

3523-3525 EASTHAM DRIVE

CULVER CITY, CA 90232



FOR LEASE



A DIVISION OF



± 32,874 SF FREESTANDING CREATIVE / FLEX OFFICE
IN THE HEART OF THE HAYDEN TRACT

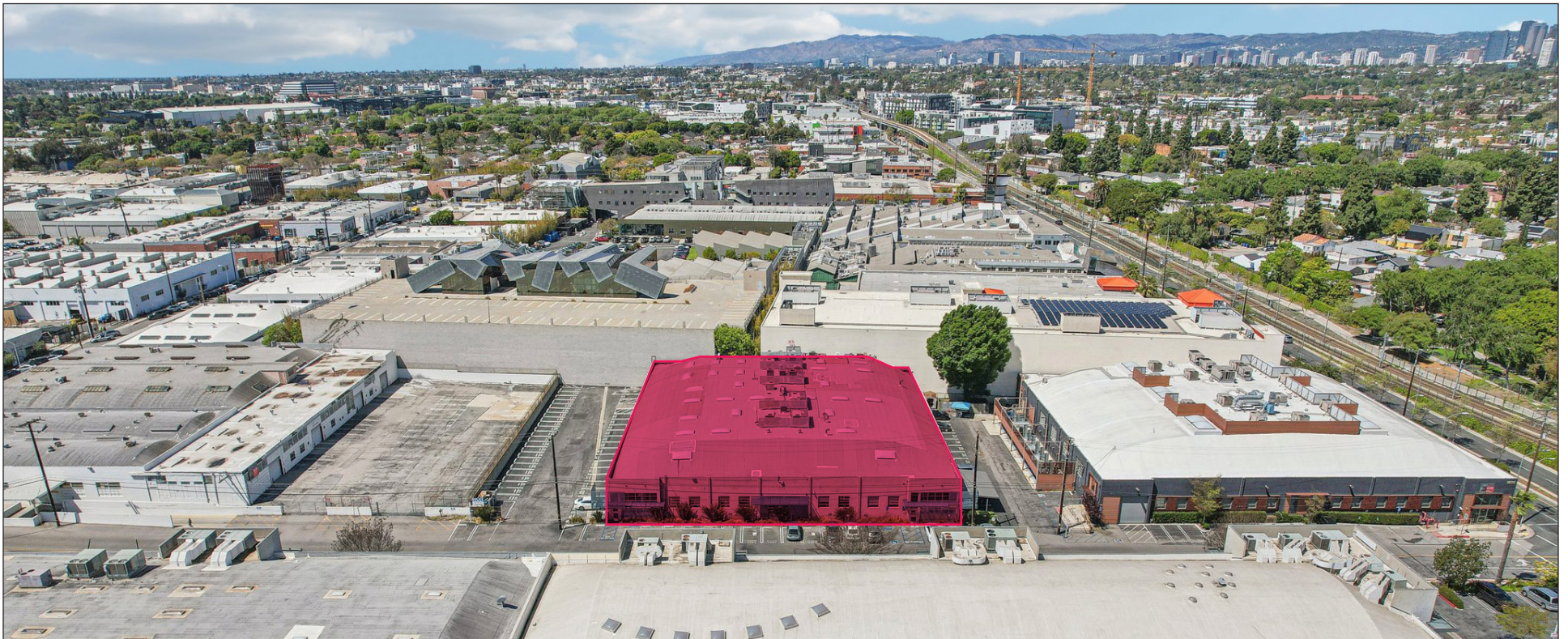


PREMISES	Contiguous: ± 32,874 SF 3523 Eastham: ± 15,381 SF 3525 Eastham: ± 17,493 SF
RENT	Years 1 - 3: \$2.95/SF, IG Years 4+: Negotiable CAMs Approx. \$0.15/SF
OCCUPANCY	Immediate
PARKING	78 On Site Spaces (\$180/Stall/Month) 12 Off Site Spaces (\$175/Stall/Month)

FEATURES

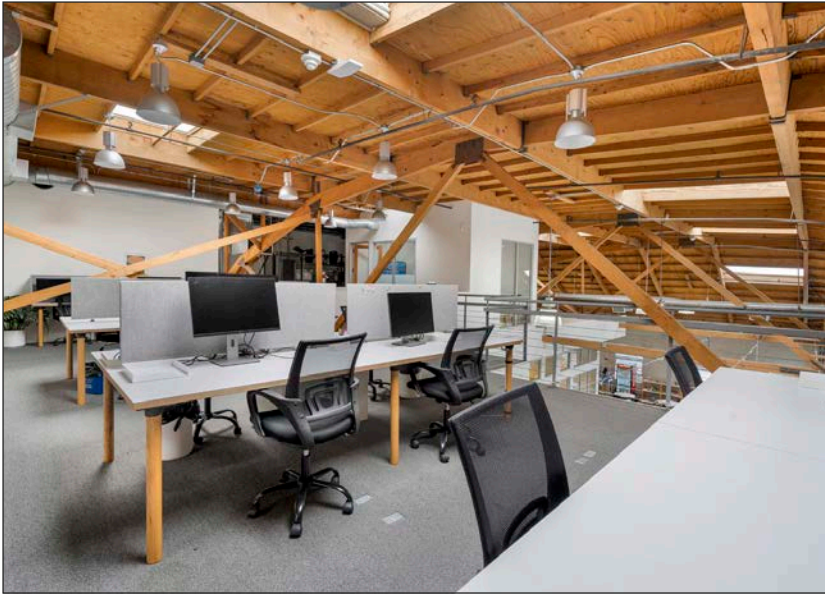
- Freestanding Creative Office Building in the Heart of Hayden Tract
- High, Exposed Bow Truss Ceilings
- 3 Ground Level Loading Doors and 3 Dock High Loading Doors
- Ceilings are 14 Ft. to the Bottom of the Truss and 24 Ft. to the Top of the Lid
- 3523 has 2 Stages with Lighting Grid
- Polished Concrete 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

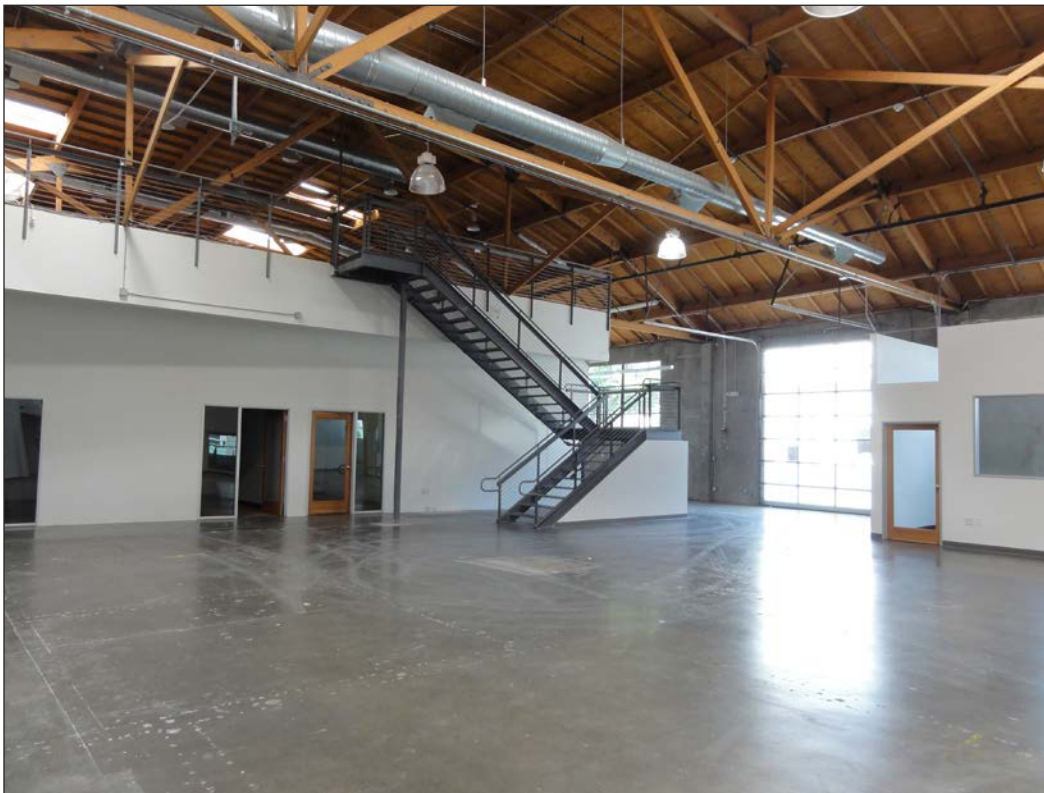
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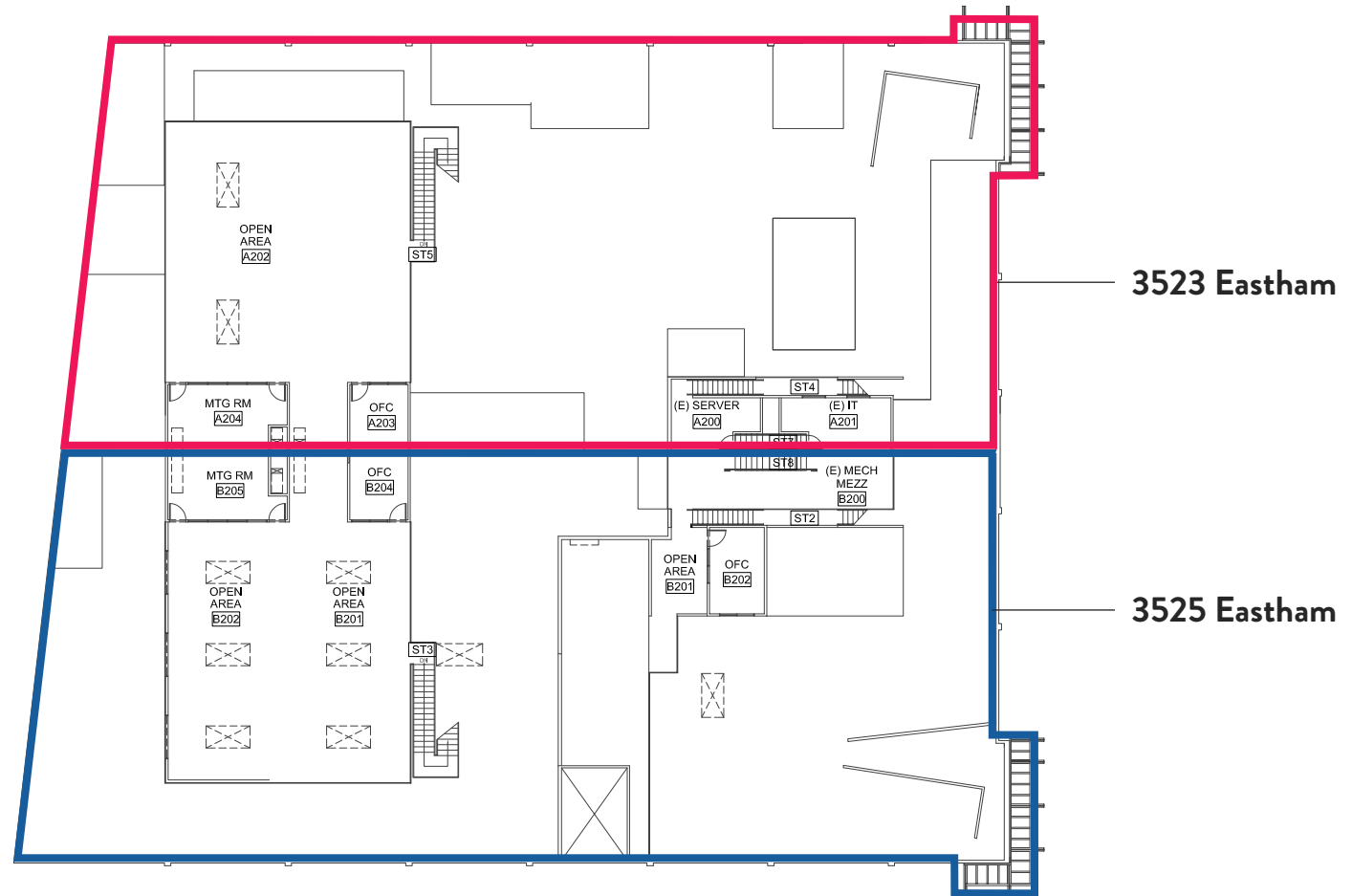




FIRST FLOOR

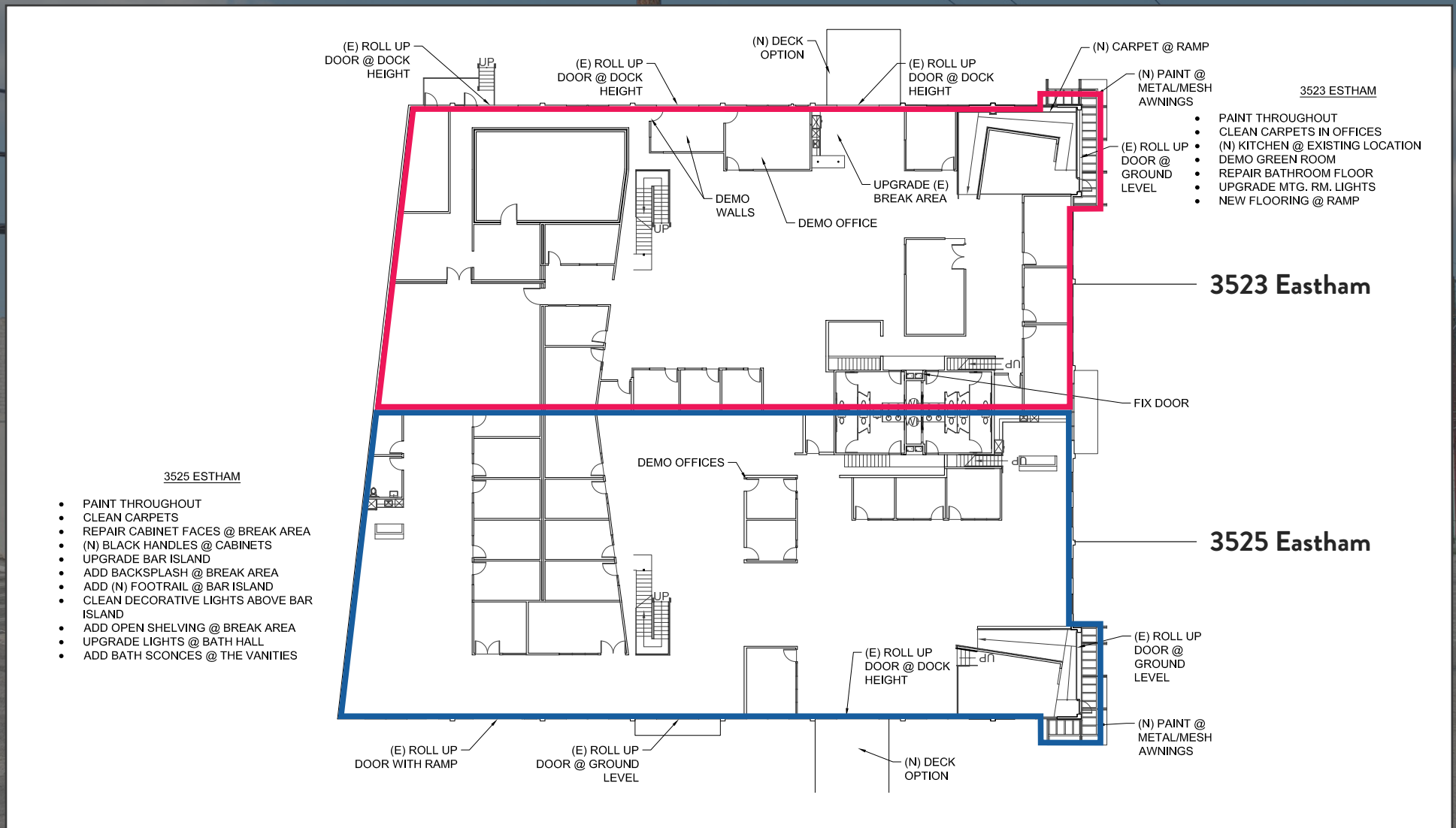


EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

FIRST FLOOR



3523 PROPOSED FLOOR PLAN

OPTION A



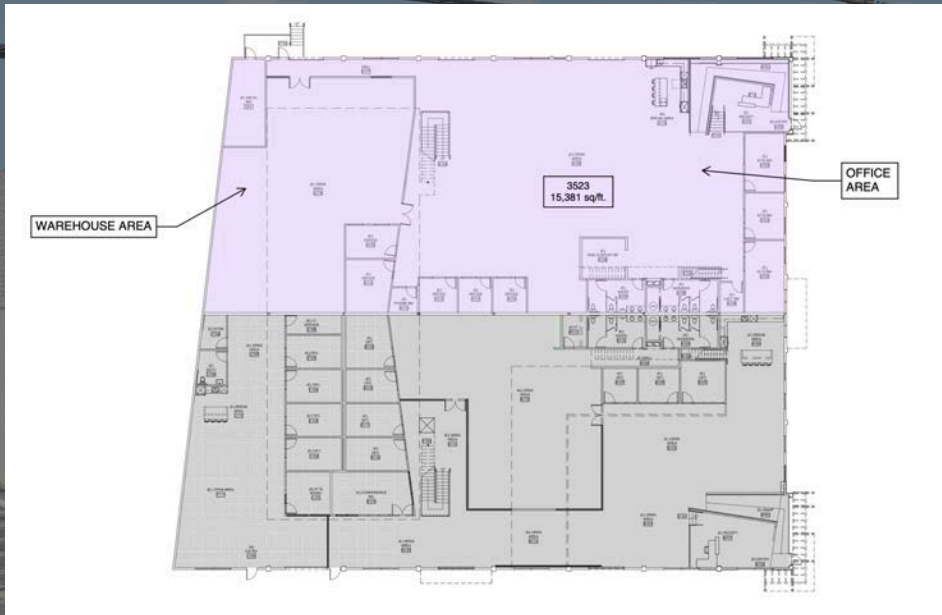
First Floor



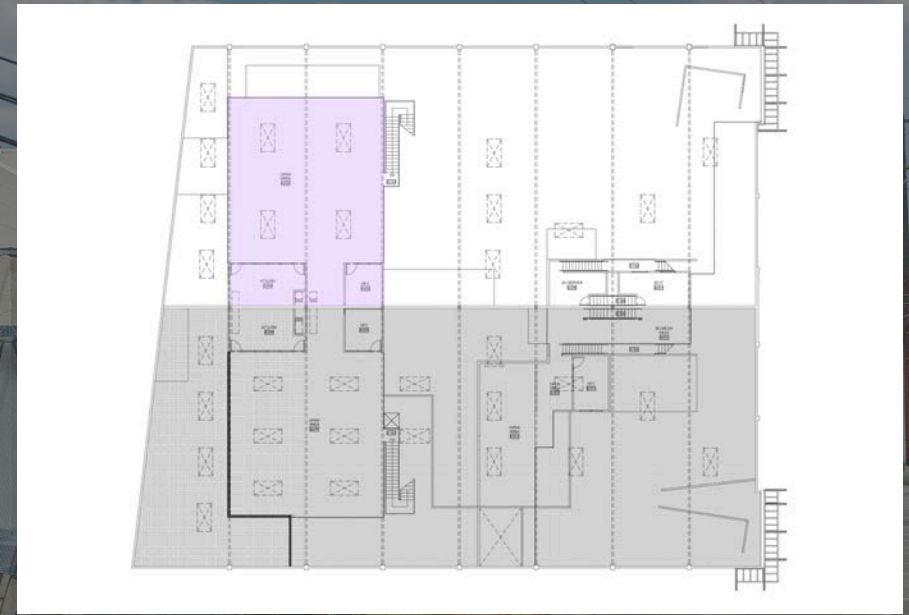
Mezzanine

3523 PROPOSED FLOOR PLAN

OPTION B



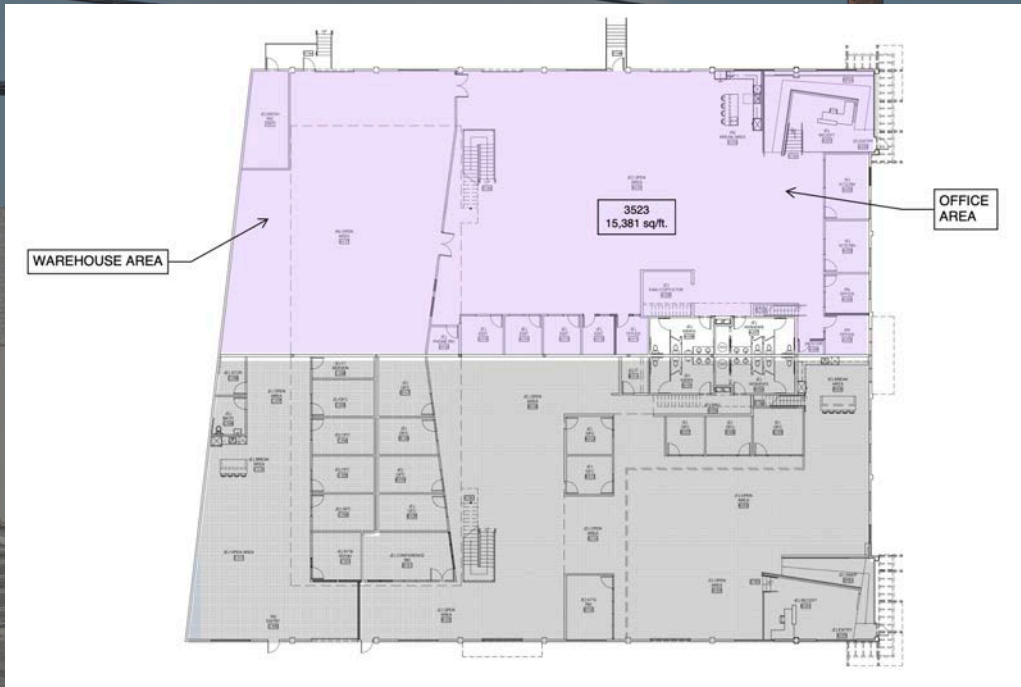
First Floor



Mezzanine

3523 PROPOSED FLOOR PLAN

OPTION C



First Floor



Mezzanine

3525 PROPOSED FLOOR PLAN

OPTION A



First Floor



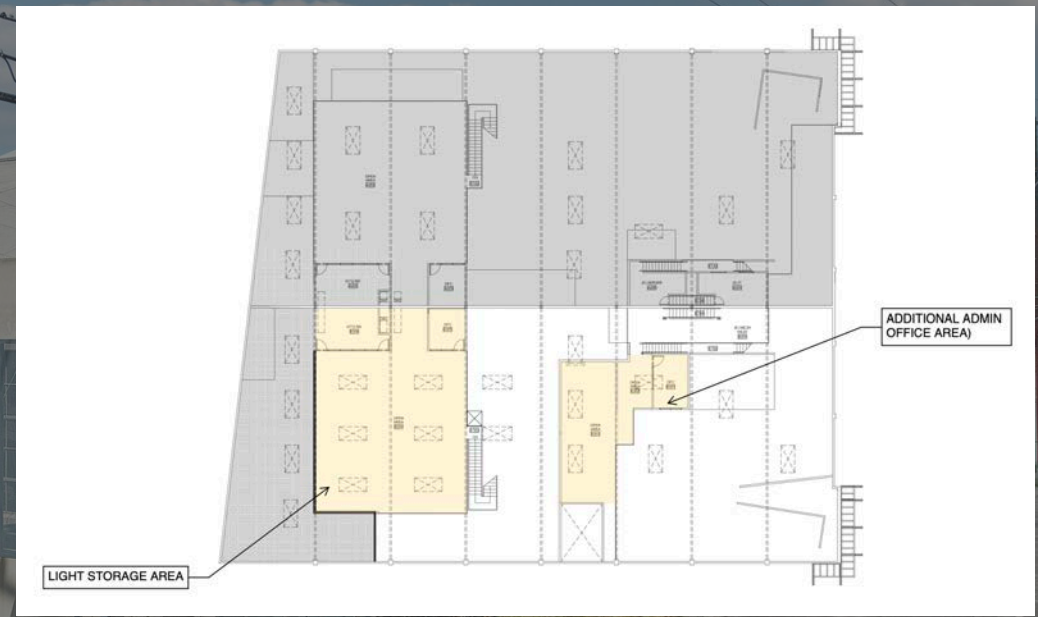
Mezzanine

3525 PROPOSED FLOOR PLAN

OPTION B



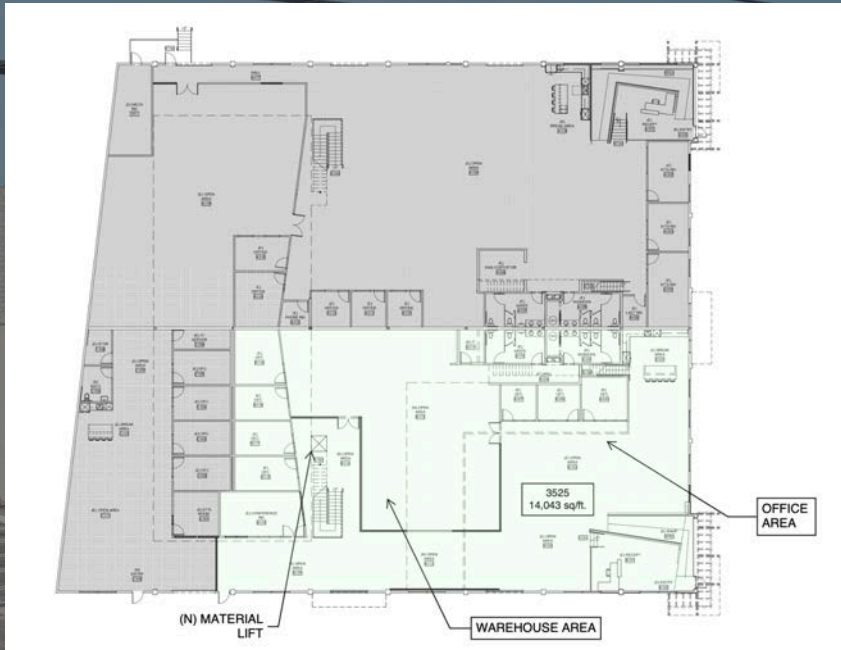
First Floor



Mezzanine

3525 PROPOSED FLOOR PLAN

OPTION C

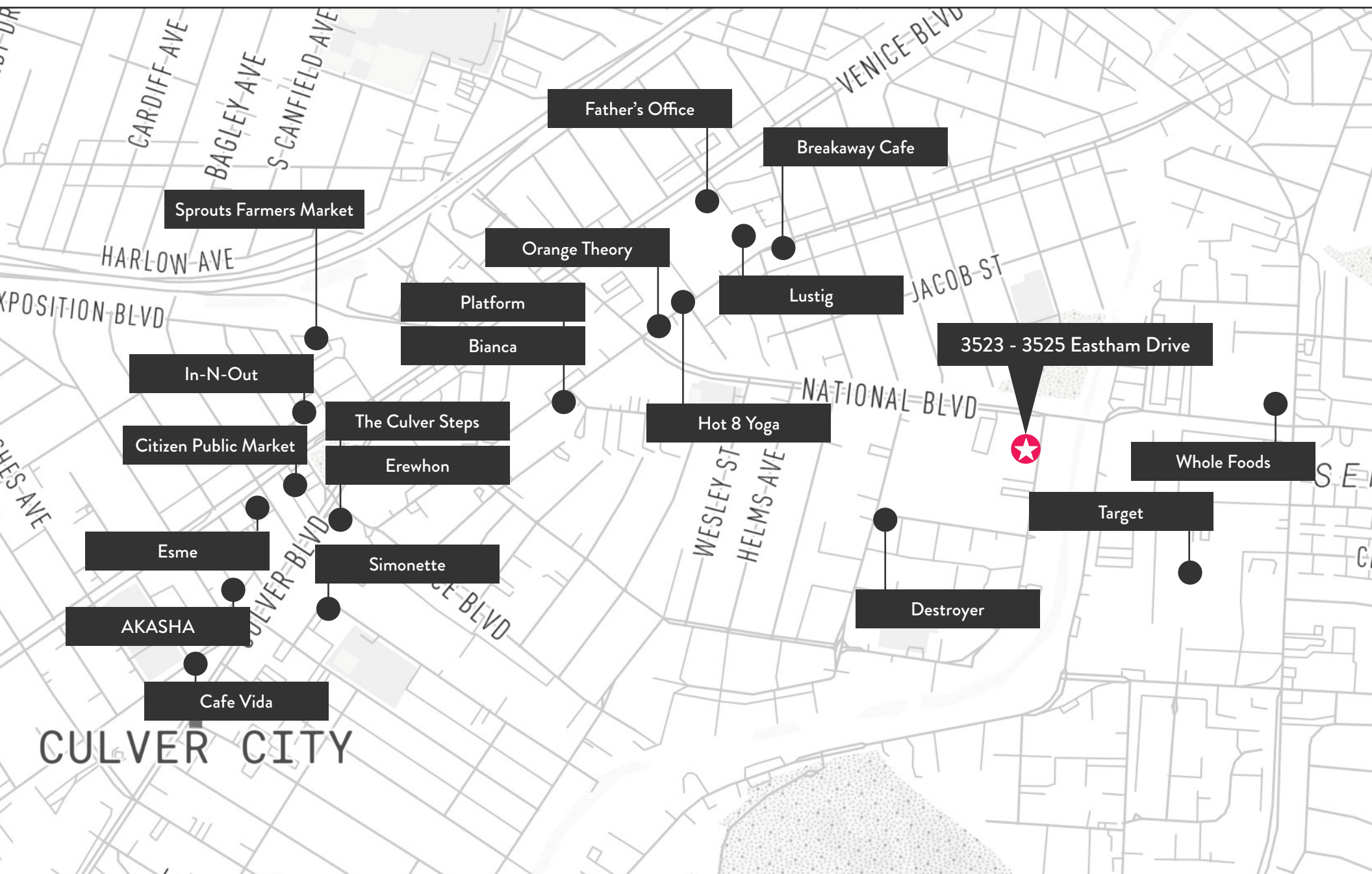


First Floor



Mezzanine

LOCAL AMENITIES



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