3523-3525 EASTHAM DRIVE

CULVER CITY, CA 90232

FOR LEASE

LWLA

A DIVISION OF LEE & ASSOCIATES

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

PREMISES: ± 32,874 SF

RENT: $3.75/SF, IG ($0.15/SF CAM)

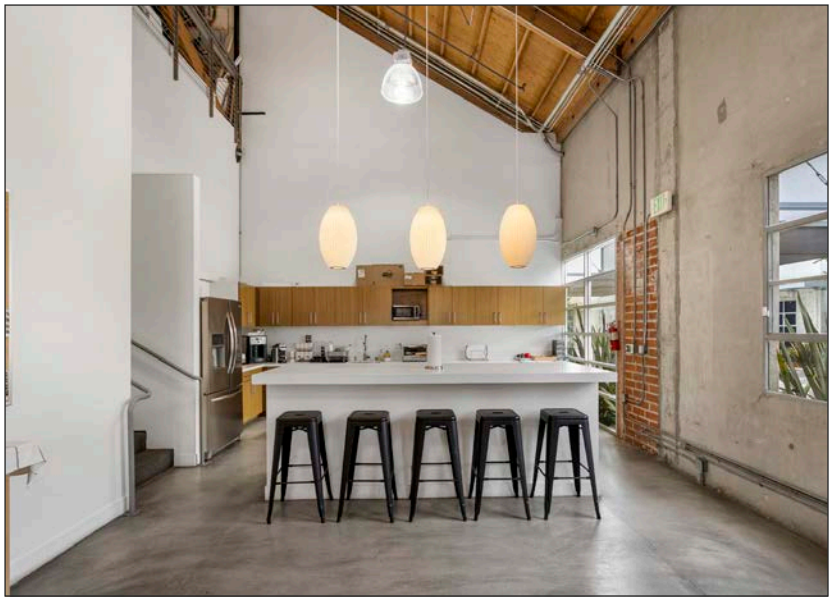
OCCUPANCY: Immediate

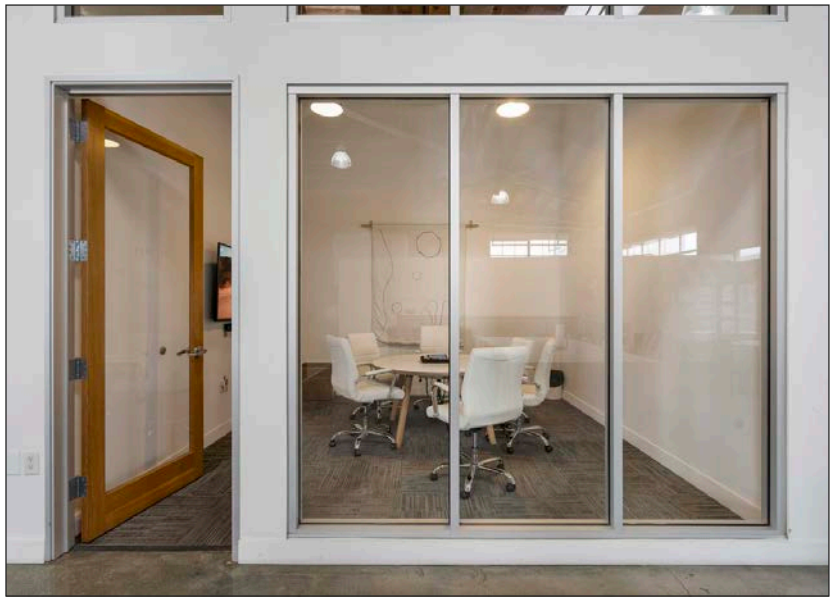
PARKING: 78 On Site Spaces ($180/Stall/Month)
12 Off Site Spaces ($175/Stall/Month)

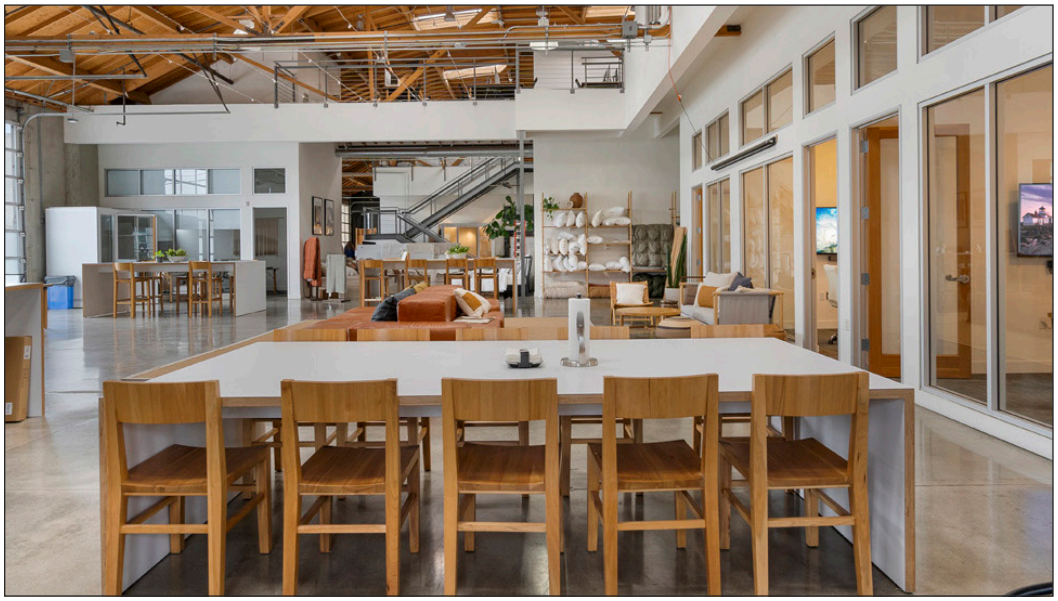
FEATURES

- 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

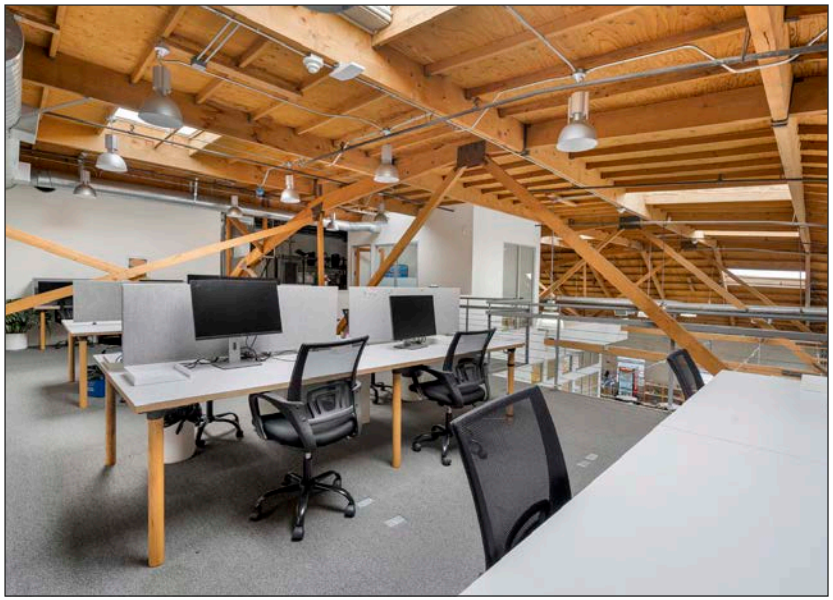
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

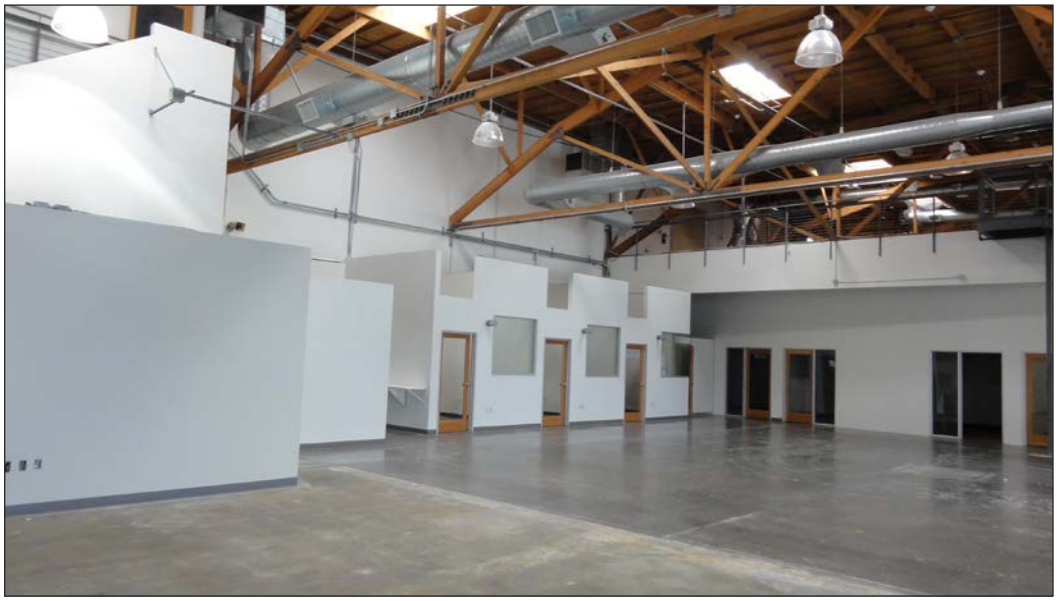






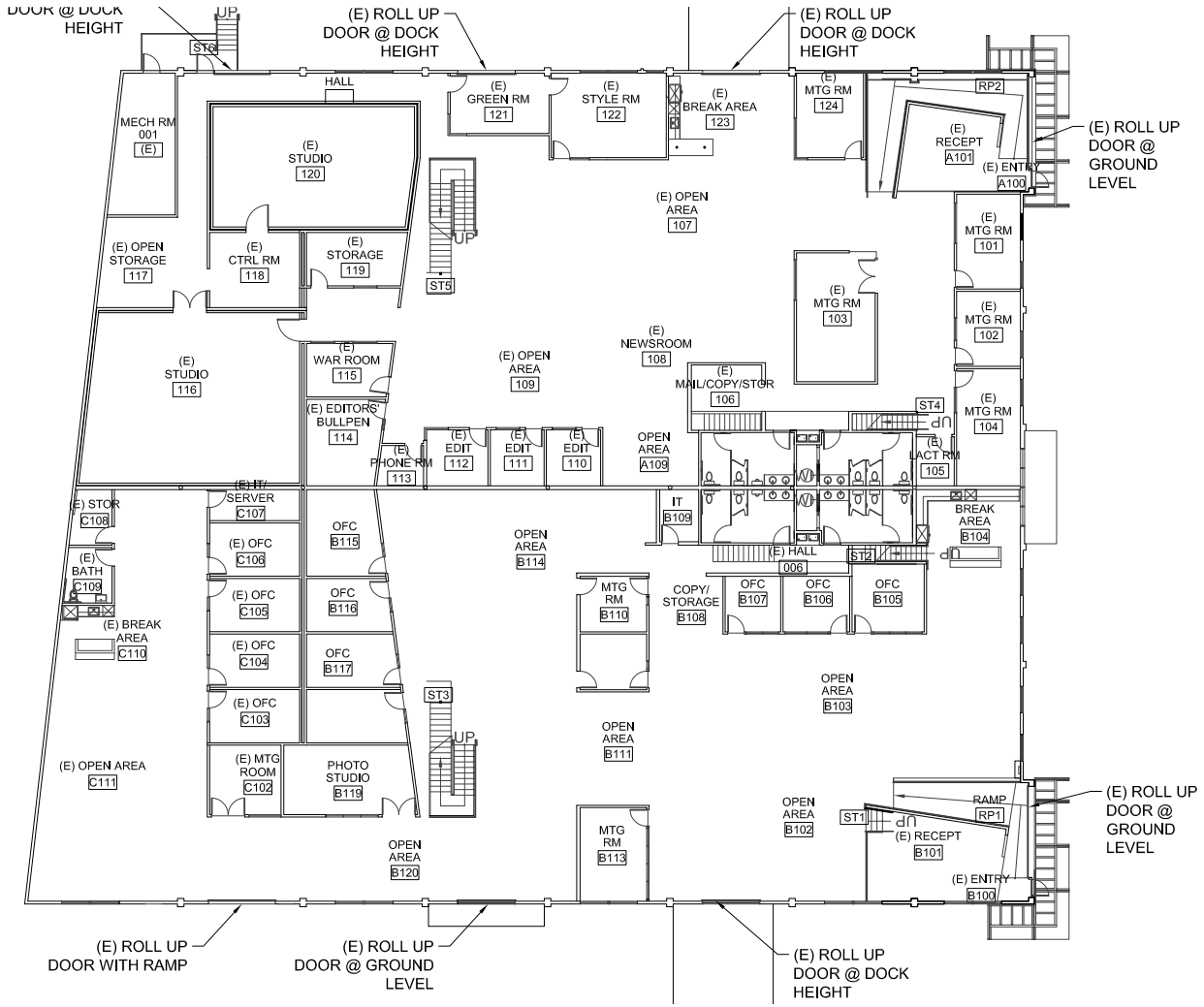
EXIT





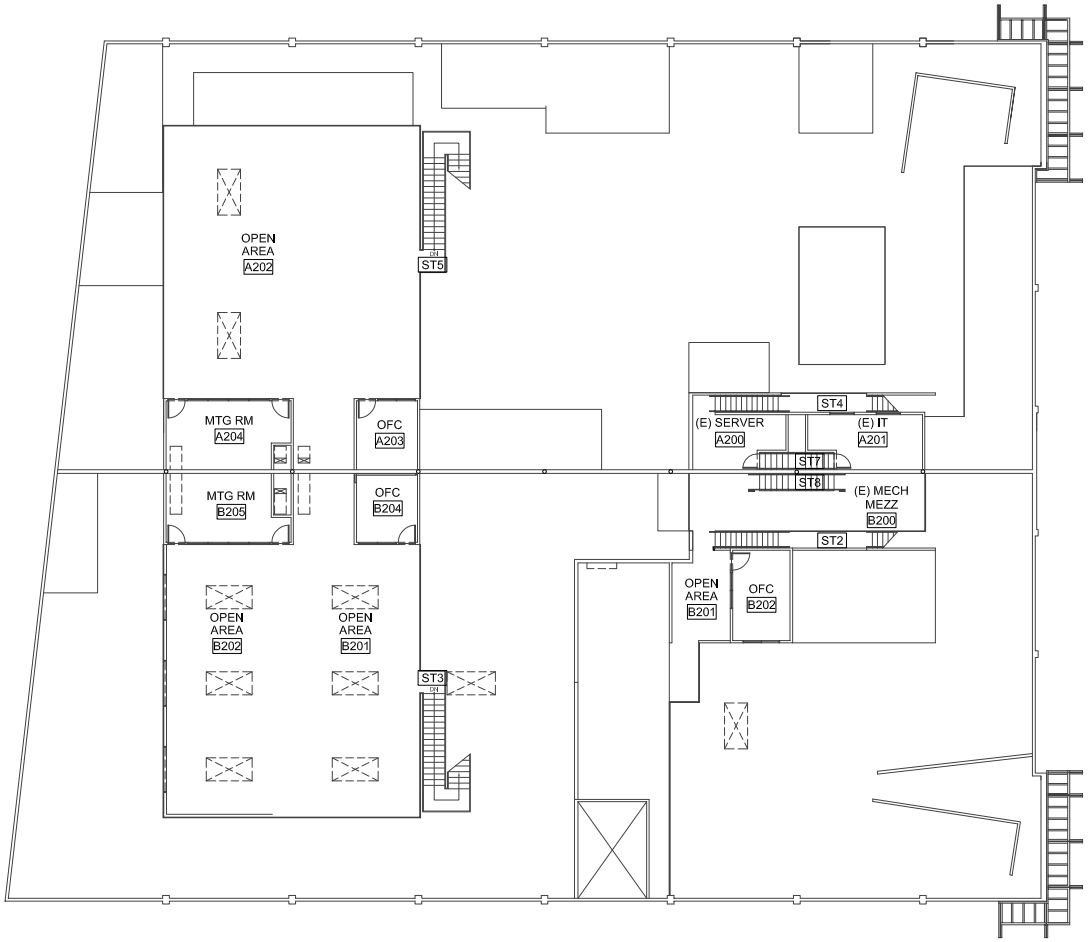
EXISTING FLOOR PLAN

FIRST FLOOR



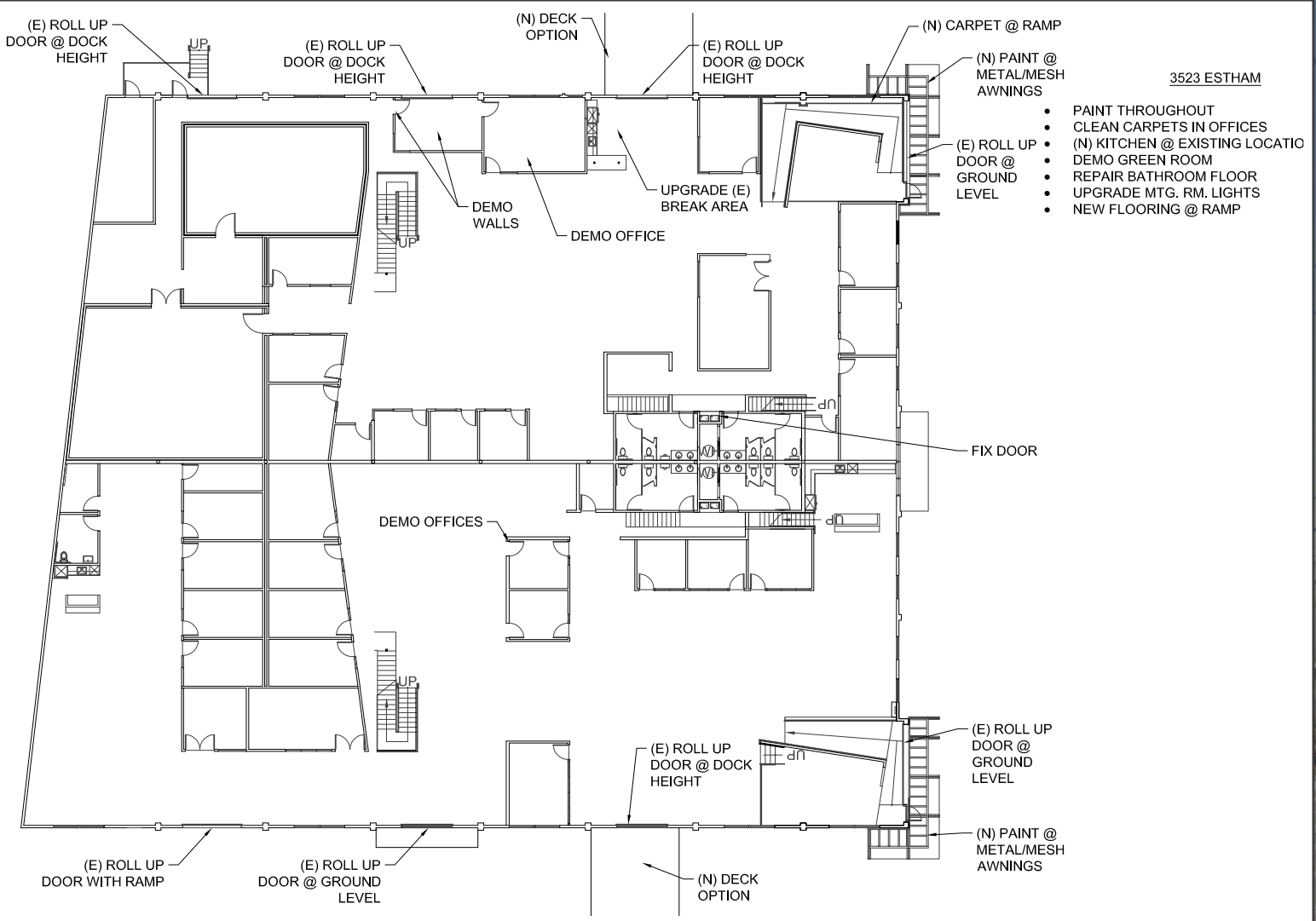
EXISTING FLOOR PLAN

MEZZANINE



PROPOSED FLOOR PLAN

FIRST FLOOR



3523 ESTHAM

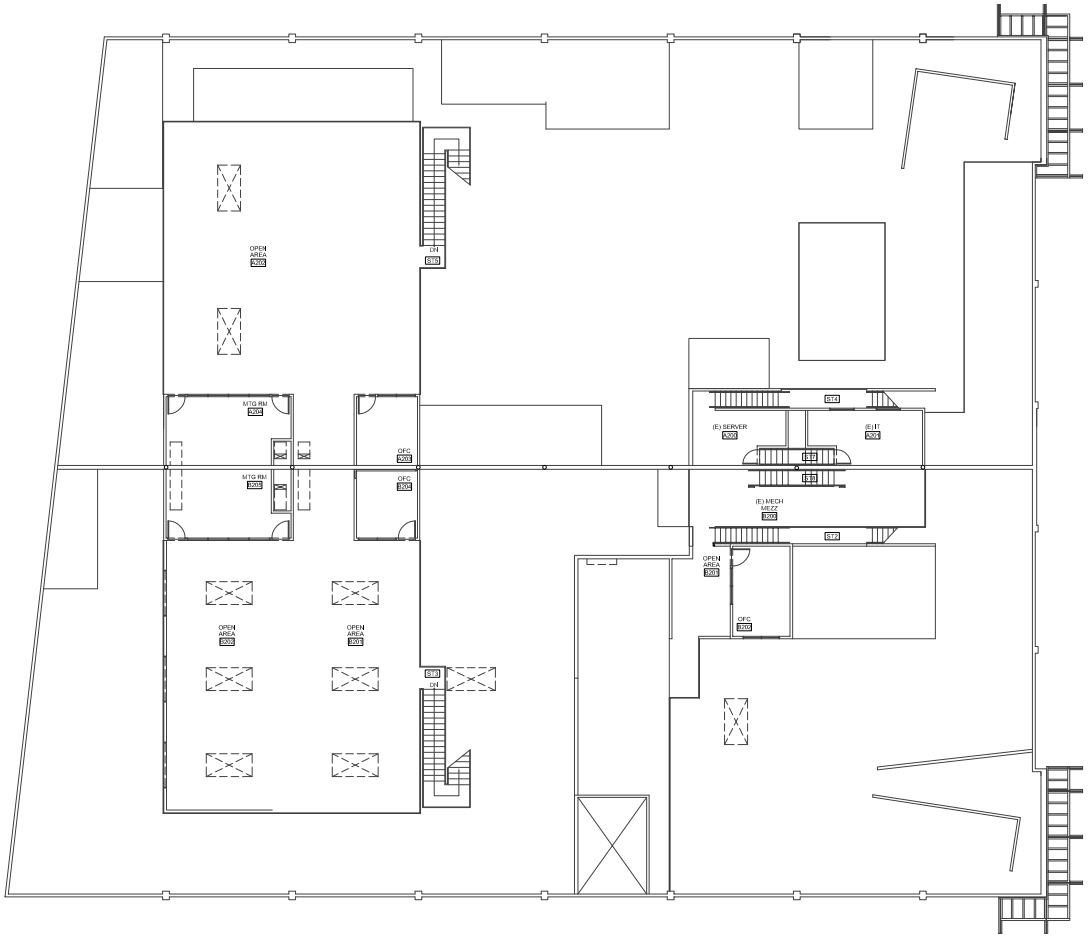
- PAINT THROUGHOUT
- CLEAN CARPETS IN OFFICES
- (N) KITCHEN @ EXISTING LOCATIO
- DEMO GREEN ROOM
- REPAIR BATHROOM FLOOR
- UPGRADE MTG. RM. LIGHTS
- NEW FLOORING @ RAMP

3525 ESTHAM

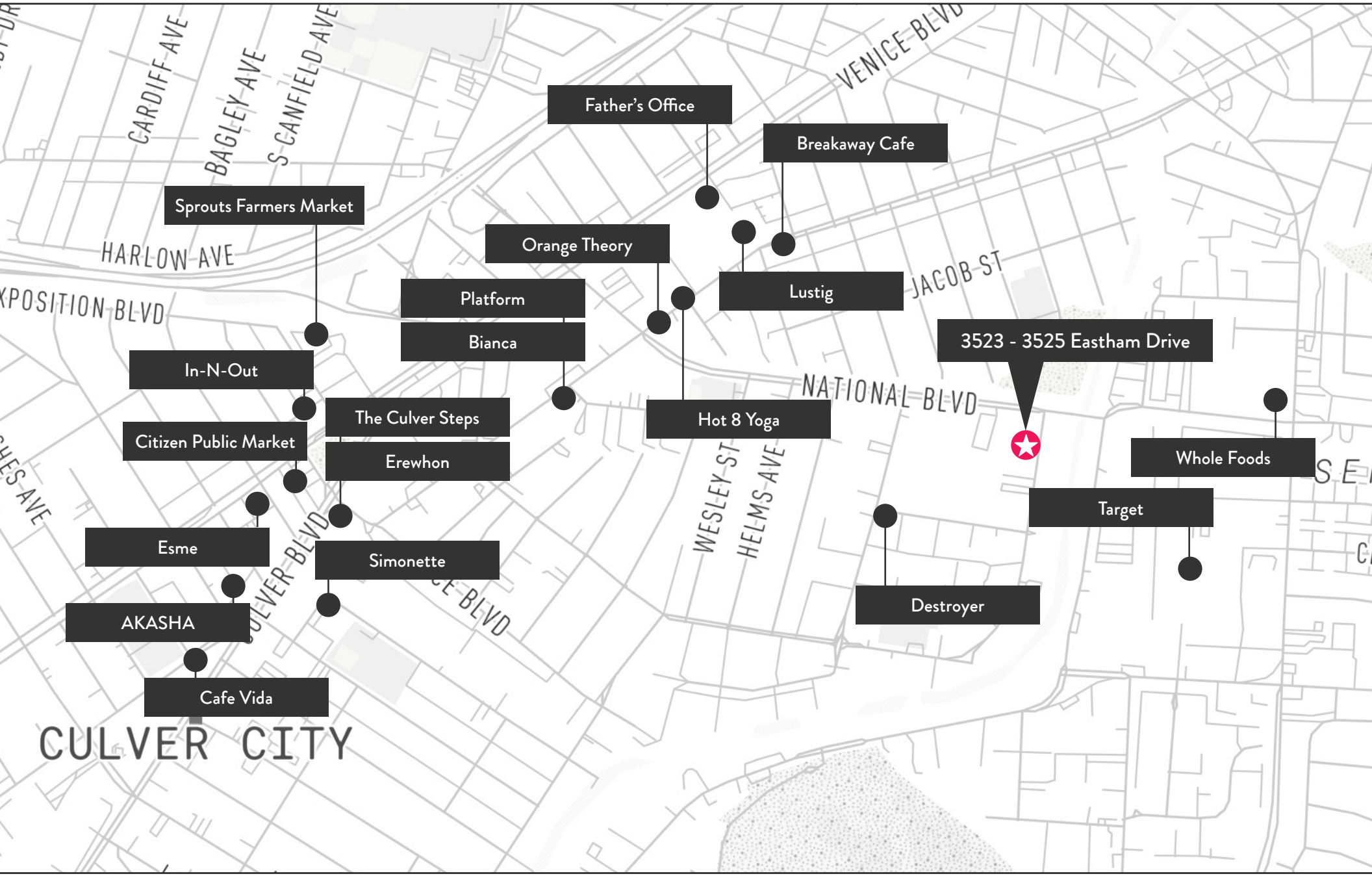
- PAINT THROUGHOUT
- CLEAN CARPETS
- REPAIR CABINET FACES @ BREAK AREA
- (N) BLACK HANDLES @ CABINETS
- UPGRADE BAR ISLAND
- ADD BACKSPLASH @ BREAK AREA
- ADD (N) FOOTRAIL @ BAR ISLAND
- CLEAN DECORATIVE LIGHTS ABOVE BAR ISLAND
- ADD OPEN SHELVING @ BREAK AREA
- UPGRADE LIGHTS @ BATH HALL
- ADD BATH SCONCES @ THE VANITIES

PROPOSED FLOOR PLAN

MEZZANINE



LOCAL AMENITIES



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