

# 3515 Eastham Drive Culver City, CA

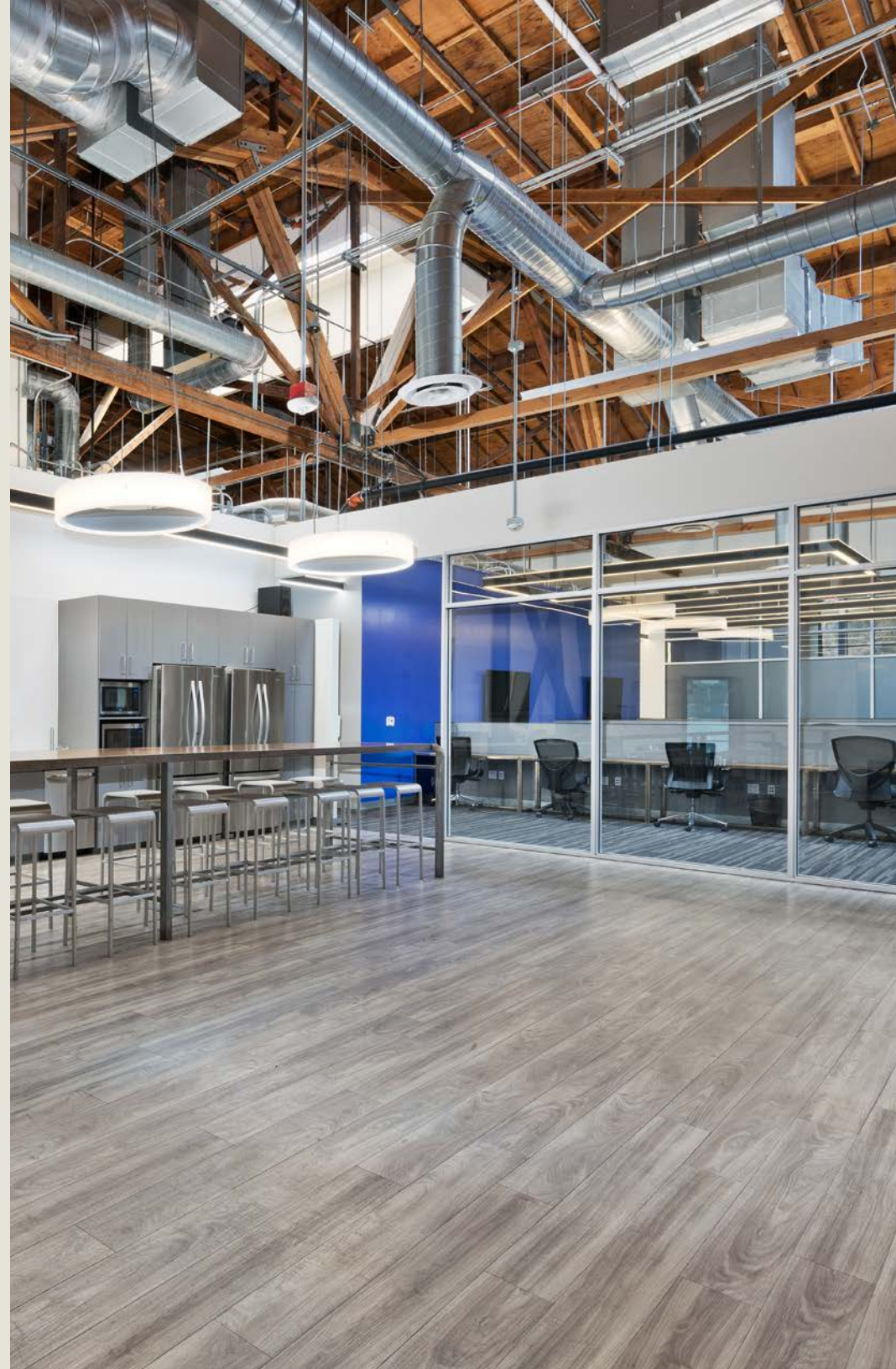
Creative/Flex Space  
For Sale or Lease



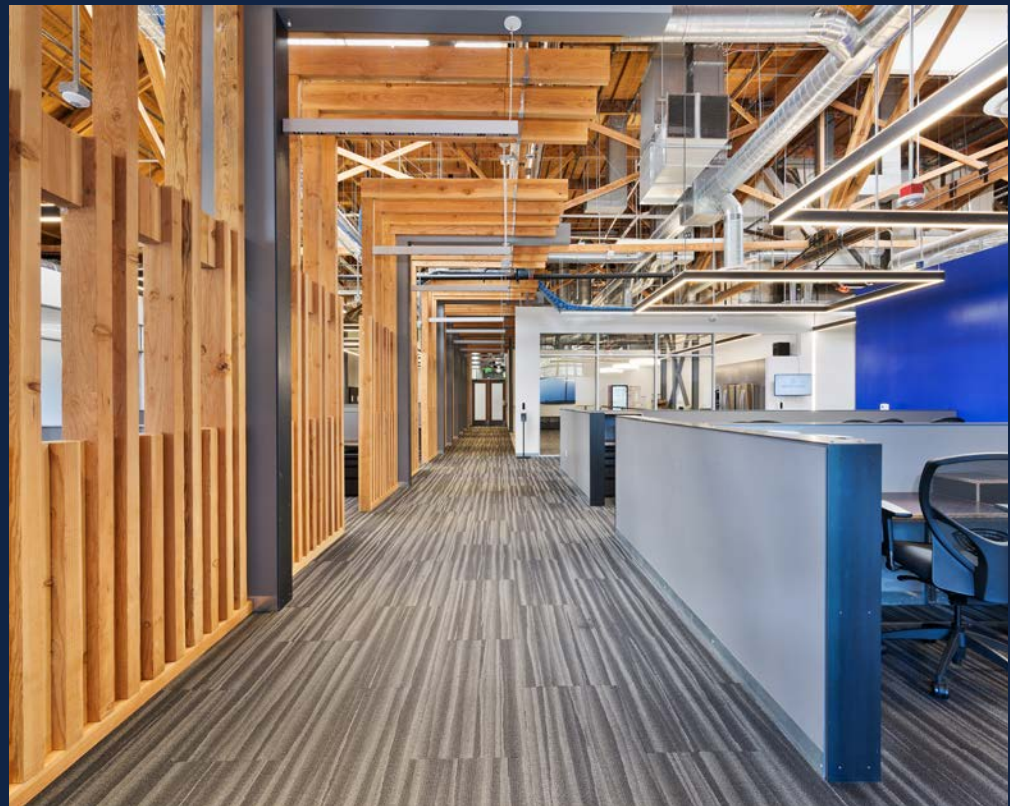
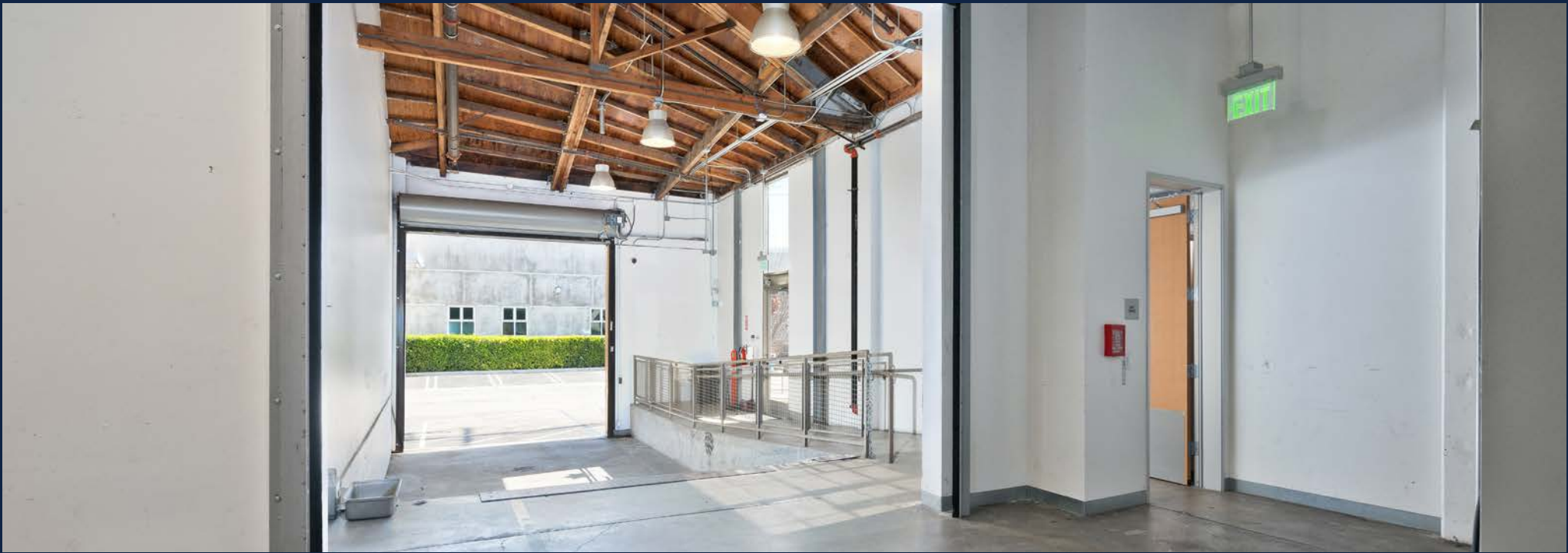
# Property Details

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- 26,408 SF Office & Production Space
- Easy conversion to Flex/Industrial Uses
- High Volume, Bow Truss, Wood Beam Ceiling
- 1200 amps, 277/480v and HVAC Systems (+/-100 tons)
- Server Room with Supplemental HVAC
- Collaborative Workspaces & Conference Rooms
- Kitchen Area
- Restrooms with Shower
- Parking: 37 spaces on site. (11 off site spaces available with lease)
- Covered Loading Dock with Roll-up Door
- Call for Pricing







# Production Studio Improvements



# Existing Production Studio Floor Plan

## PREMISES

26,408 SF

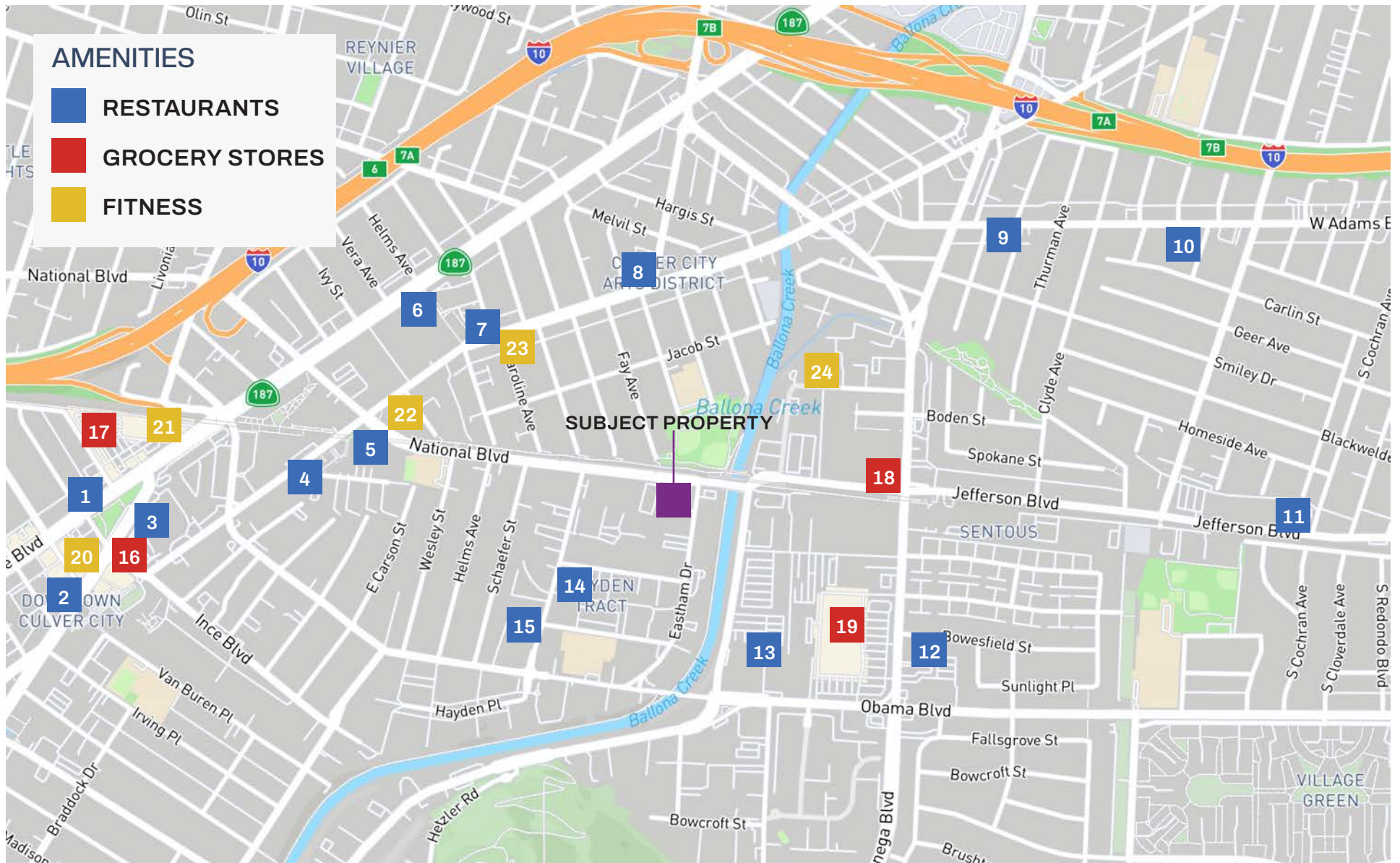


# Hypothetical Creative Flex Plan

## PREMISES

26,408 SF





|                         |                   |                          |                   |                   |                  |
|-------------------------|-------------------|--------------------------|-------------------|-------------------|------------------|
| 1 IN N OUT              | 5 MARGOT          | 9 MU.SO COFFEE           | 13 JACKSON'S CAFE | 17 SPROUTS        | 21 PURE BARRE    |
| 2 CITIZEN PUBLIC MARKET | 6 FATHER'S OFFICE | 10 FARMHOUSE KITCHEN     | 14 DESTROYER      | 18 WHOLE FOODS    | 22 ORANGETHEORY  |
| 3 THE BROTHERS SUSHI    | 7 PASTA SISTERS   | 11 NOURMANDIE BAKERY     | 15 VESPERTINE     | 19 TARGET GROCERY | 23 TRAINING MATE |
| 4 BIANCA                | 8 MONROE PLACE    | 12 QUEBOBS MEDITERRANEAN | 16 TRADER JOE'S   | 20 EQUINOX        | 24 GYM TONIC     |



# Contact Information



## 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



## 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



## 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)

