

FOR LEASE OR SALE



www.leewestla.com | dre 01222000

RARE WESTSIDE FLEX OPPORTUNITY

8432 Steller Drive, Culver City, CA 90232

PREMISES ± 25,000 SF Building
± 37,132 SF Land

RENT \$2.75/ SF NNN

SALE \$20,000,000

OCCUPANCY Q3 2021

TERM 5 - 10 Years

PARKING 51 Spaces - \$165/car/month

ZONING CCIG

APN 4205-023-005

FEATURES

- Rare Westside Flex Building
- Brick Bow Truss
- 100% HVAC
- 12' clear to Bottom of Truss
- 1 Dock-High and 1 Drive-In Door
- Great Location in Culver City's Hayden Tract
- Minutes to Culver and La Cienega Metro Station
- 5 Minutes to Downtown Culver City
- Easy Access to 10 Freeway
- Neighbors include Apple, Nike, WeWork, Tennis Channel, Walton Isaacson
- Hottest Westside Submarket

CONTACT

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Terms of sale or lease are subject to change or withdrawal without notice.

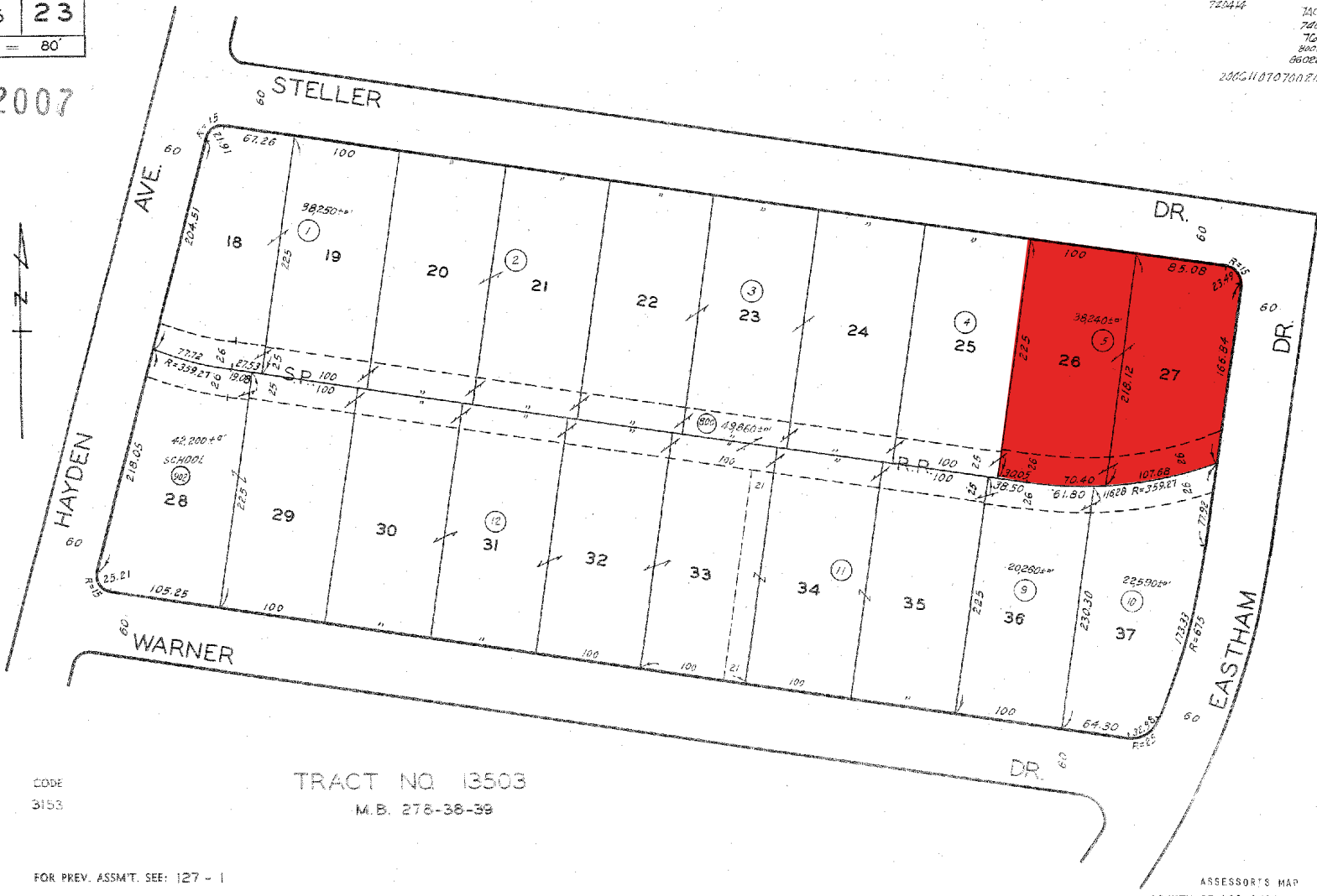


**8432 STELLER DRIVE
CULVER CITY, CA 90232**

PARCEL MAP

4205 | 23
SCALE 1" = 80'

2007



720414
7405096x4
740904
760225
80081901
860227410-66
200511070002001-25



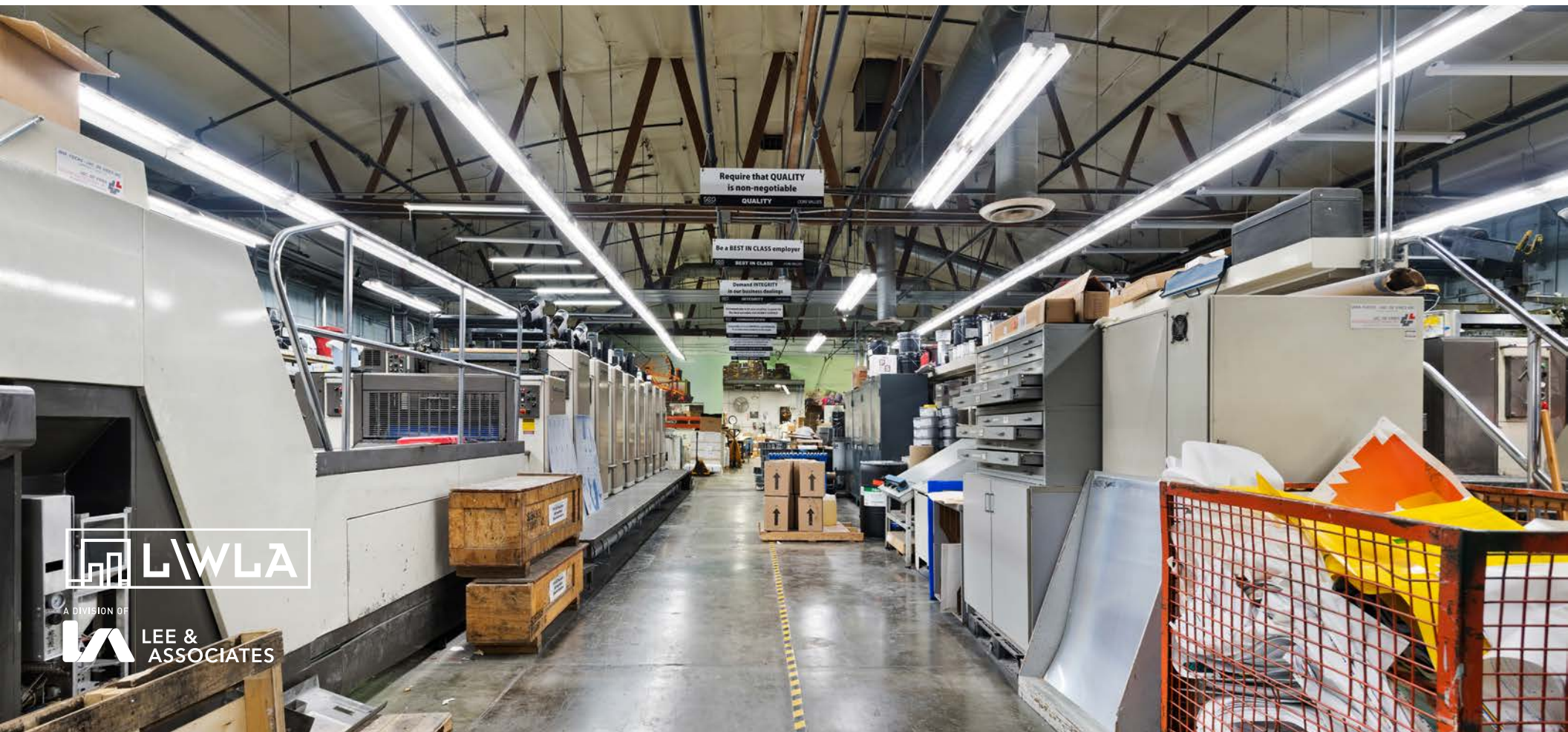
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EXISTING FLOOR PLAN

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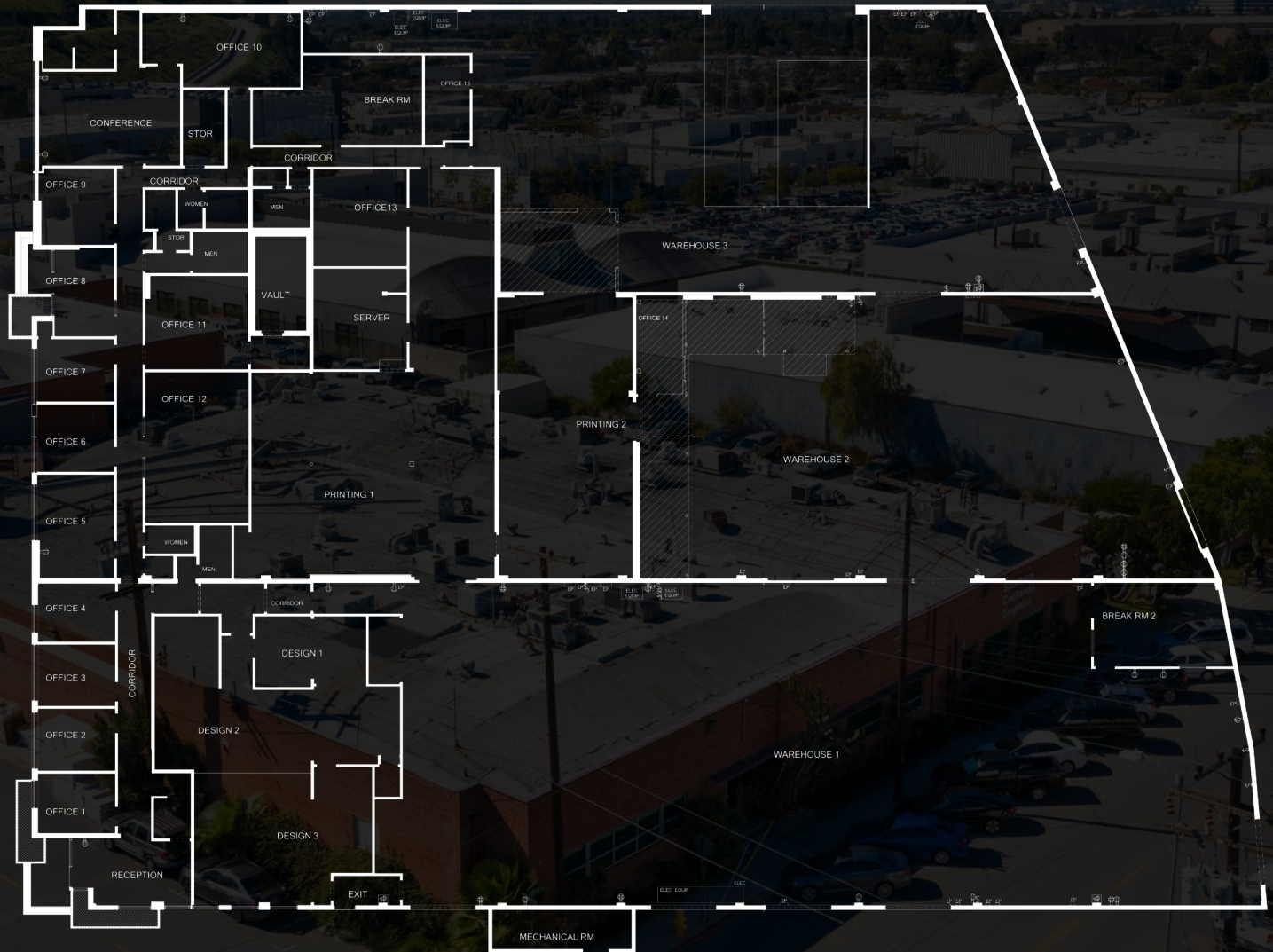
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