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A DIVISION OF

LEE &
ASSOCIATES

PROPERTY DESCRIPTION



PREMISES First Floor ± 5,260 SF
Second Floor ± 5,600 SF
Total Premises ± 10,860 SF
(Can be Leased Separately)

RENT Year 1 \$2.50 Net
Year 2 \$2.60 Net
Year 3 and beyond TBD
(\$0.48 Nets PSF/Mo)

OCCUPANCY Immediate

TERM 3 - 5 Years

PARKING 3/1,000 SF AT \$150/Space/Month
(More Parking Available)

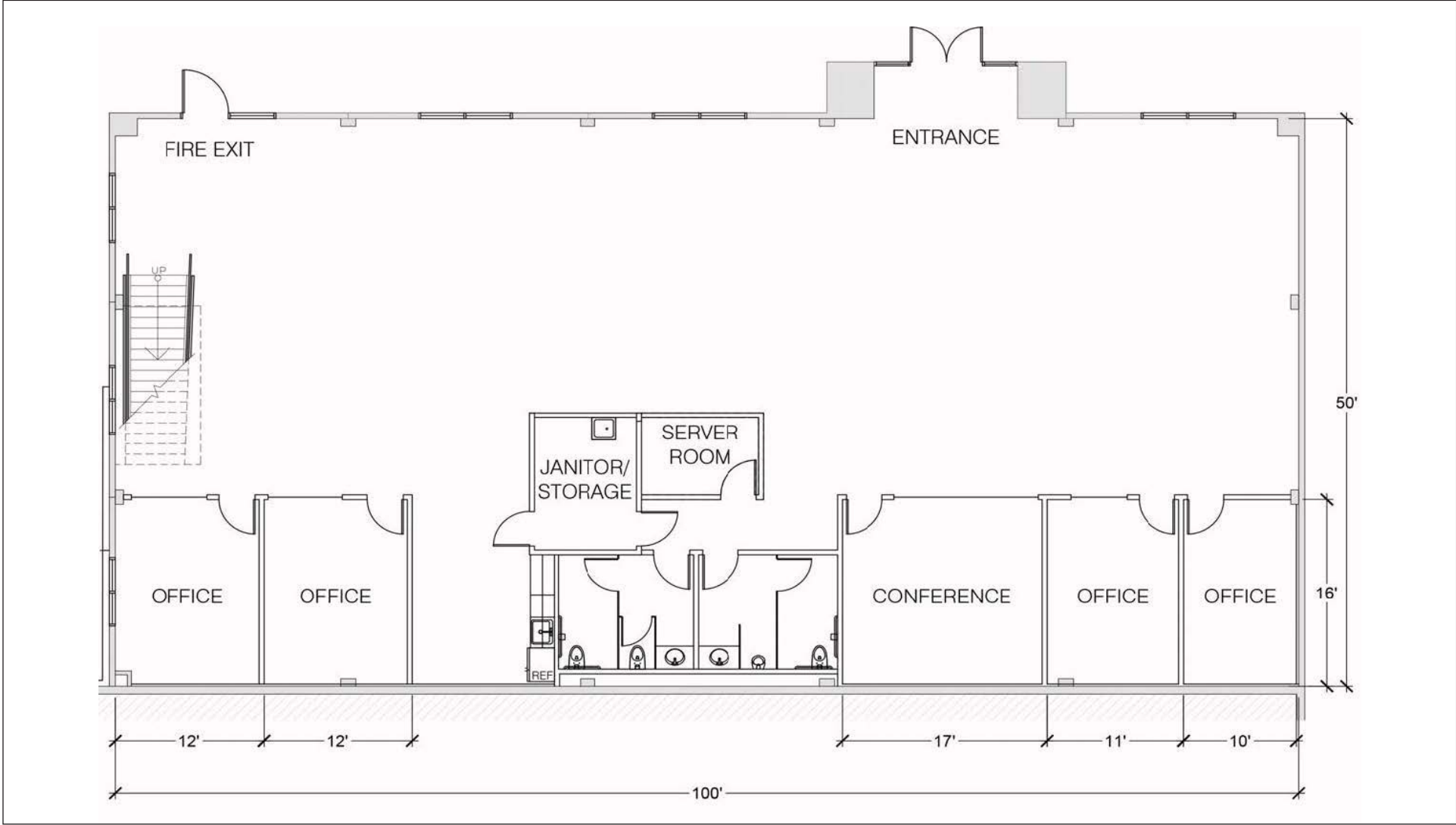
FEATURES

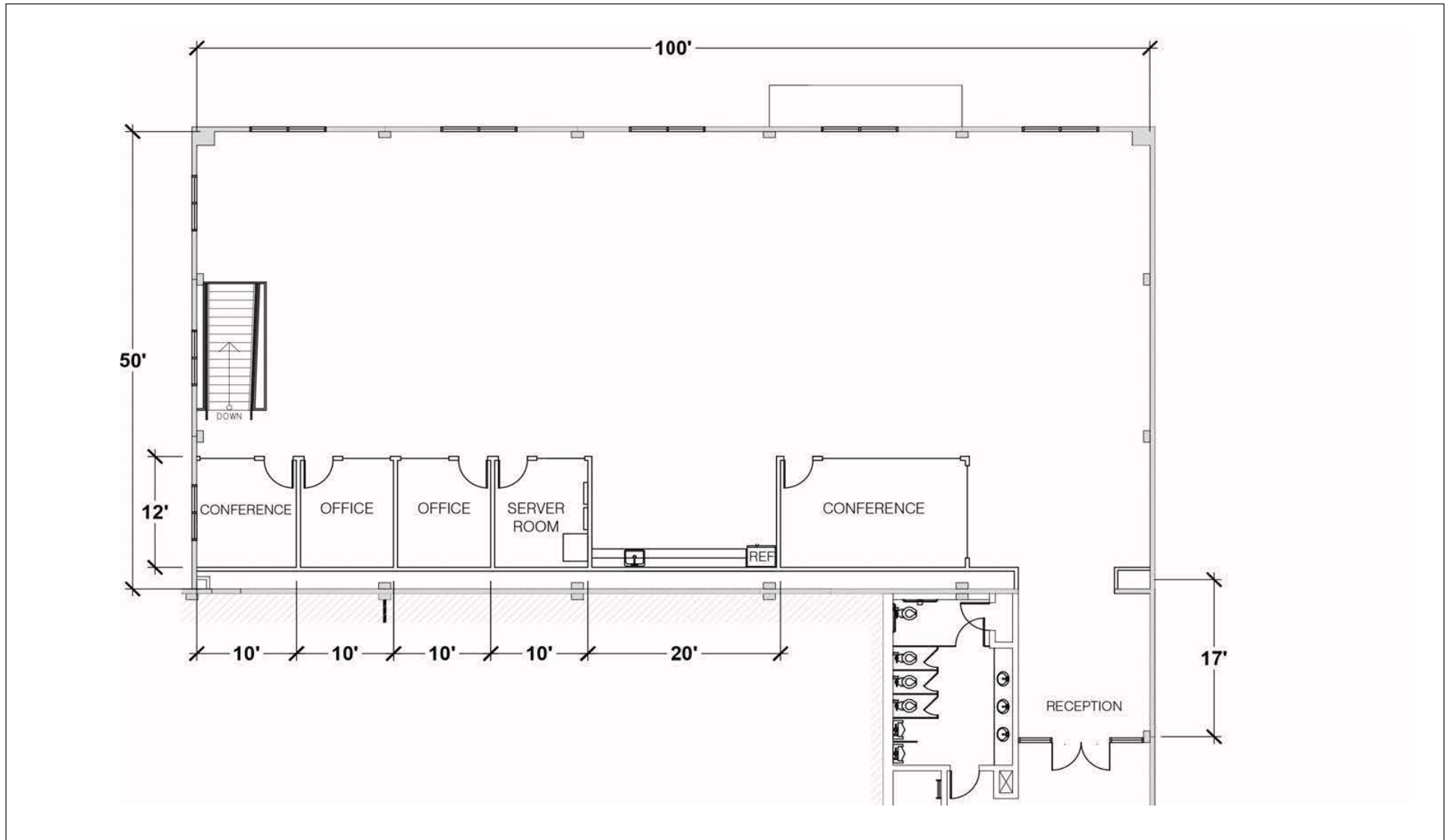
- Building Identity
- Polished concrete floors
- High and exposed ceilings, glass walls
- Natural light
- Private breakout rooms
- Open kitchens with stainless appliances
- Conference room
- Private on-site parking
- Private outdoor patio
- Separate Entrance
- 24/7 HVAC Control
- EV Chargers



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FIRST FLOOR INTERIORS



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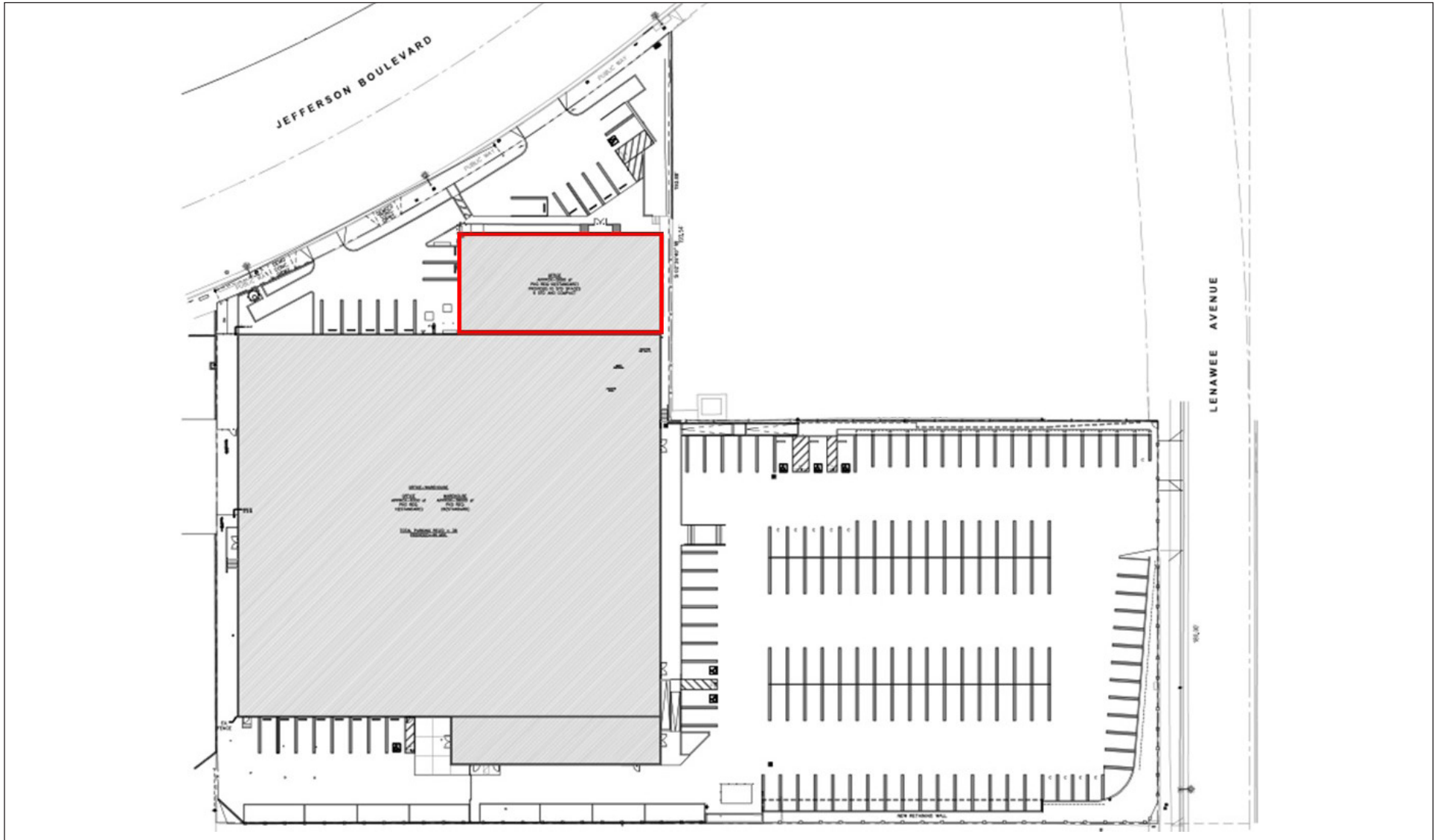
SECOND FLOOR INTERIORS



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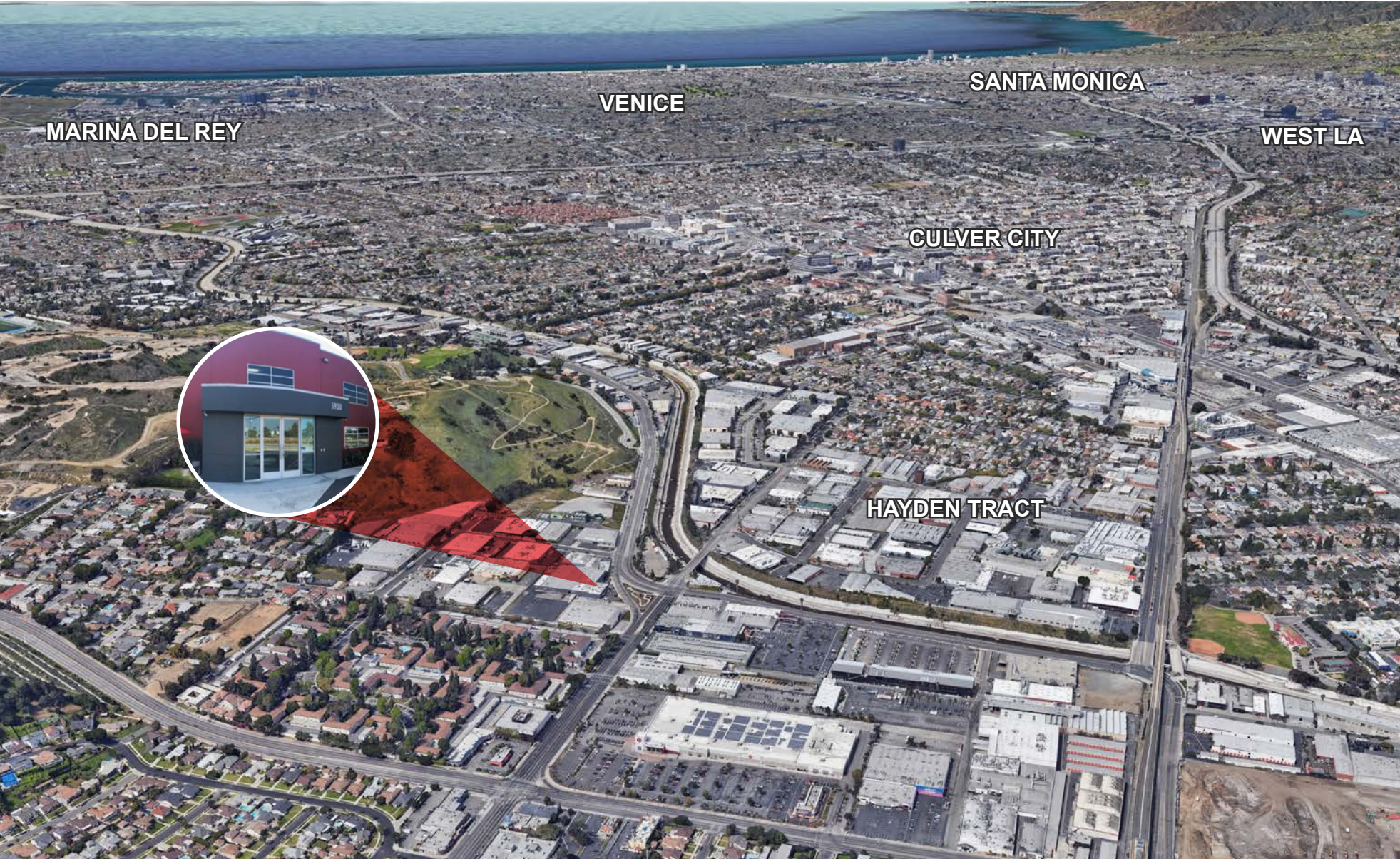
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SITE PLAN

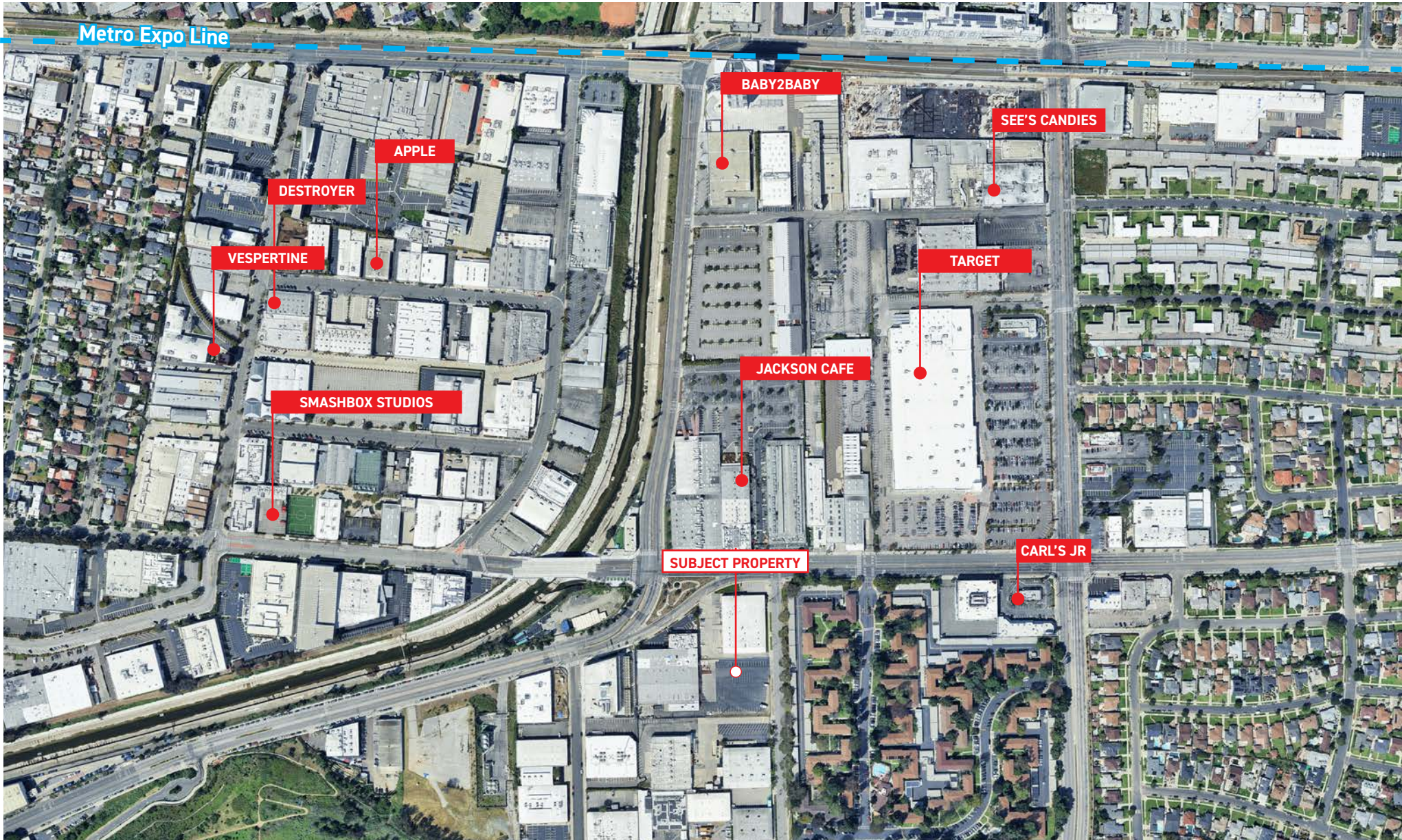
AERIAL MAP



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NEARBY RESTAURANTS & AMENITIES



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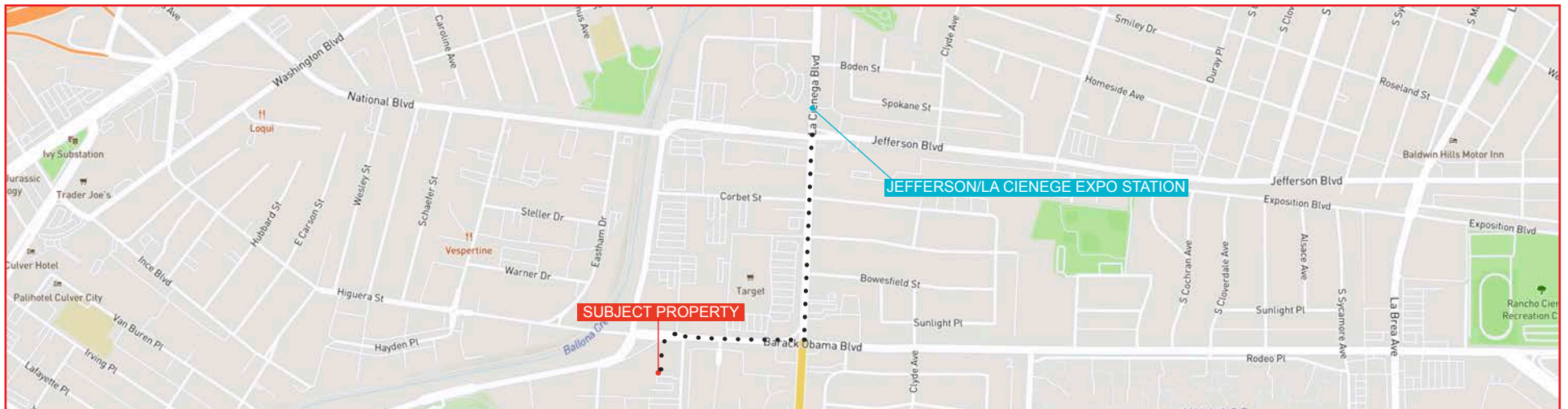
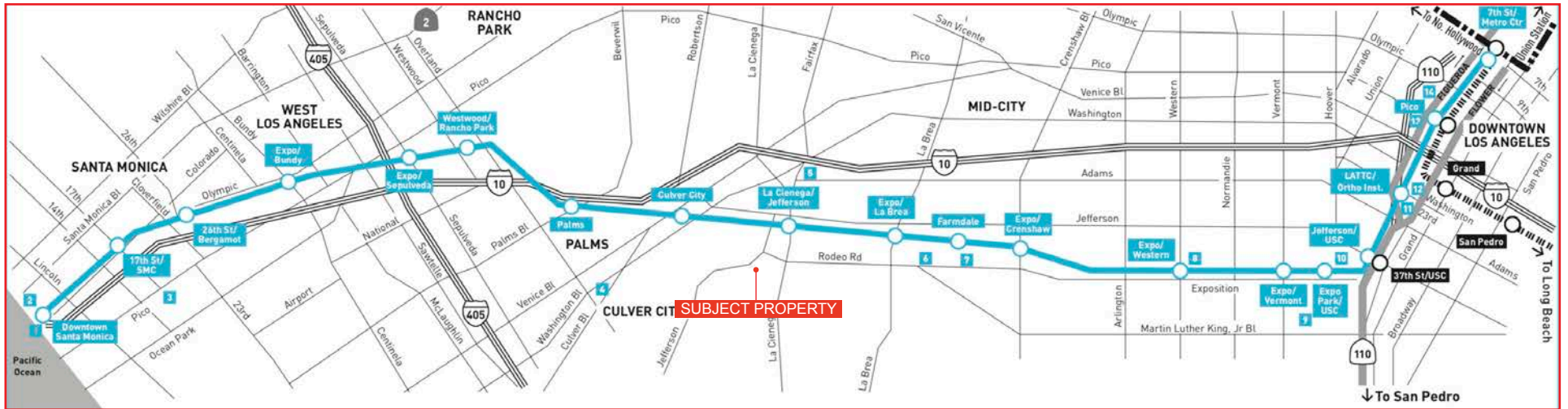
CULVER CITY CREATIVE TENANTS



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EXPO LINE



Walking distance to the Culver City and La Cienega Metro Station



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