

# 3641

3641 Holdredge Avenue  
Los Angeles, CA

Bow-Truss Creative  
Office For Lease



A DIVISION OF

**LEE &  
ASSOCIATES**

**PREMISES** Suite C ± 6,018 SF

**OCCUPANCY** 60 Days

**TERM** 3 – 5 Years

**RATE** \$4.75/SF NNN (EST. \$.65/SF)

**PARKING** 5 Reserved and 1 unreserved – \$175/space, with ample street parking

**LAYOUT** 11 Private Offices, 2 Conference Rooms, Full Kitchen, Copy Area, Reception and a Large Bullpen Space.

**FEATURES**

- Beautiful creative office space across from the Hayden Tract along the Jefferson Corridor.
- High end finishes, sandblasted bow-truss ceiling, polished concrete floors, and an excellent kitchen.
- Neighbor to Herman Miller and surrounded by many other creative tenants.
- Located in the Culver City submarket, which includes tenants such as Apple, Amazon, HBO/Warner Media, Scopely, Anonymous Content, and more.
- Adjacent to the Baldwin Hills Trail and bike path.
- High speed internet
- Close proximity to the Metro Expo Line.

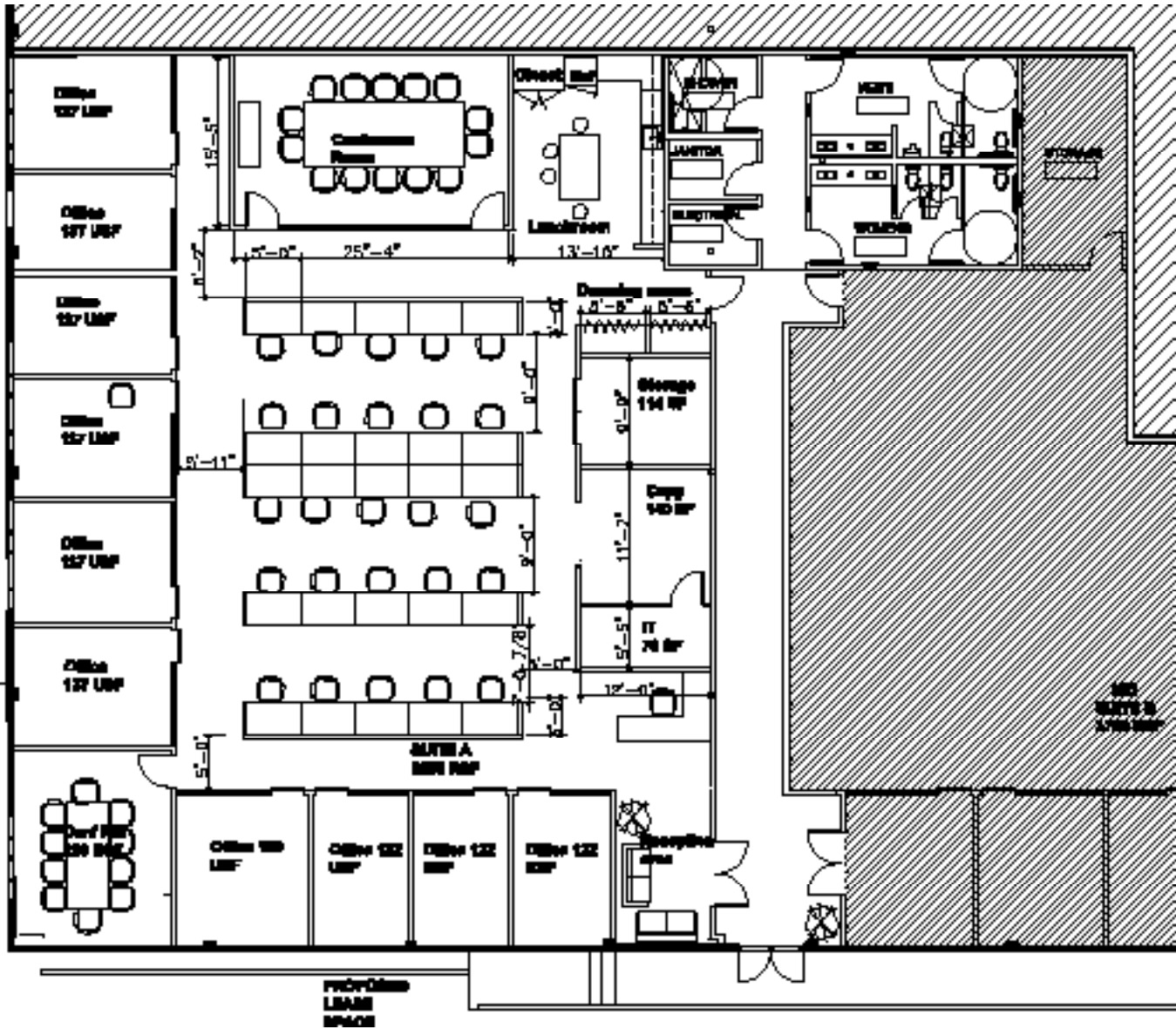
**CONTACT**

Tibor Lody, SIOR 310.899.2720 tlody@leewestla.com AGT DRE 01261129	Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE 01729915
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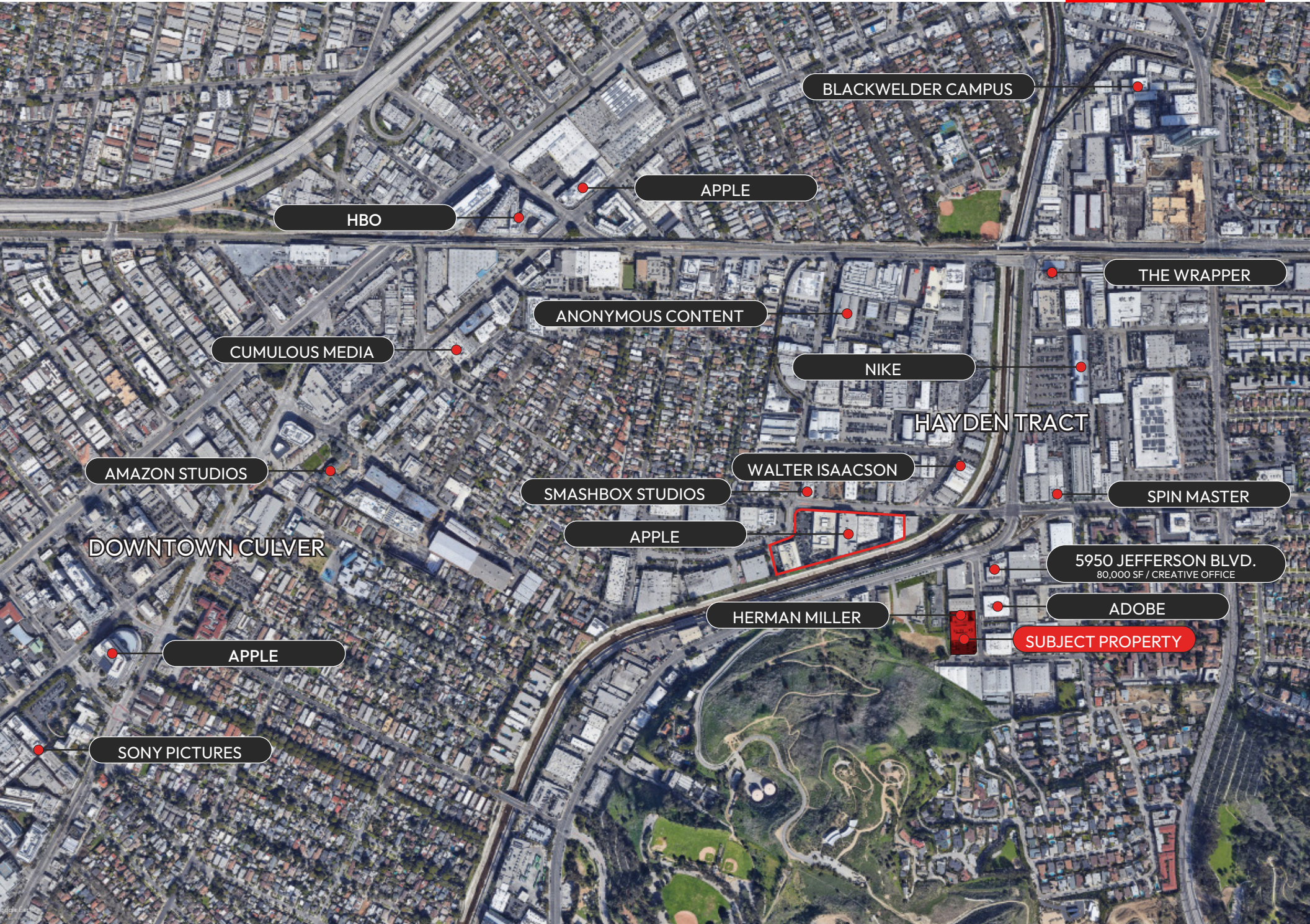




# FLOOR PLAN



# TENANT MAP



BLACKWELDER CAMPUS

APPLE

HBO

THE WRAPPER

ANONYMOUS CONTENT

CUMULOUS MEDIA

NIKE

HAYDEN TRACT

AMAZON STUDIOS

WALTER ISAACSON

SMASHBOX STUDIOS

SPIN MASTER

DOWNTOWN CULVER

APPLE

5950 JEFFERSON BLVD.  
80,000 SF / CREATIVE OFFICE

APPLE

HERMAN MILLER

ADOBE

SUBJECT PROPERTY

SONY PICTURES

# Contact Information



## **Aleks Trifunovic, SIOR**

President  
310.899.2721  
atrifunovic@leewestla.com  
BKR DRE 01363109



## **Tommy Isola**

Principal  
310.899.2709  
tisola@leewestla.com  
AGT DRE 01974024



## **Keith Fielding**

Principal  
310.899.2719  
kfielding@leewestla.com  
AGT DRE 01729915



## **Tibor Lody, SIOR**

Principal  
310.899.2720  
tlody@leewestla.com  
AGT DRE 01261129



## **Adam Levine**

Associate  
310.899.2703  
alevine@leewestla.com  
AGT DRE 02104830



LEE & ASSOCIATES  
LOS ANGELES WEST, INC.

1508 17th Street, Santa Monica, CA | 310.899.2700 | [www.leewestla.com](http://www.leewestla.com)