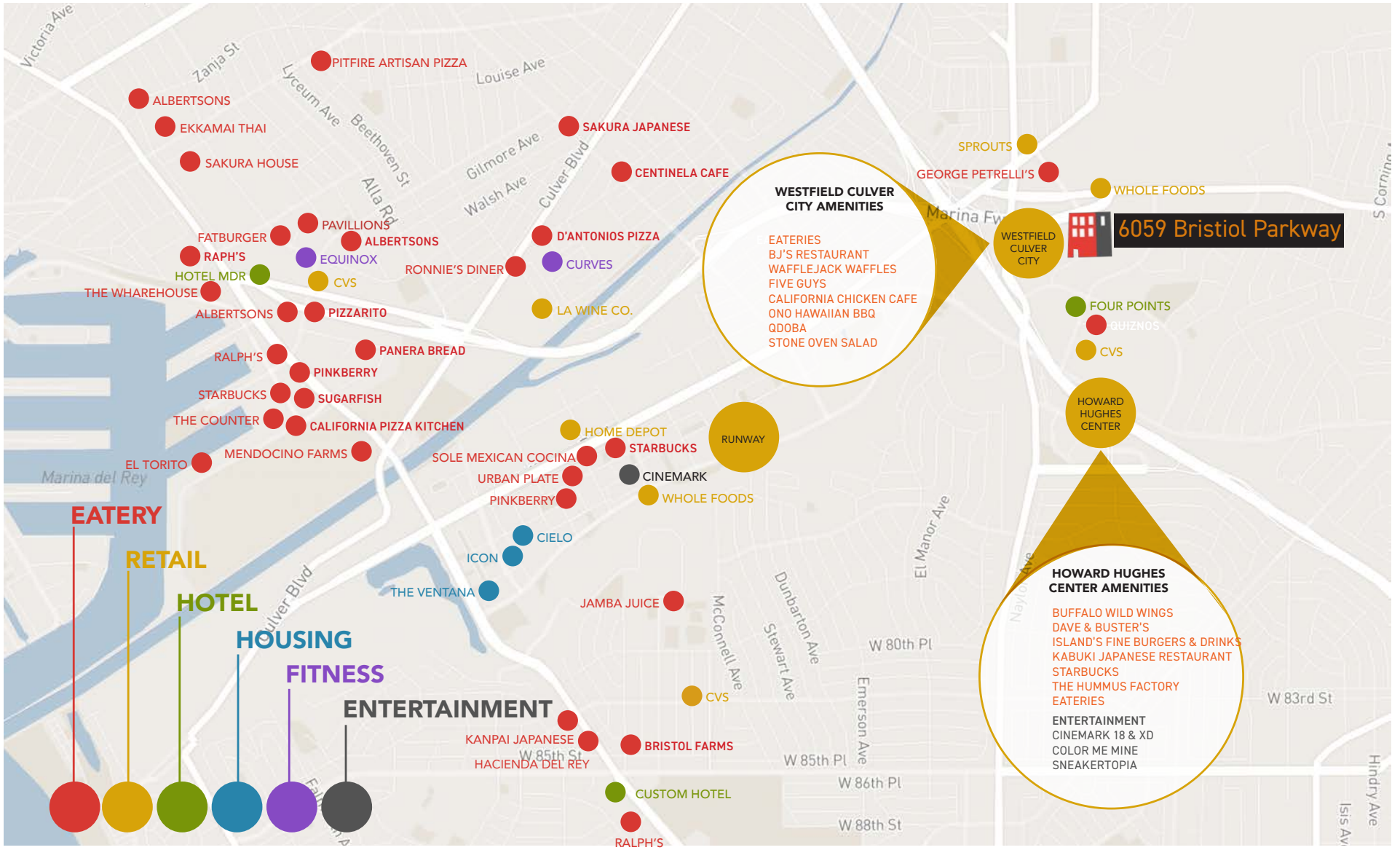




**SECOND FLOOR**



# AMENITY MAP





# SITE PLAN





# TELECOM AVAILABILITY REPORT

6059 Bristol Parkway, Culver City, CA 90230

CREATED FOR **Alex Rivera**  
COMPANY Lee & Associates West

LOCAL EXCHANGE CARRIER ATT  
DISTANCE FROM CO 9,098 feet

SERVING CENTRAL OFFICE LSNCA07DS07  
NPA-NXX 310-215

CATEGORY	SERVICE	LIT	MRC	SPEEDS	INSTALL TIME	RATING	DESCRIPTION
DEDICATED INTERNET	AVAILABLE CARRIERS		Spectrum   ACC   Airespring   Centurylink   Level(3)   Nitel   TPX   Zayo				
	FIBER		\$446+	10M-1Gb+	60 - 90 Days	★★★★★	Dedicated, Full SLA, most reliable
	T1/NXT1		\$221-\$978	1.5M-5M	30 - 35 Days	★★★★	Old Technology. Includes Cisco Router
	FIXED WIRELESS		\$179+	1M-100M	7 - 10 Days	★★★	Rooftop Microwave Wireless, ethernet handoff
	EOC		Not Available			★★★★	Ethernet over bonded Copper
SHARED INTERNET	AVAILABLE CARRIERS		Spectrum   Bullseye				
	BUSINESS CABLE		\$250	Up to 940/35Mb	15-30 Days	★★	\$99-\$199 Install, WiFi Router, Static IP's Available
	BUSINESS DSL		Not Available			★	
	Uverse		Not Available			★★	
VOICE & INTEGRATED	AVAILABLE CARRIERS		8x8   Airespring   Centurylink   Five9   Fusion   Intermedia   Jive   Megapath   Mitel   Star2Star   Vonage				
	FLEX VOIP		\$571+	3X3Mb T1s	30 - 45 Days		Analog lines/PRI/2K LD. 30 IPs, 100 DID's & local calling
	POTS LINES		\$50 Ea	3 - 5 Days	3 - 5 Days		Plain old telephone line. Fax line. Old Technology
	SIP TRUNKS		\$10-\$30 Ea	3 - 5 Days	3 - 5 Days		Newest technology. All hosted platform
	ISDN PRI		\$300-\$500	30 - 45 Days	30 - 45 Days		Old technology Digital trunks off a T1 circuit
	HOSTED PHONES		\$20-\$30 Ea	7 - 14 Days	7 - 14 Days		No equipment needed. Affordable & greater security
CLOUD	AVAILABLE CARRIERS		Airespring   Centurylink   Evolve IP   inContact   Rapidscale				
	Office 365		\$22 Per User		1 - 7 Days		All Access to everything Microsoft from any computer
	SD WAN		Per User		7 - 10 Days		Software-defined wide area network
	REMOTE DESKTOP		\$40+		1 - 7 Days		Access you files on any device.
	DATA SECURITY		Complex		TBA		Virtual Firewall & encrypted storage
	DISASTER RECOVERY		\$60+		1 - 4 Days		Safeguard your data.
CLOUD SERVER		\$15+ per Gb RAM		1 - 3 Days		Flexible and usage based cost	

# CONTACT



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