

# FREESTANDING BOW-TRUSS CREATIVE/FLEX BUILDING FORMER POST OFFICE

**REDUCED PRICING**



**3740 MOTOR AVENUE  
LOS ANGELES, CA 90034**



# Property Information

## PREMISES

± 6,100 RSF

## RENT

\$3.25/SF NNN (Nets approx. \$0.35)

## PARKING

9 Spaces (gated)

## OCCUPANCY

30 Days

## CEILING HEIGHT

12'-19'

## FEATURES

- Standalone Creative Flex/Office Space
- 10 Private Offices, 1 Conference Room, Open Bowtruss Warehouse Area, New Restrooms, New Kitchen, Ample Outdoor Space
- Excellent Location Adjacent to Culver City
- Easy Access to the 10 and 405 Freeways

## CONTACTS

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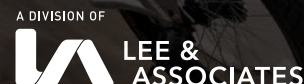
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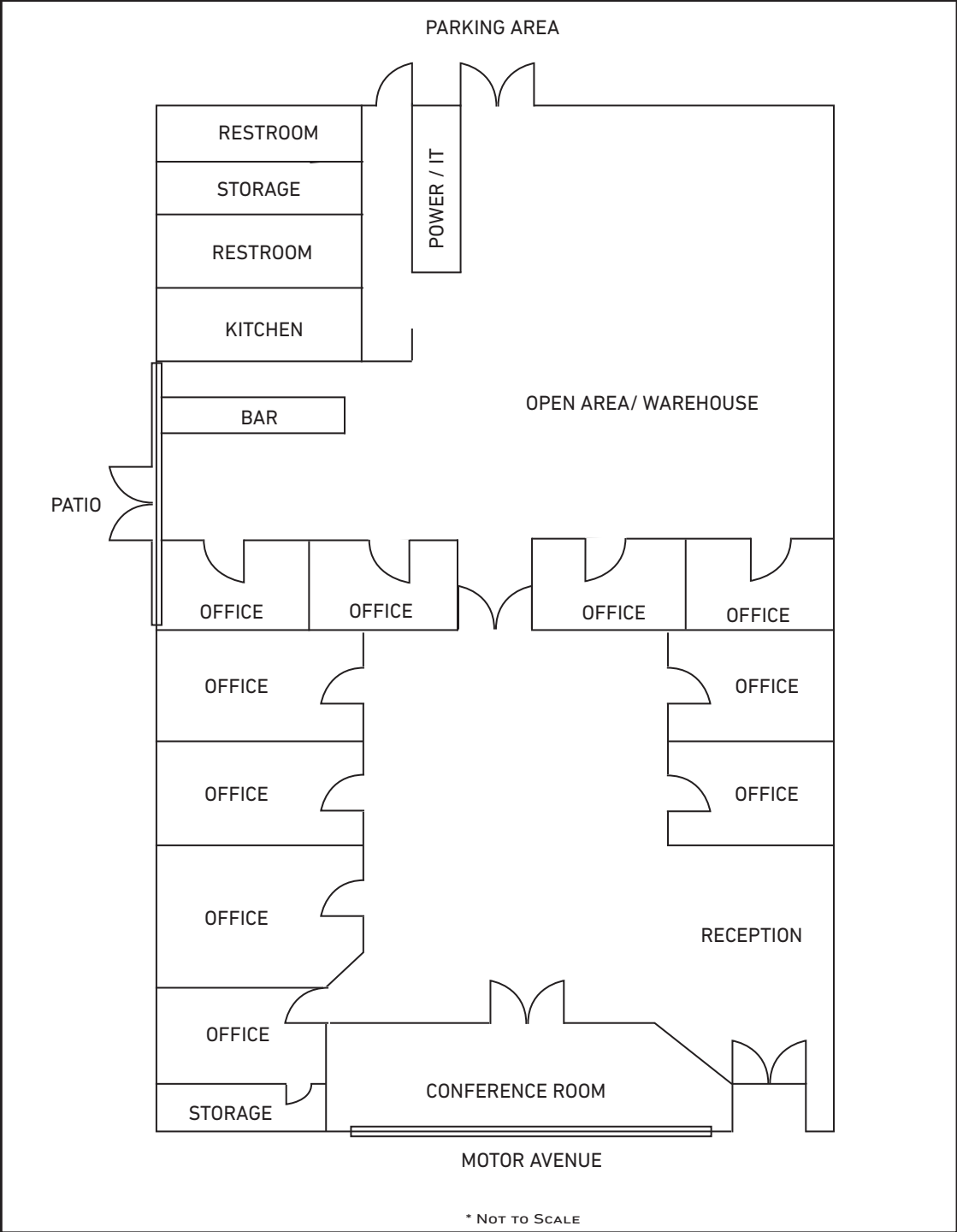
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# Floor Plan





# Aerial Photo



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# Amenity Map

## ON THE BLOCK

- Coffee Commissary
- The Garage Bar
- Lobster & Beer
- Madre Restaurant
- Simpang Asia
- Little Marionette Cafe



Benny's Tacos

Natalie Thai

Trader Joe's

Rocco's Tavern

In-In-Out

Cava

## The Platform

- Blue Bottle Coffee
- Loqui
- Margot
- Sweet Green
- Van Leeuwen
- Roberta's
- Bianca Bakery

## Culver Steps

- Salt & Straw
- Philz Coffee
- Pop's Bagels
- Mendocino Farms
- Afuri Ramen
- Yunomi Handroll
- Laurel Grill
- Erewhon

Everytable

Gaby's Restaurant

Es Con Sabor West

Versailles Cuban Food

Gloria's Café

Super Domestic Coffee

Café Vida

Village Well Books & Coffee

Nong La Vietnamese

Jameson's Pub

Brotman Medical Center

Smart & Final Extra!

CULVER CITY

Kenneth Hahn S  
Recreational A

Culver City Park





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