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CULVER CITY FLEX/CREATIVE OFFICE - FOR LEASE

3960 - 3962 LANDMARK STREET, CULVER CITY, CA 90232

PROPERTY HIGHLIGHTS

- 9 Private Offices, Conference room, Kitchen (x2), Restrooms and High Bay Fully HVAC'd Flex Area



- Large Glass Roll Up Doors for Fresh Air Cross Ventilation



- Private Compound Creative/Flex Facility



- Dedicated, Independent HVAC System



- Secured Facility with Access Controls Throughout



- Walker's Paradise(95)



- Separate Delivery Area for Packages, Mail & Food Delivery





PREMISES	3960 Landmark: ± 15,596 SF 3962 Landmark: ± 18,453 SF Total: ± 34,049SF				
RENT	Call Agent				
AVAILABLE	Immediate				
TERM	3 - 10 Years				
PARKING	2.5-3/1,000 (with Valet) \$150 Stall/month				
FEATURES	<ul style="list-style-type: none">- 16' - 23' Clear Span Column-free Open Areas- 6,000 SF of Newly Constructed Creative Office Space- Large Roll-Up Door Providing both Dock High and Drive-in Use- Adjacent to The Platform and Countless Amenities- Across from Metro Expo's Culver City Station- Minutes from I-10 on-ramp				
CONTACT	<table><tr><td>Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE# 01261129</td><td>Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE# 01729915</td></tr><tr><td>Aleks Trifunovic, SIOR 310.899.2721 atrifunovic@leewestla.com BKR DRE# 01363109</td><td>Tommy Isola 310.899.2709 tisola@leewestla.com AGT DRE# 01934684</td></tr></table>	Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE# 01261129	Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE# 01729915	Aleks Trifunovic, SIOR 310.899.2721 atrifunovic@leewestla.com BKR DRE# 01363109	Tommy Isola 310.899.2709 tisola@leewestla.com AGT DRE# 01934684
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1508 17th Street, Santa Monica, CA 90404
310.899.2700 | www.leewestla.com | dre# 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

3960 LANDMARK

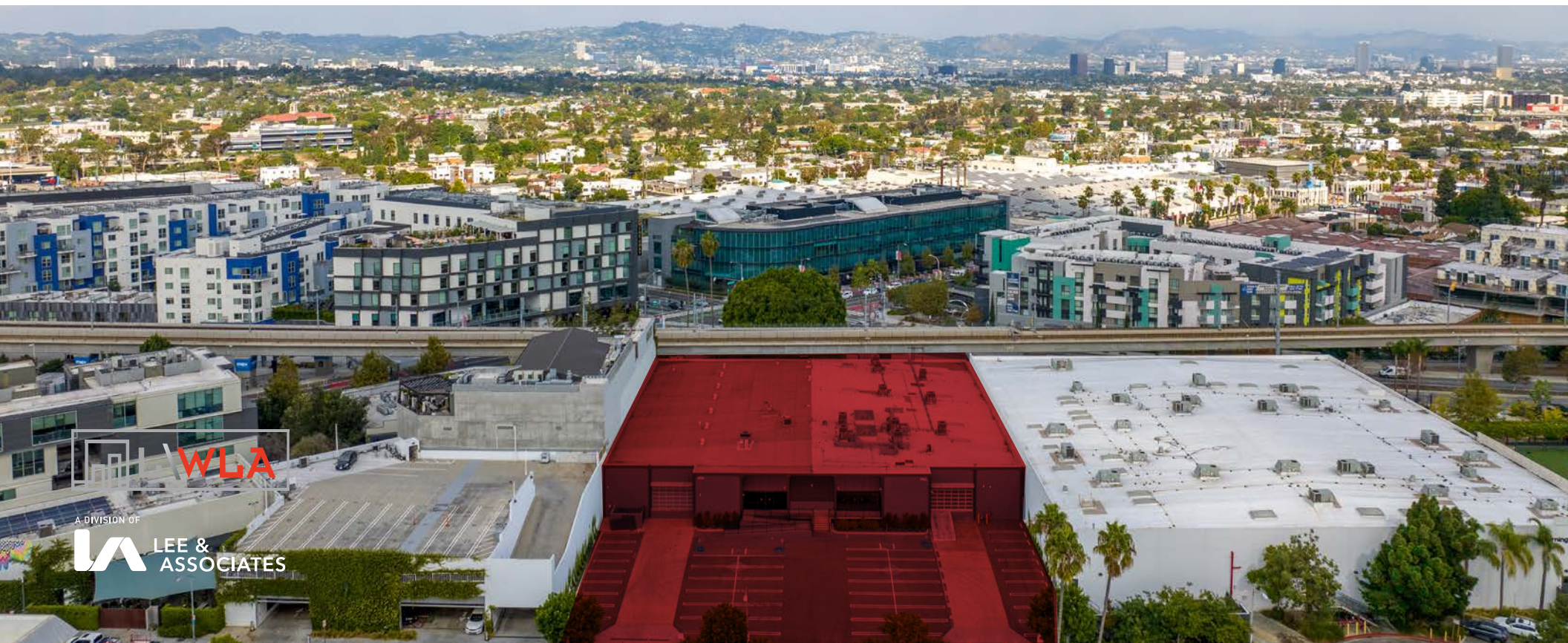


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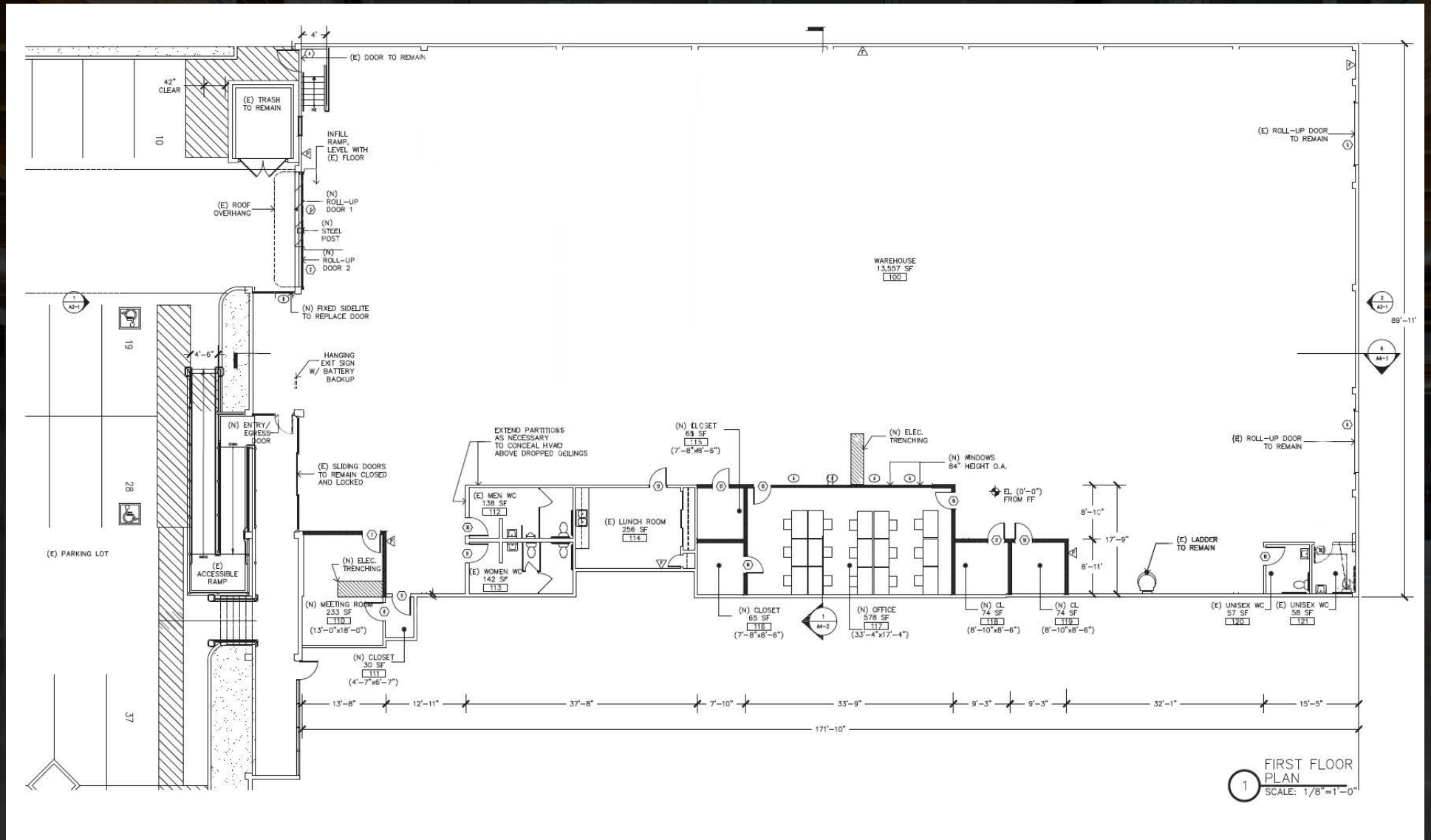
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3960 - FLOOR PLAN



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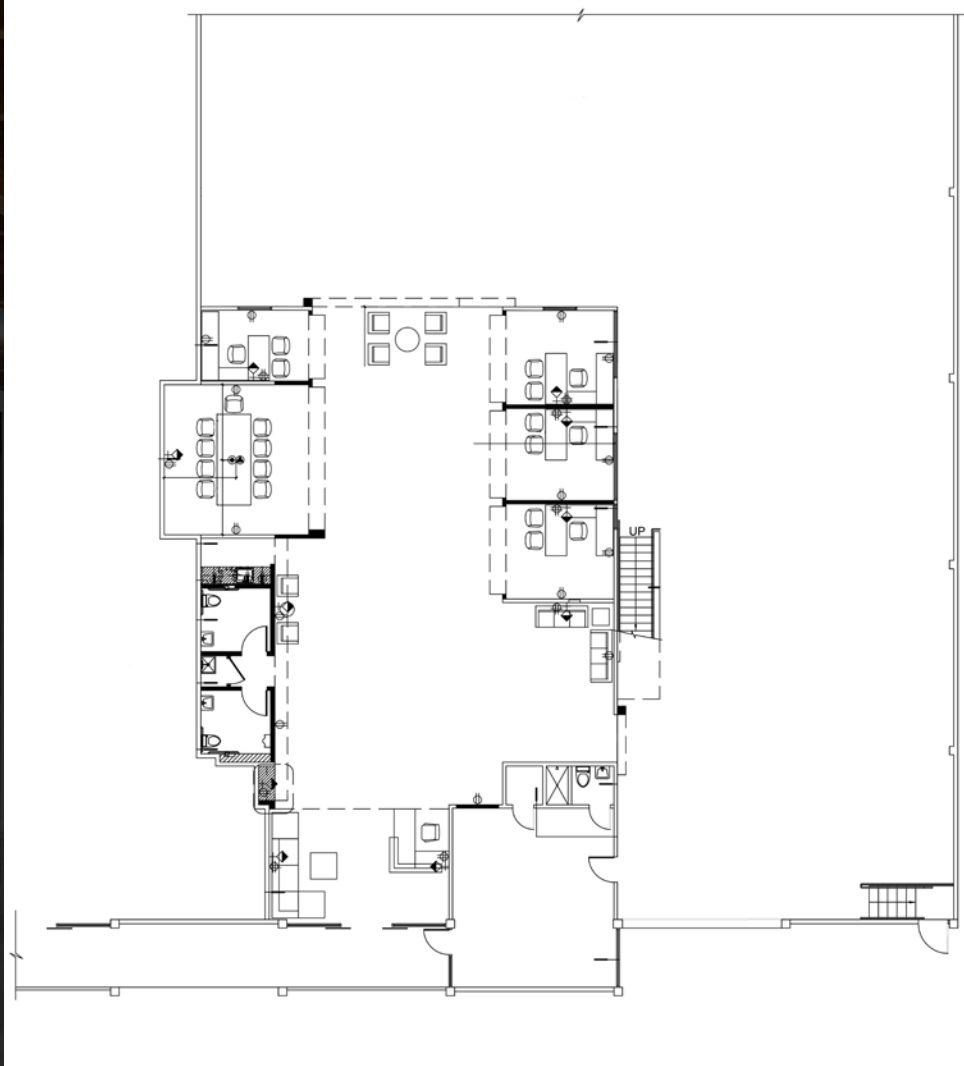
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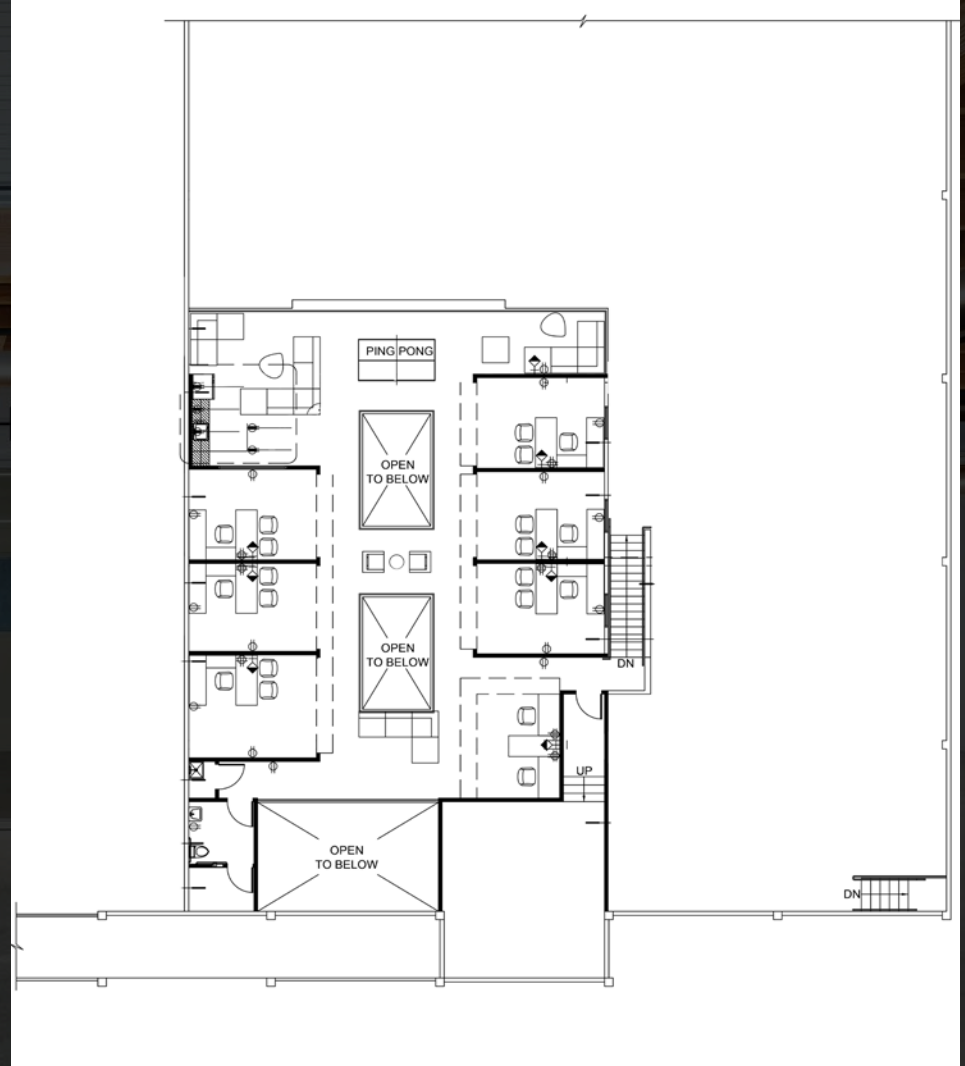
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310.899.2709
tisola@leewestla.com
AGT DRE 01934684

3962 - FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



A DIVISION OF



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tlody@leewestla.com
AGT DRE 01261129

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310.899.2721
atrifunovic@leewestla.com
BKR DRE 01363109

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NEARBY TENANTS

LAX

Playa Vista

Marina del Rey

Venice



Sony Studios

One Culver

Amazon

Culver Steps

The Platform

Ivy Station/HBO

Apple

Apple

Helms Bakery District

Washington Boulevard



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AMENITIES MAP



- 1. Margot
- 2. Platform
- 3. Bianca
- 4. Etta
- 5. Co-opportunity
- 6. Father's Office
- 7. Pasta Sisters
- 8. Pinches Tacos
- 9. Monroe Place
- 10. Trader Joe's
- 11. In-N-Out
- 12. Erewhon
- 13. Juliet
- 14. Roberta's
- 15. Los Angeles Ale Works
- 16. Equator Coffees
- 17. Cognoscenti Coffee
- 18. Altano Sports Bar
- 19. Breakaway Cafe
- 20. Van Leeuwen Ice

SUBJECT PROPERTY



Tibor Lody, SIOR
310.899.2720
tlody@leewestla.com
AGT DRE 01261129

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310.899.2721
atrifunovic@leewestla.com
BKR DRE 01363109

Keith Fielding
310.899.2719
kfielding@leewestla.com
AGT DRE 01729915

Tommy Isola
310.899.2709
tisola@leewestla.com
AGT DRE 01934684

Adam Levine
310.899.2703
alevine@leewestla.com
AGT DRE 02104830

Sofia Kristiansen
310.899.2718
skristiansen@leewestla.com
AGT DRE 02219316