

# 9696

CULVER BLVD, CULVER CITY,  
CA 90232

OFFICE SPACE FOR LEASE  
DOWNTOWN CULVER CITY





AVAILABILITY Suite 302: ± 1,404 SF  
Suite 308: ± 4,495 SF

RENT \$5.50 SF Modified Gross (Net of Electrical)

TERM 3 - 5 Years, *Shorter Term Considered*

OCCUPANCY Suite 302: Immediate  
Suite 308: 60 Days

PARKING 3:1,000 at \$175/mo

FEATURES

- Move-in Ready Office Space
- Great Natural Lighting
- Operable Windows Create Optimum Airflow
- Outdoor Hallways, Great For Social Distancing
- Visitors and Guests Park FREE!
- Historic Building With Spanish Architecture
- Beautifully Maintained Common Areas
- Prime Location in the Heart of Culver City
- Convenient Access to the 405 and 10 Freeways

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Move-in Ready Office Space with Outdoor Hallways, Perfect for Social Distancing



Well Designed Garden Office Building Which Mitigates Impact of Covid-19



Open Air Meeting Spaces and Common Areas



Operable Windows Create Optimal Airflow



Secured Facility with Access Controls Throughout



Dedicated, Independent HVAC System



Direct Walking Access from Surface Parking Lot

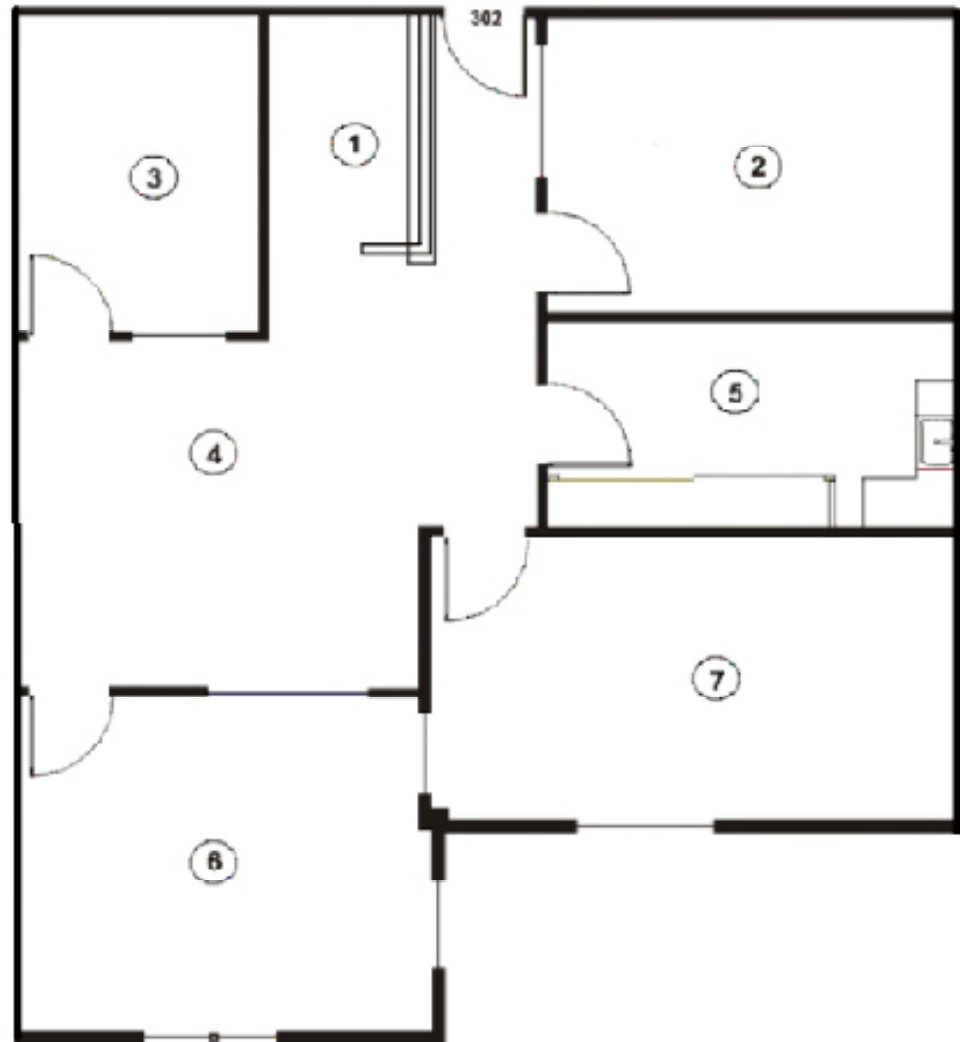


Separate Delivery Area for Packages, Mail & Food Delivery



# SUITE 302 FLOOR PLAN ± 1,404 SF

- Three Offices, Open Area & Kitchen
- Openable Windows
- Common Area Patios
- Available May 1, 2024

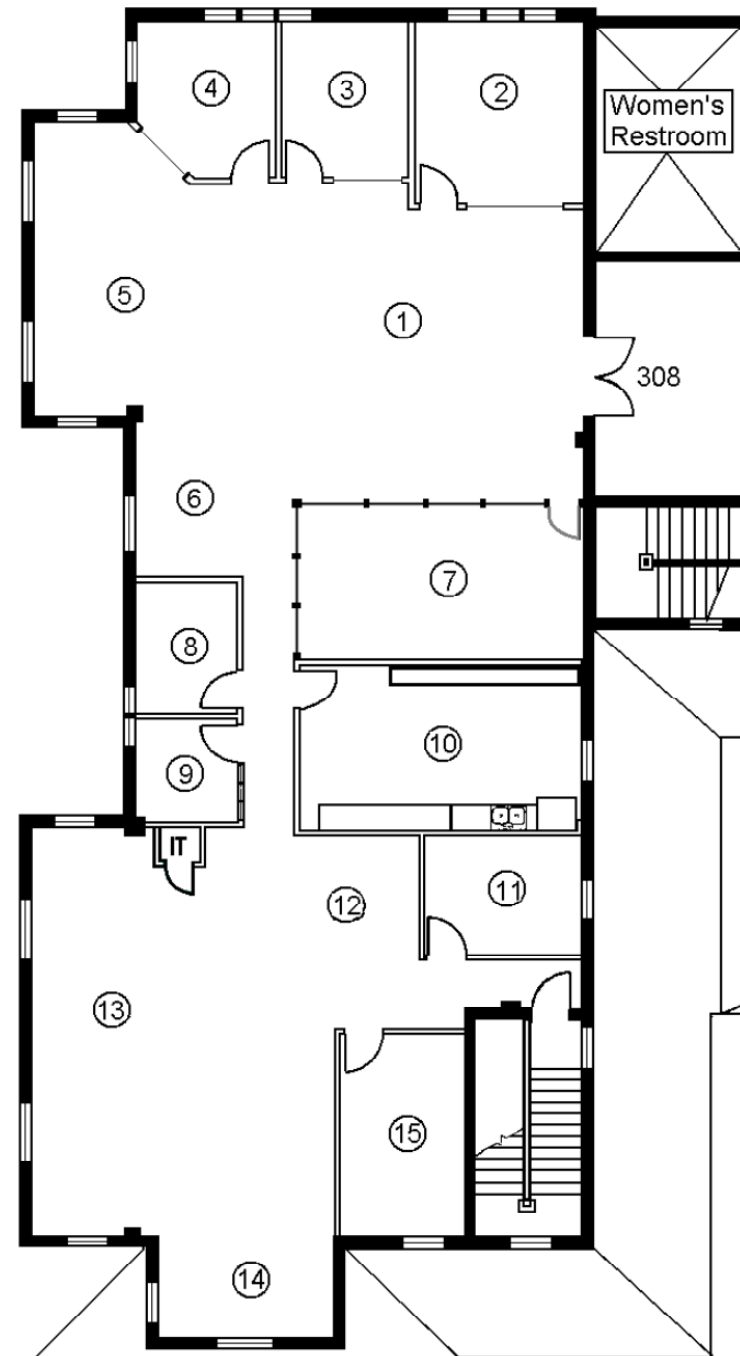




# SUITE 308 FLOOR PLAN

± 4,495 SF

- 6 Offices, Conference Room, Kitchen, Storage Room and Open Area
- Openable Windows
- Common Area Patios
- Available in 60 Days, Call Broker





# LOCAL AMENITIES

Manning Ave  
Santa Monica Fwy

CULVER CITY FARMER'S MARKET  
CERVETECA  
LA ROCCO'S  
MONTY'S GOOD BURGER  
PUBLIC SCHOOL 310  
PICCALILLI

IN-N-OUT

CAVA

WENDY'S

IVY STATION /  
CULVER METRO LINE STATION

PLATFORM  
BLUE BOTTLE COFFEE  
LOQUI  
MARGOT  
SWEET GREEN  
VAN LEEUWAN

TOYOTA

STARBUCKS  
CAFE VIDA  
S&W COUNTRY DINER  
SESTINA  
CITY TAVERN

TRADER JOE'S

CULVER STEPS  
SALT & STRAW  
MENDOCINO FARMS  
PHILZ COFFEE  
COREPOWER YOGA

RUSH STREET

BURGER LOUNGE  
LUNA GRILL





# SURROUNDING DEVELOPMENTS EAST

THE PLATFORM (NOT PICTURED)

IVY STATION

CULVER STEPS

CULVER HOTEL

CULVER STUDIOS

PALIHOTEL

MERALTA PLAZA





# SURROUNDING DEVELOPMENTS WEST



ONE CULVER

HARLOW

CULVER CITY MEDICAL PLAZA

KIRK DOUGLAS THEATER

BRICK AND MACHINE

MERALTA PLAZA





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