

3523 EASTHAM DRIVE

CULVER CITY, CA 90232



FOR LEASE



A DIVISION OF

**LEE &
ASSOCIATES**

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



Picture shown is of 3525 Eastham

PREMISES	± 15,381 SF Contiguous with 3525 Eastham Drive (± 17,493 SF) for a total of ± 32,874 SF
RENT	Years 1 - 3: \$2.95/SF, IG Years 4+: Negotiable CAMs Approx. \$0.15/SF
OCCUPANCY	Immediate
PARKING	37 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 Dock High Loading Doors
- Ceilings are 14 Ft. to the Bottom of the Truss and 24 Ft. to the Top of the Lid
- 2 Stages with Lighting Grid
- Polished Concrete Floors Throughout
- Ample Natural Light
- Private Offices and Open Work Space
- Full Modern Kitchen
- 9 Rooftop HVAC Units and 6 Split Units Totaling 73 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

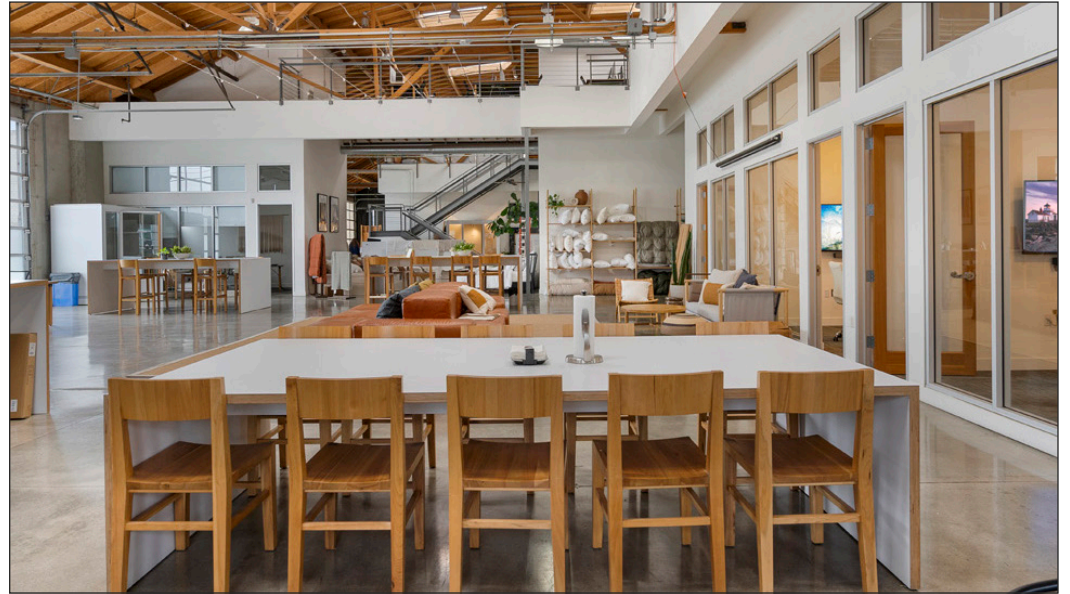
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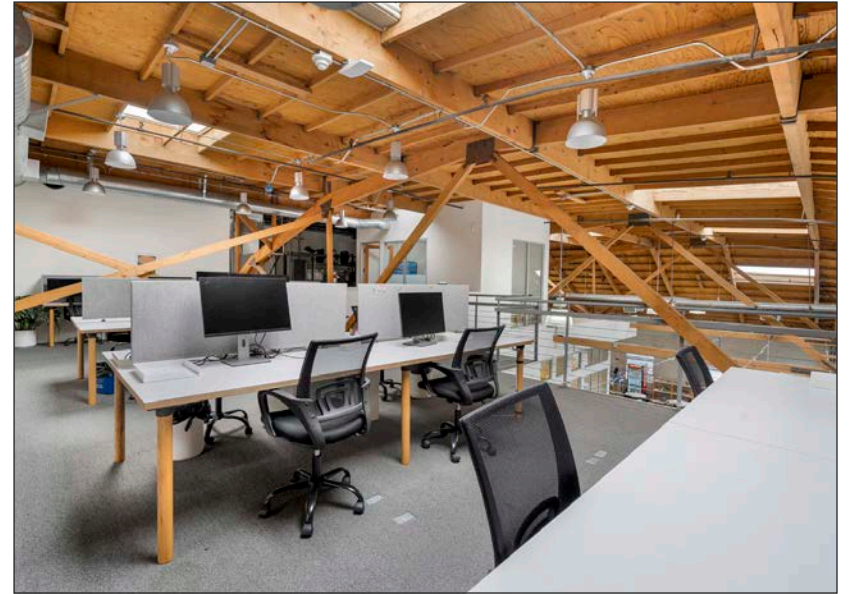
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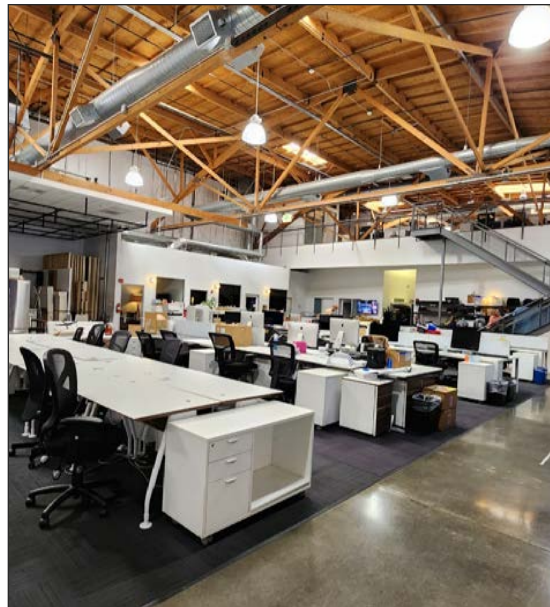


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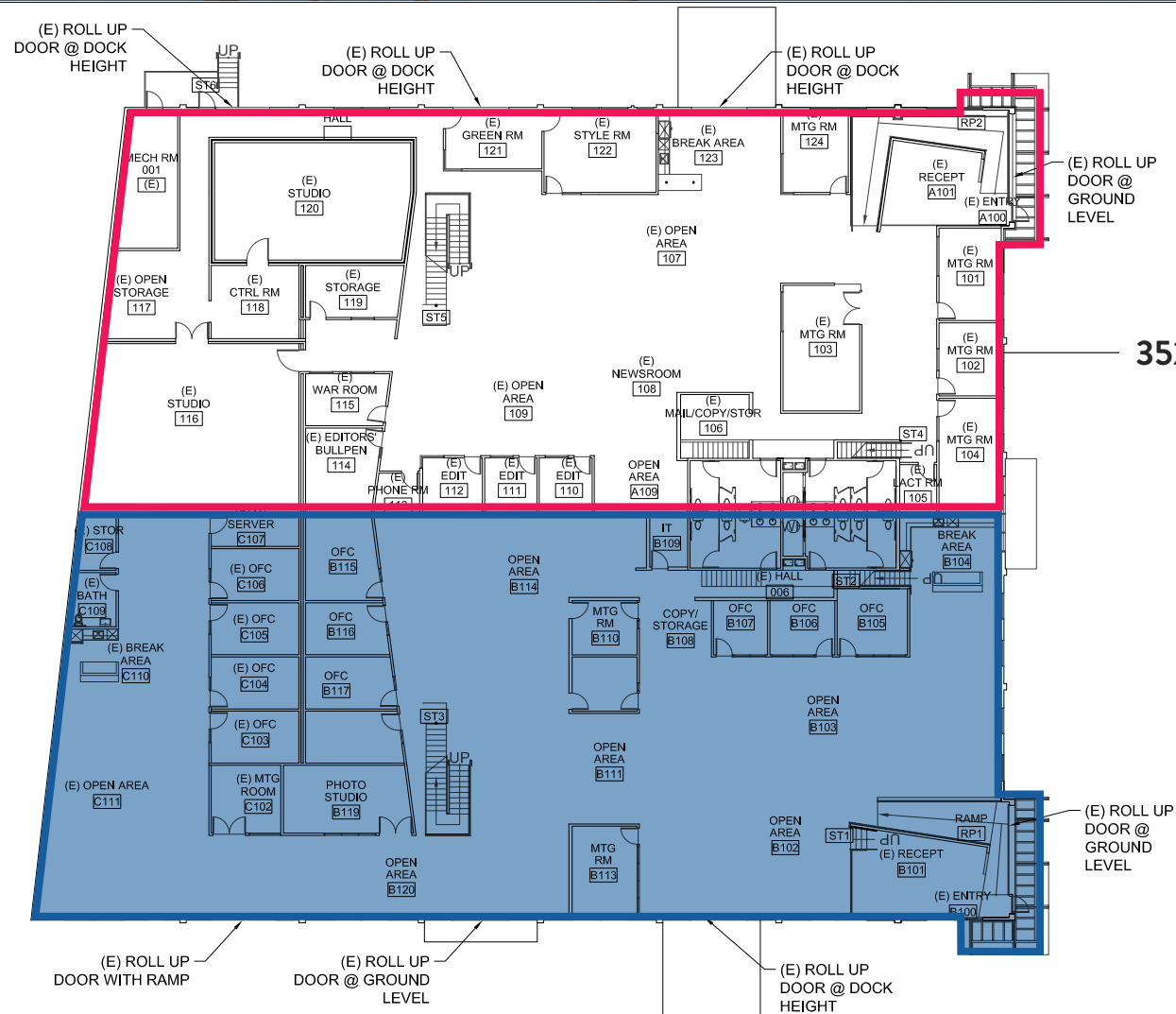
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Page 6

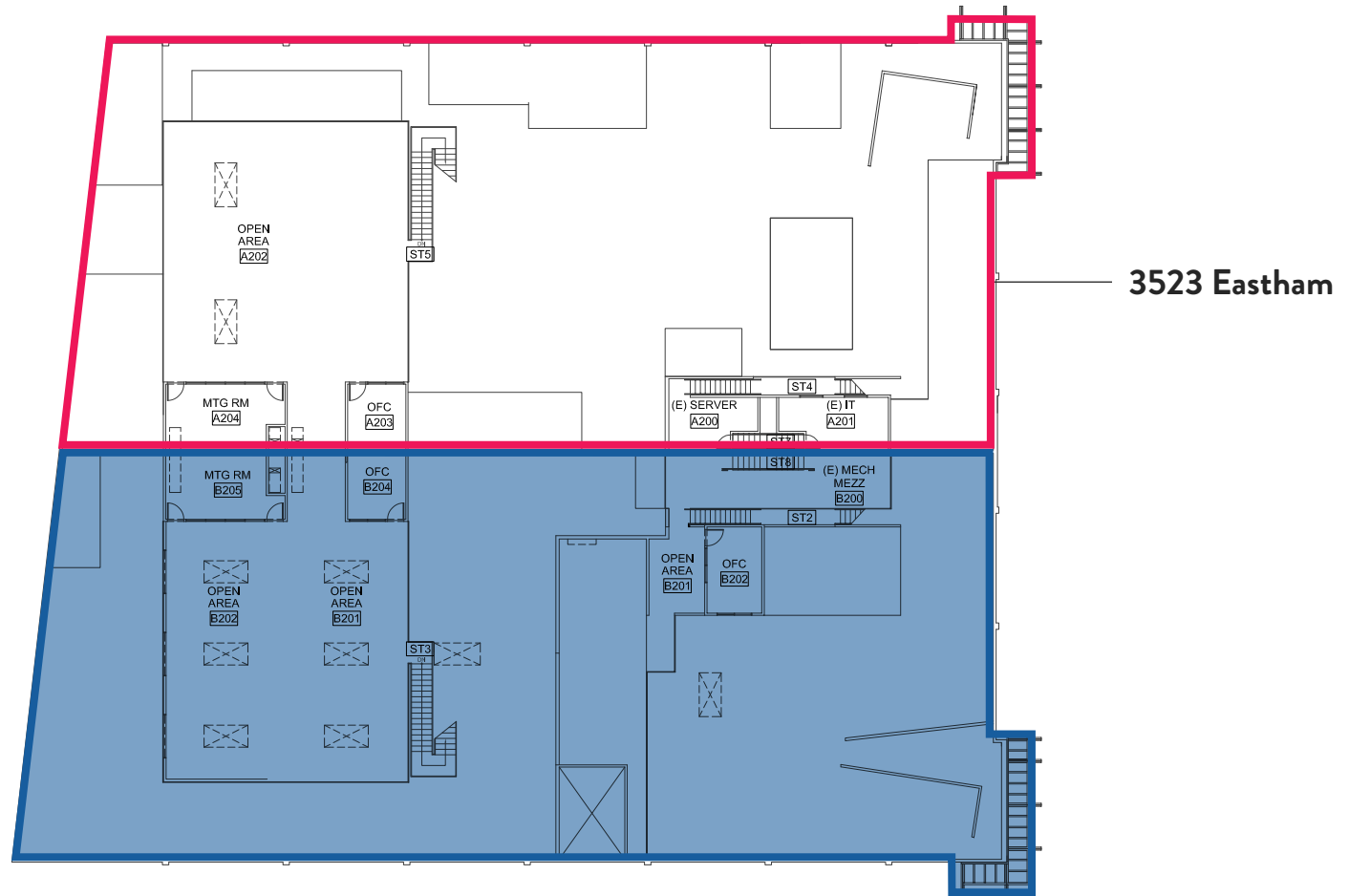


EXISTING FLOOR PLAN

FIRST FLOOR



EXISTING FLOOR PLAN



PROPOSED FLEX PLAN

OPTION A



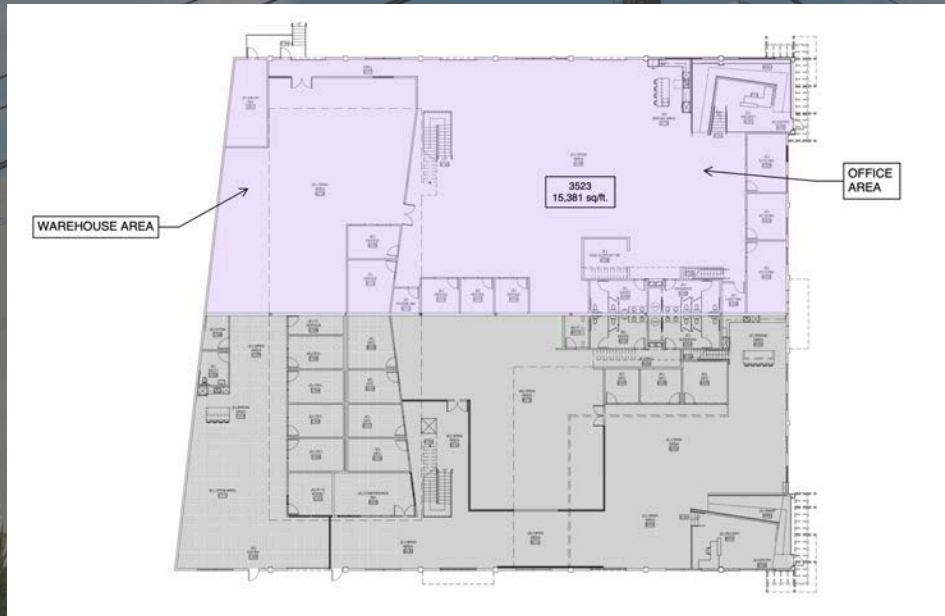
First Floor



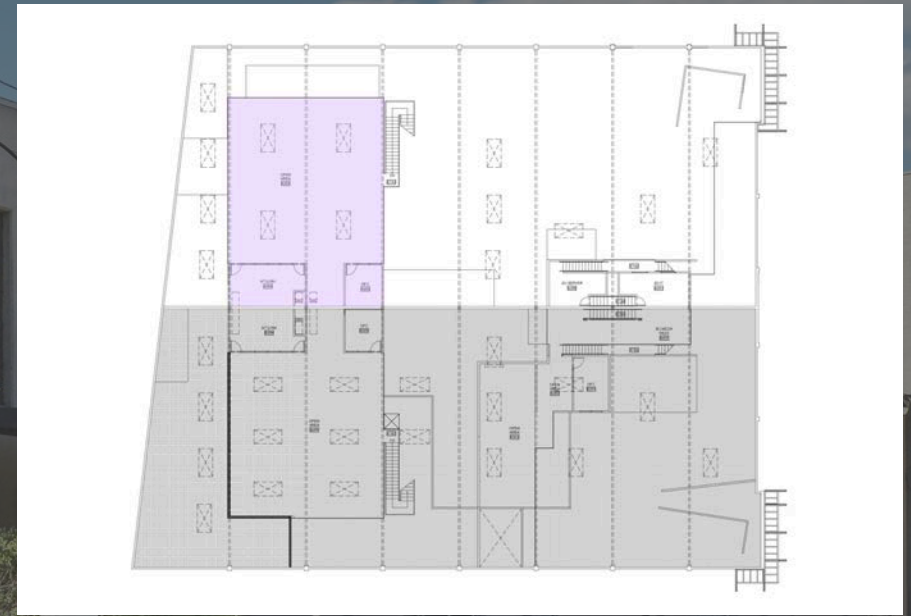
Mezzanine

PROPOSED FLEX PLAN

OPTION B



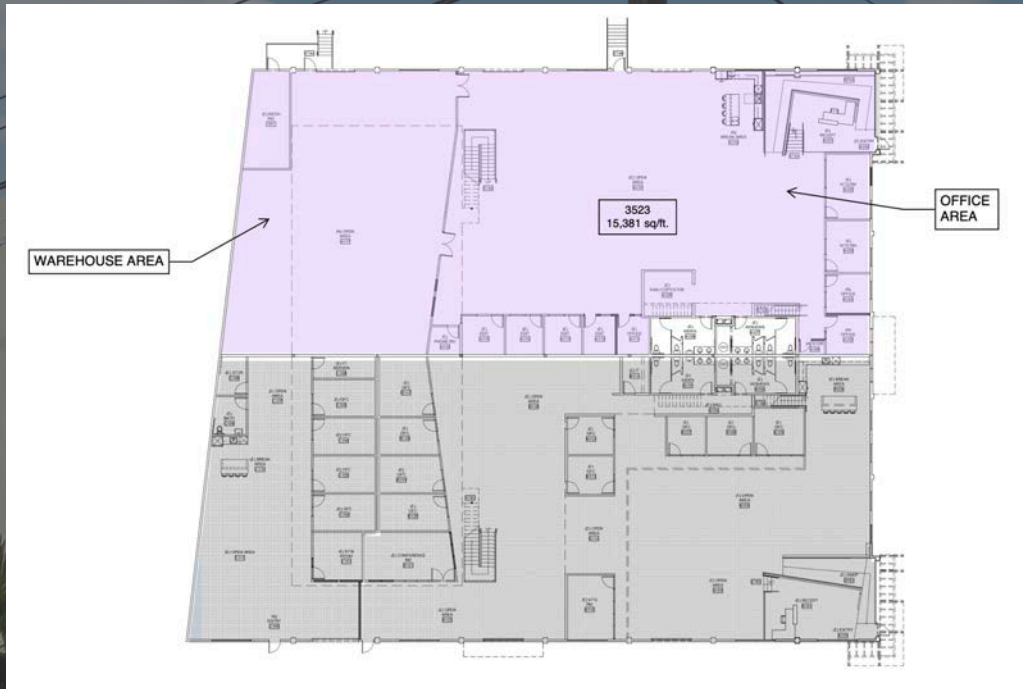
First Floor



Mezzanine

PROPOSED FLEX PLAN

OPTION C

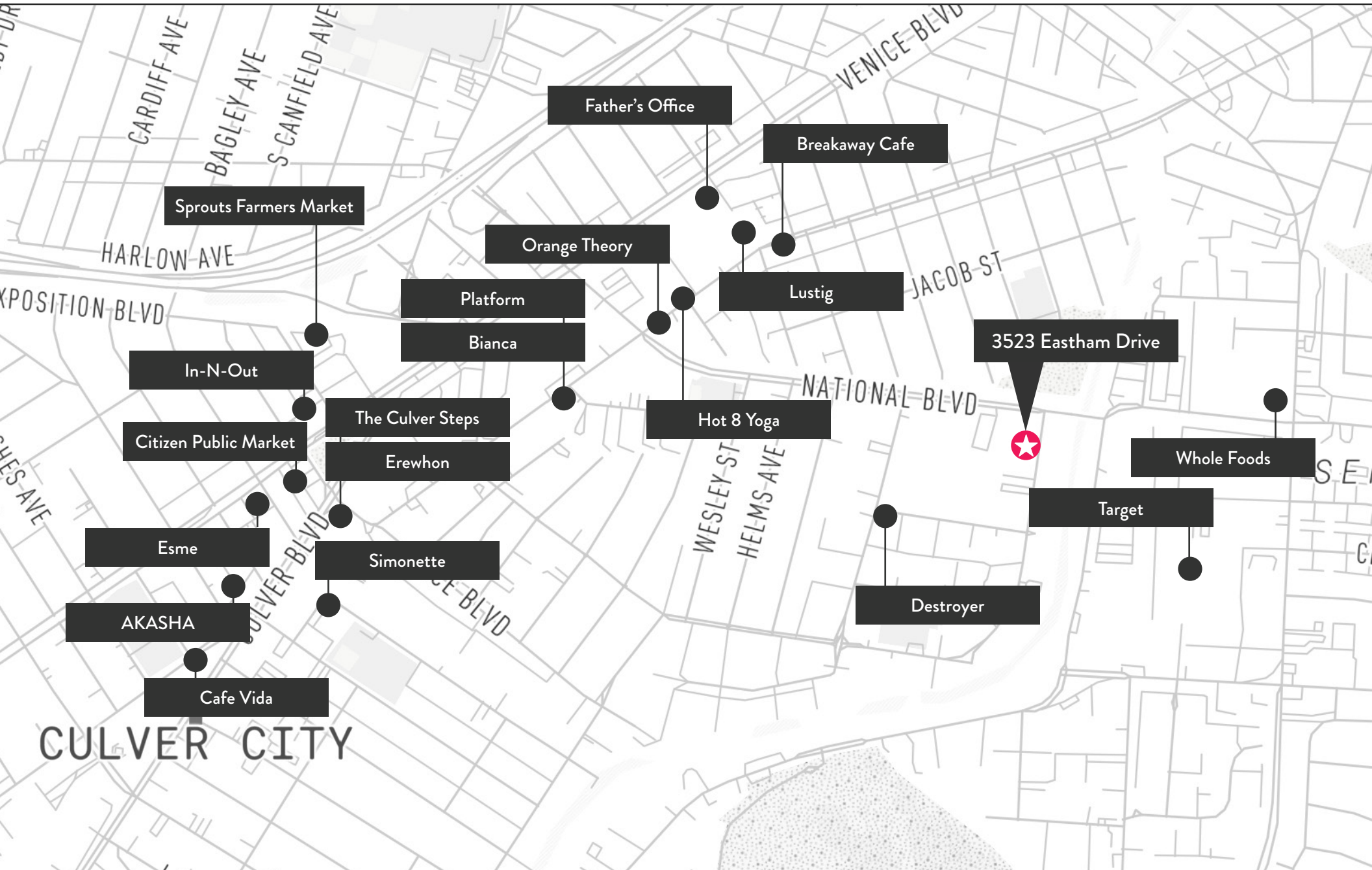


First Floor



Mezzanine

LOCAL AMENITIES



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