

3523-3525 EASTHAM DRIVE

CULVER CITY, CA 90232



FOR LEASE



A DIVISION OF



**FREESTANDING CREATIVE / FLEX OFFICE
IN THE HEART OF THE HAYDEN TRACT**

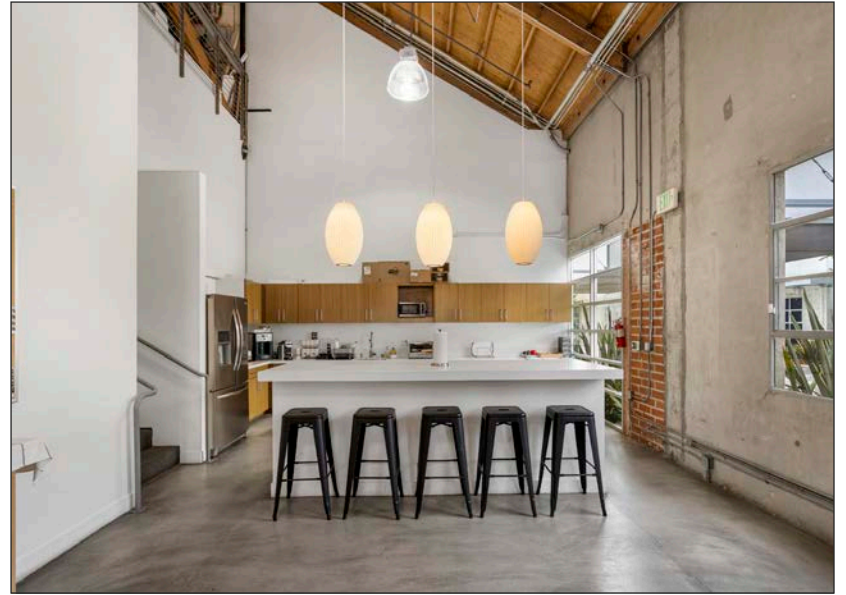


PREMISES:	± 32,874 SF
RENT:	\$3.75/SF, IG (\$0.15/SF CAM)
OCCUPANCY:	Immediate
PARKING:	78 On Site Spaces (\$180/Stall/Month) 12 Off Site Spaces (\$175/Stall/Month)

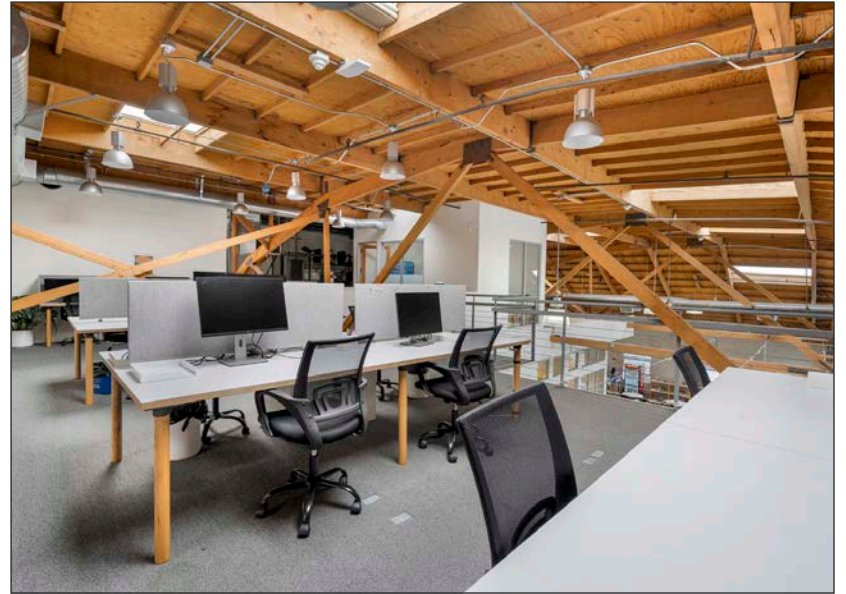
FEATURES

- Freestanding Creative Office Building in the Heart of Hayden Tract
- High, Exposed Bow Truss Ceilings
- 3 Ground Level Loading Doors and 3 Dock High Loading Doors
- Ceilings are 14 Ft. to the Bottom of the Truss and 24 Ft. to the Top of the Lid
- 3523 has 2 Stages with Lighting Grid
- Polished Concrete Floors Throughout
- Ample Natural Light
- Private Offices and Open Work Space
- Full Modern Kitchen
- 3523 has 9 Rooftop HVAC Units and 6 Split Units Totaling 73 Tons
- 3525 has 6 Rooftop HVAC Units Totaling 34 Tons
- 1200 amps—600 amps per side—277/480 volt, 3 phase, 4 wire
- Walking distance to Downtown Culver City, The Platform, and Ivy Station
- Surrounded by a Multitude of Creative Office Users and Amenities
- Close proximity to National/Jefferson Metro Stop and Culver City Bike Path

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.







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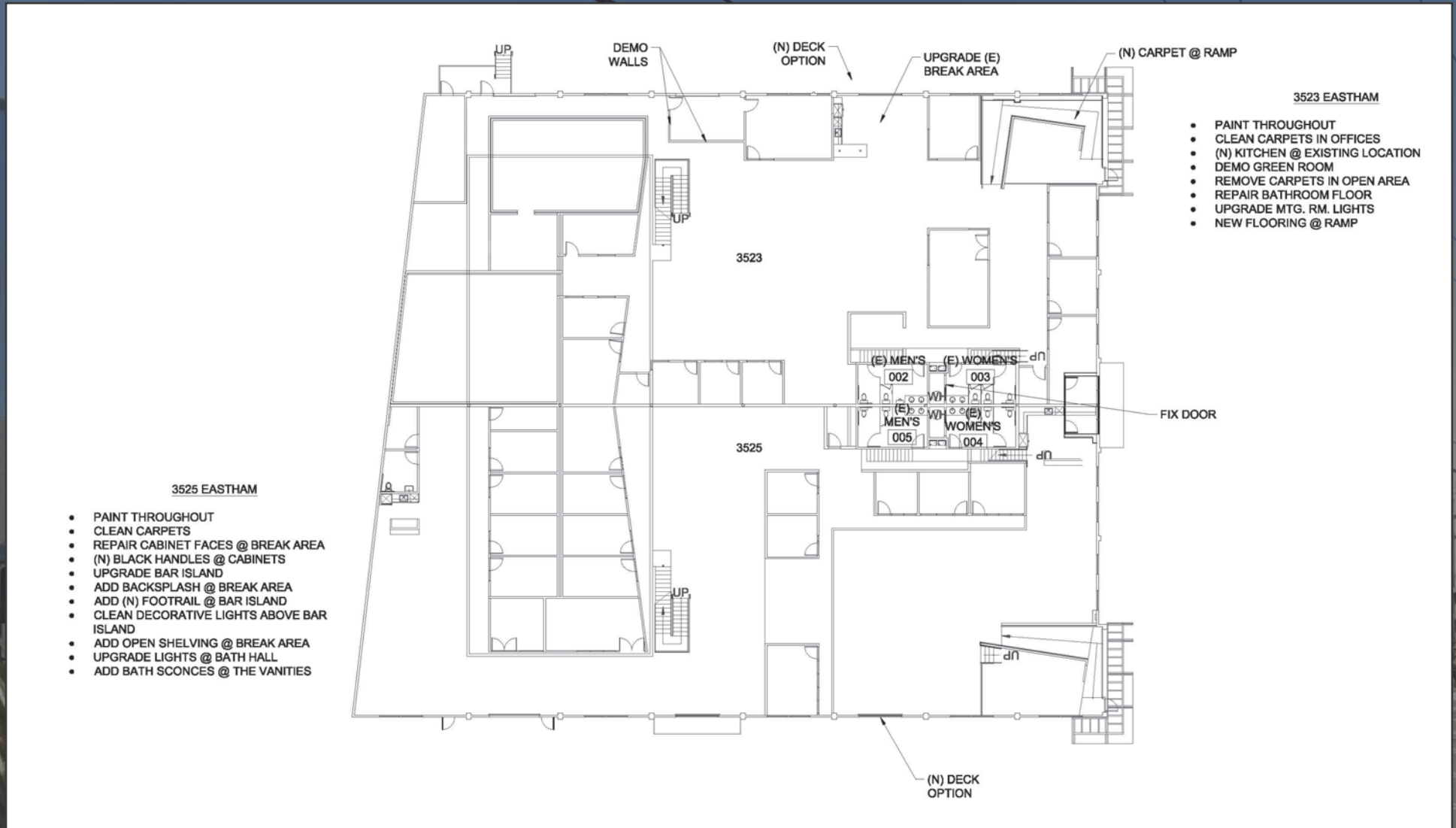
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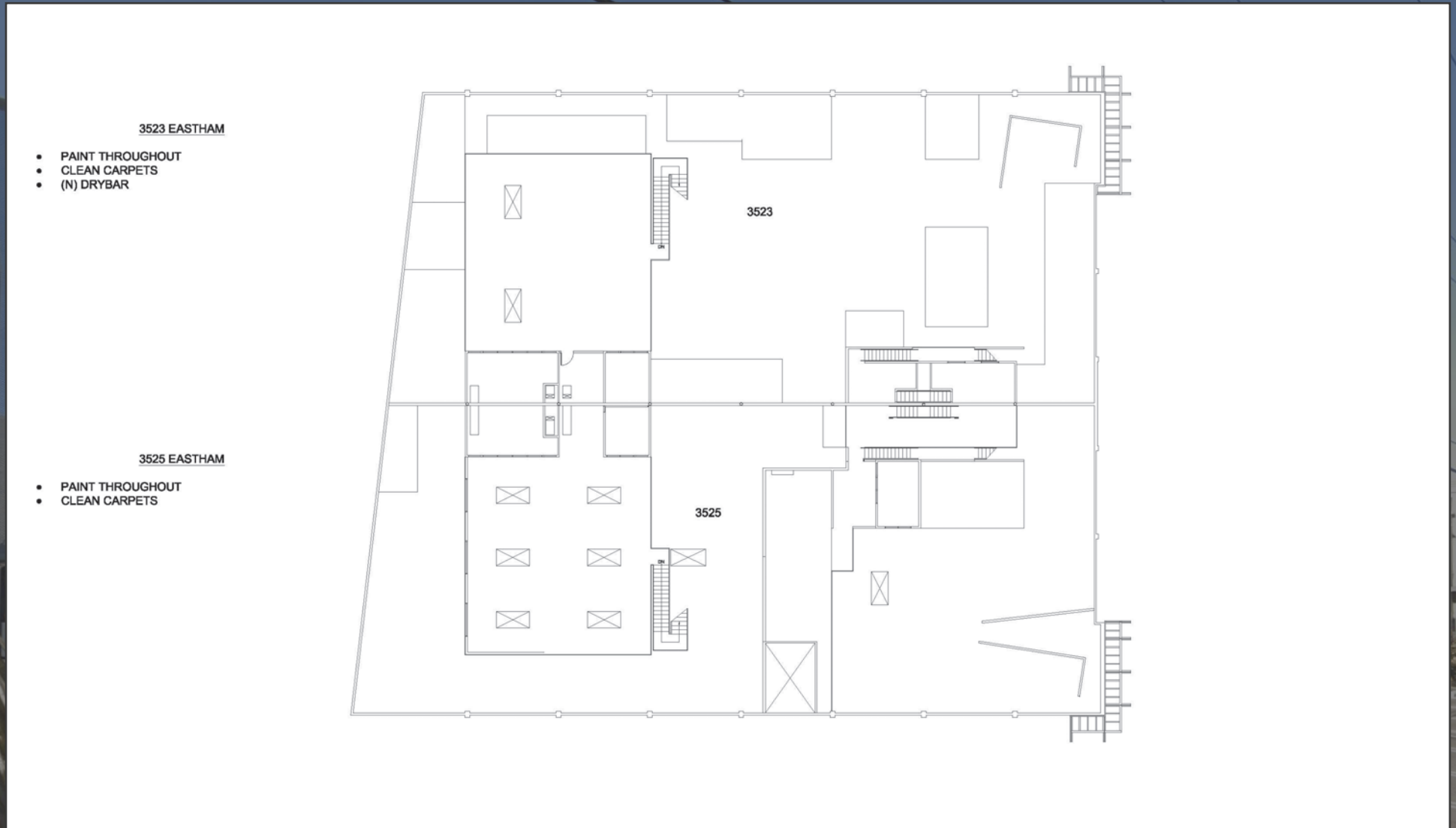


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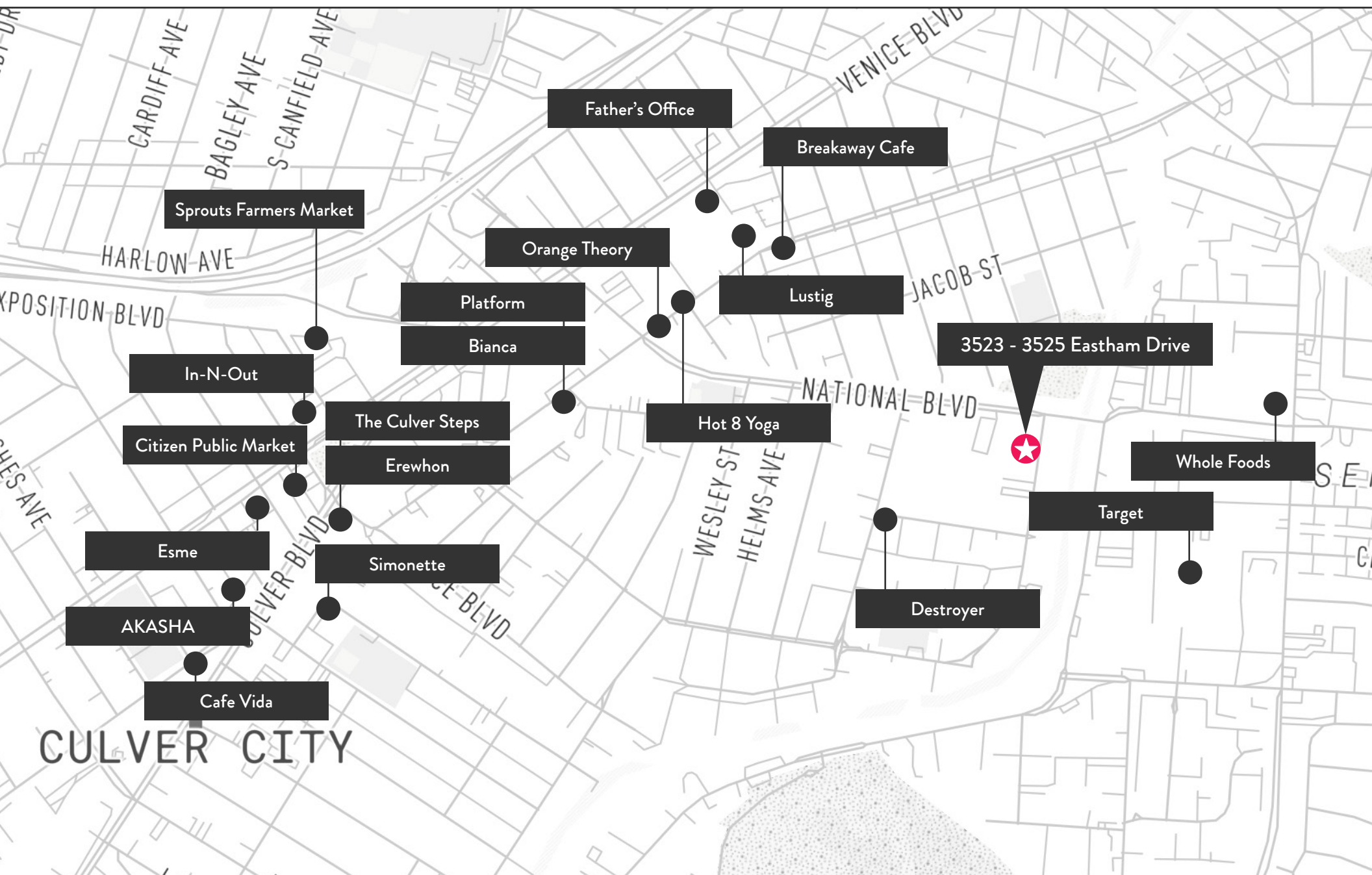
PROPOSED FLOOR PLAN

FIRST FLOOR





LOCAL AMENITIES



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