

3525 EASTHAM DRIVE

CULVER CITY, CA 90232



FOR LEASE



A DIVISION OF

**LEE &
ASSOCIATES**

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



PREMISES	± 17,493 SF Contiguous with 3523 Eastham Drive (± 15,381 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	41 On Site Spaces (\$180/Stall/Month) 12 Off Site Spaces (\$175/Stall/Month)

FEATURES

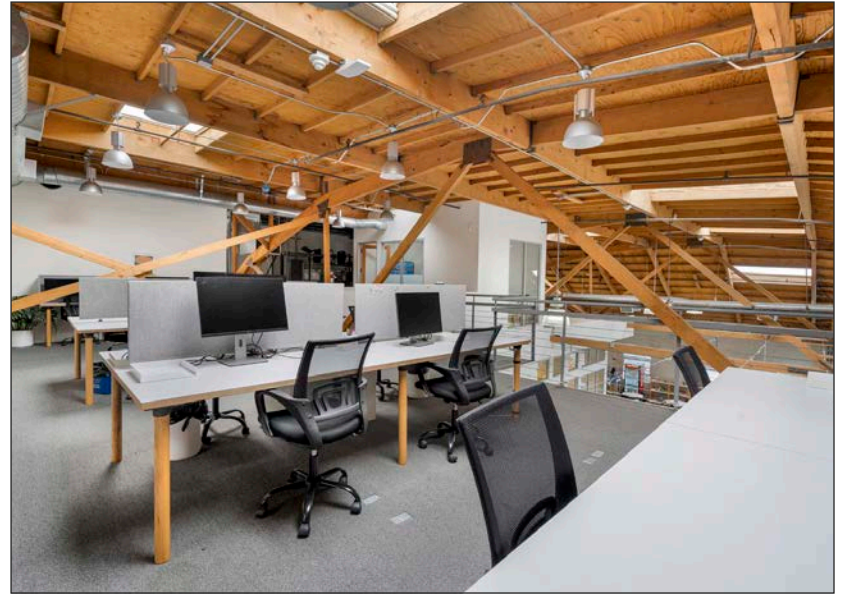
- Freestanding Creative Office Building in the Heart of Hayden Tract
- High, Exposed Bow Truss Ceilings
- 3 Ground Level Loading Doors
- Ceilings are 14 Ft. to the Bottom of the Truss and 24 Ft. to the Top of the Lid
- Polished Concrete Floors Throughout
- Ample Natural Light
- Private Offices and Open Work Space
- Full Modern Kitchen
- 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.



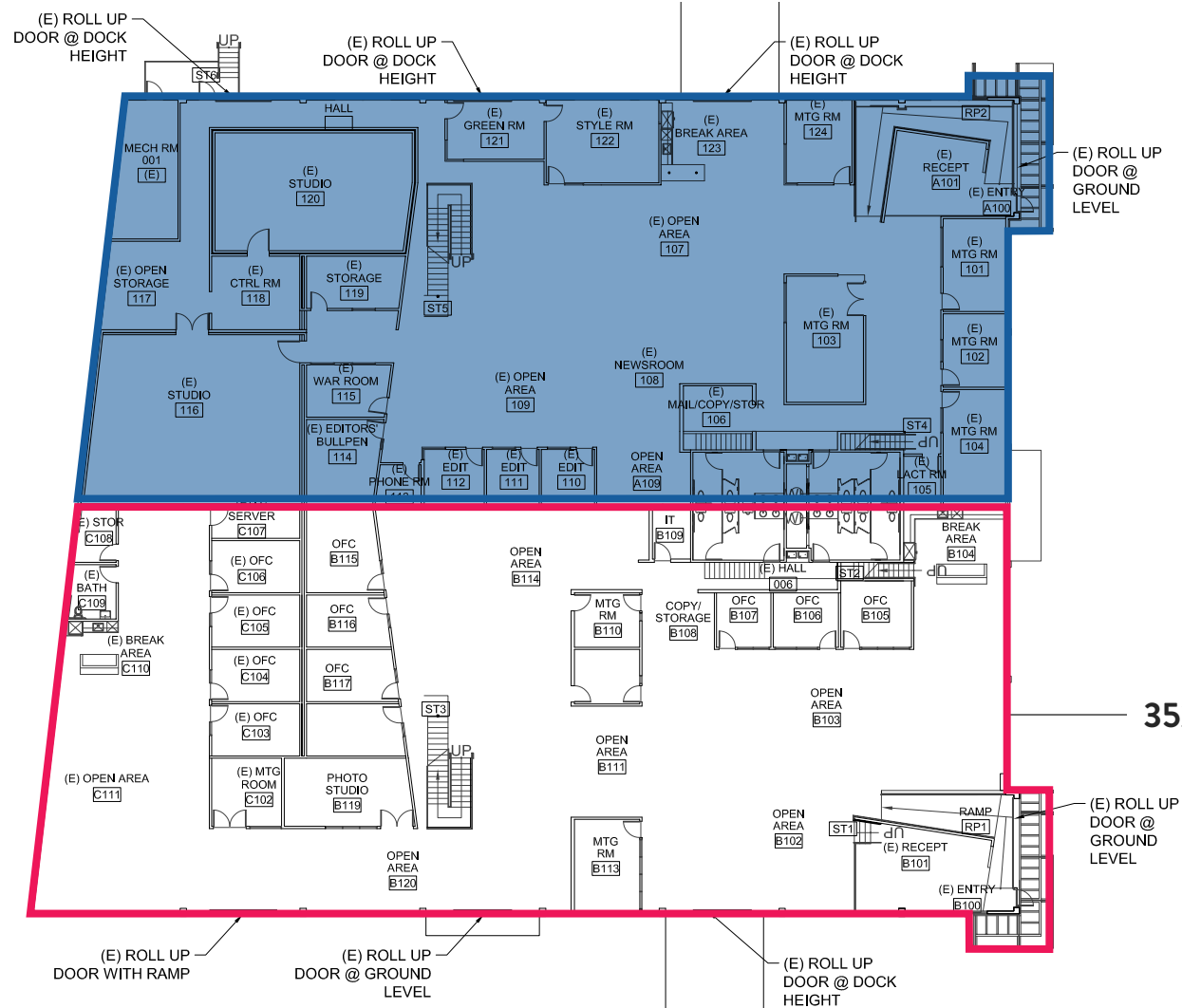






EXISTING FLOOR PLAN

FIRST FLOOR



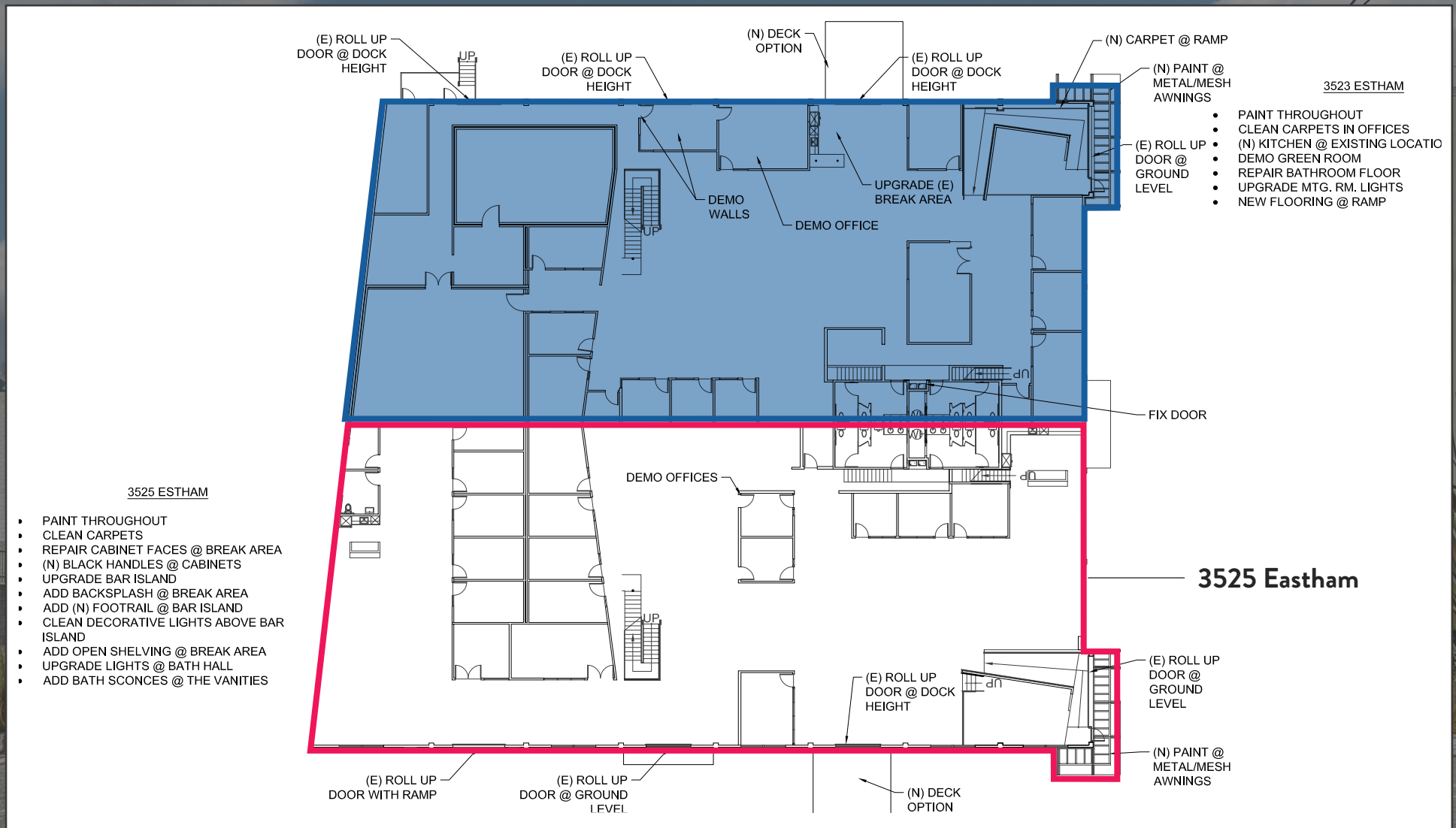
EXISTING FLOOR PLAN

MEZZANINE



PROPOSED FLOOR PLAN

FIRST FLOOR



PROPOSED FLOOR PLAN

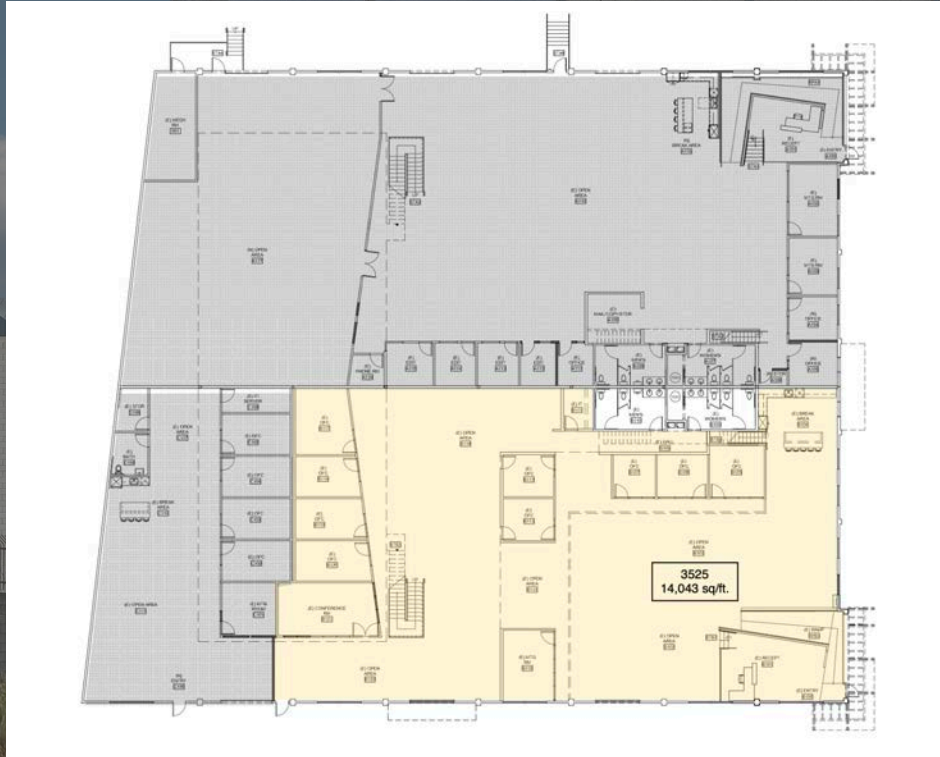
MEZZANINE



3525 Eastham

PROPOSED FLOOR PLAN

OPTION A



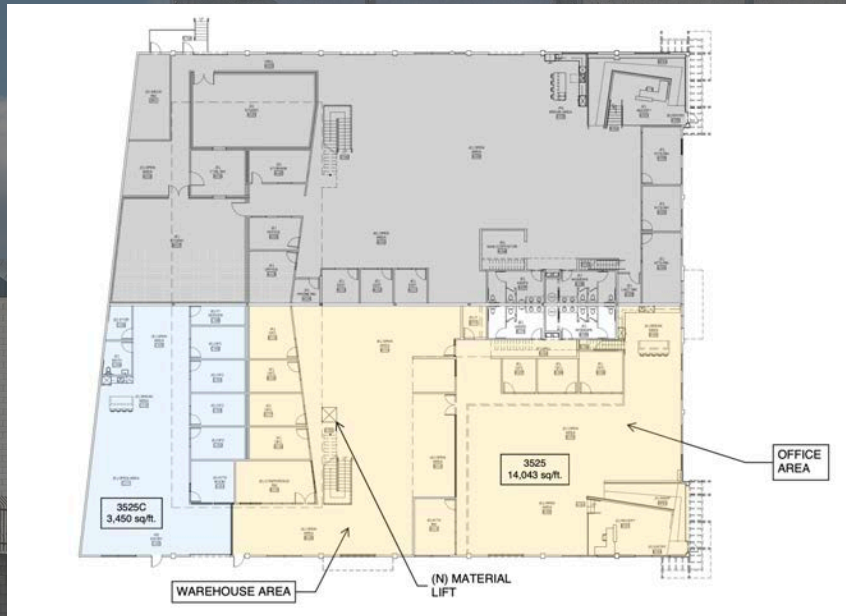
First Floor



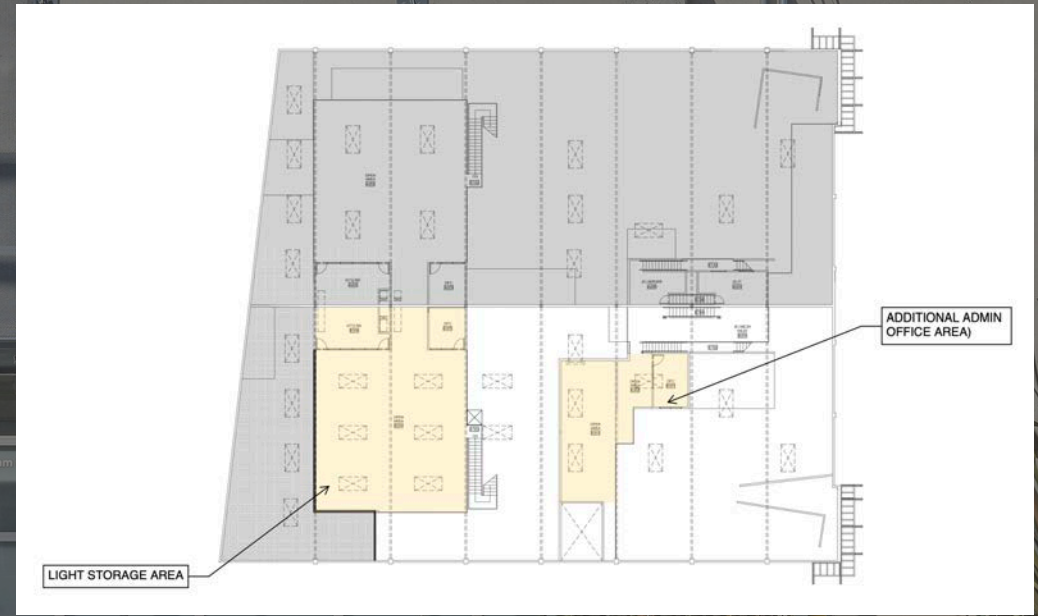
Mezzanine

PROPOSED FLOOR PLAN

OPTION B



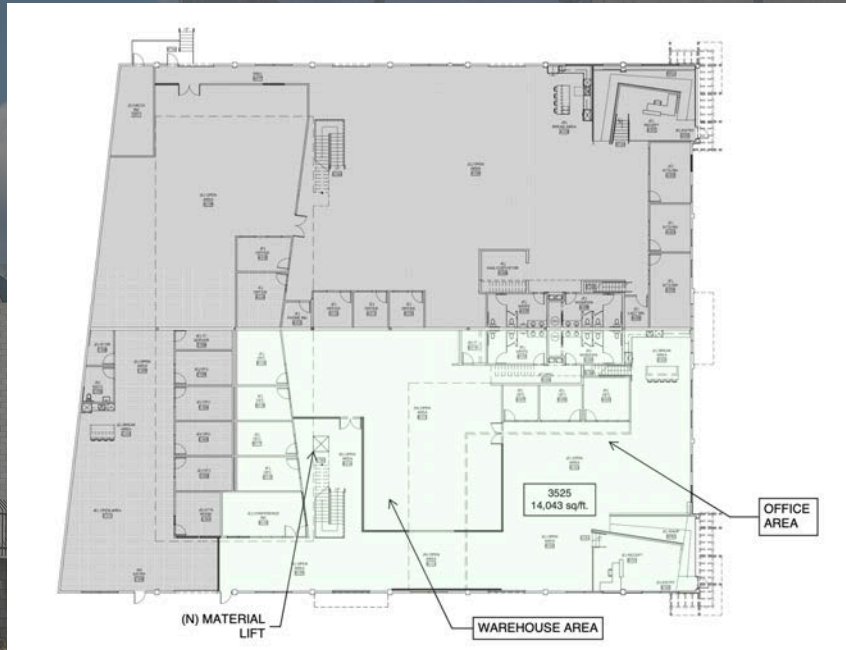
First Floor



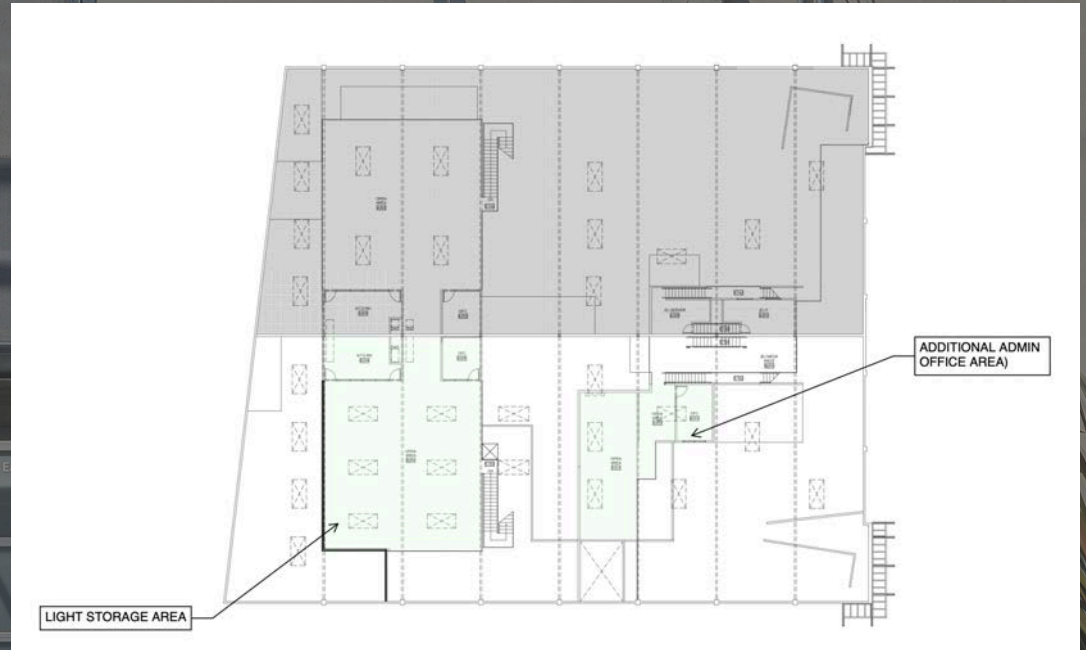
Mezzanine

PROPOSED FLOOR PLAN

OPTION C

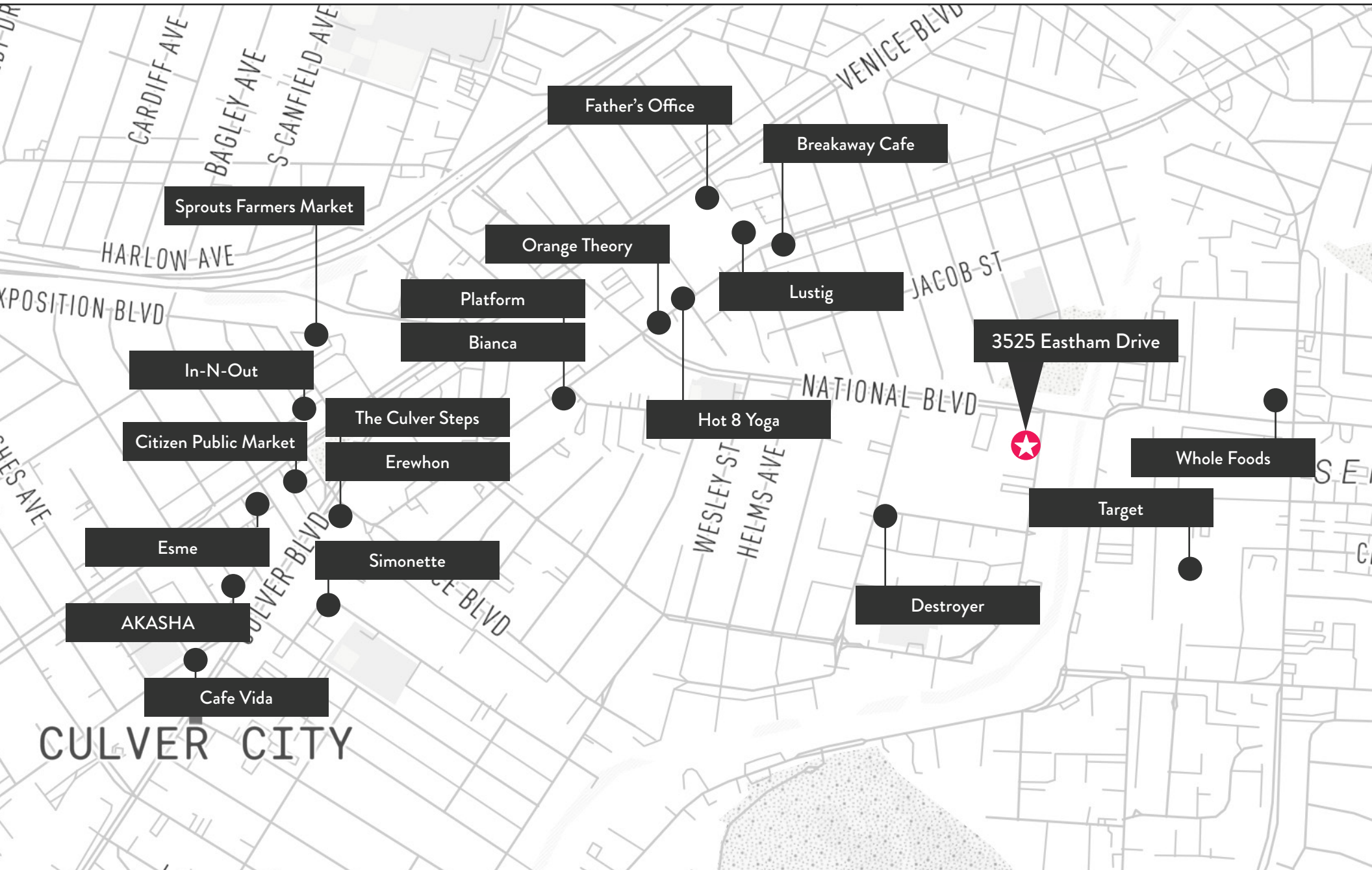


First Floor



Mezzanine

LOCAL AMENITIES



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