

# ± 4,000 SF Building for Lease



**\$2.85/Net: Year 1**  
**\$3.25/Net: Year 2**  
**\$3.50/Net: Year 3**



**5822 W Washington Blvd**  
Culver City, CA 90232

# Specs & Features

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Culver City, CA 90232



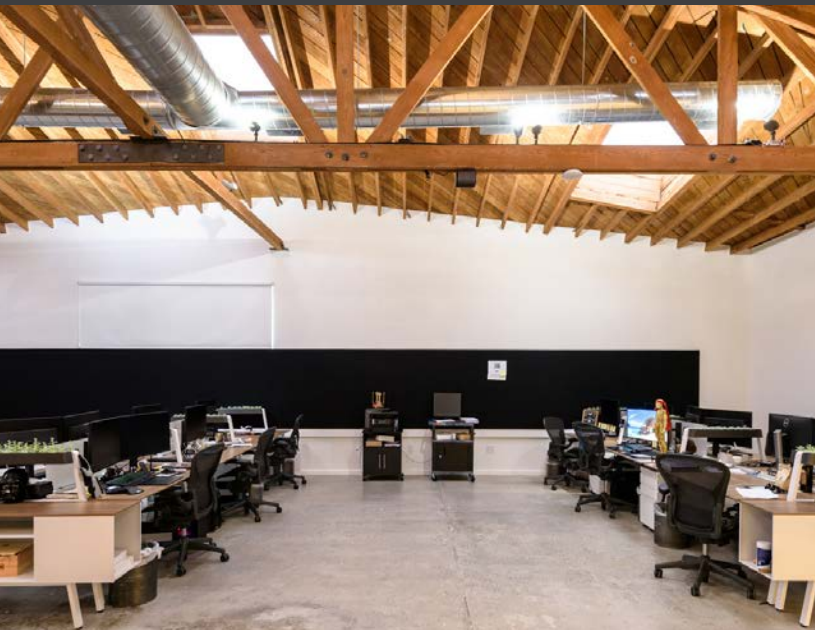
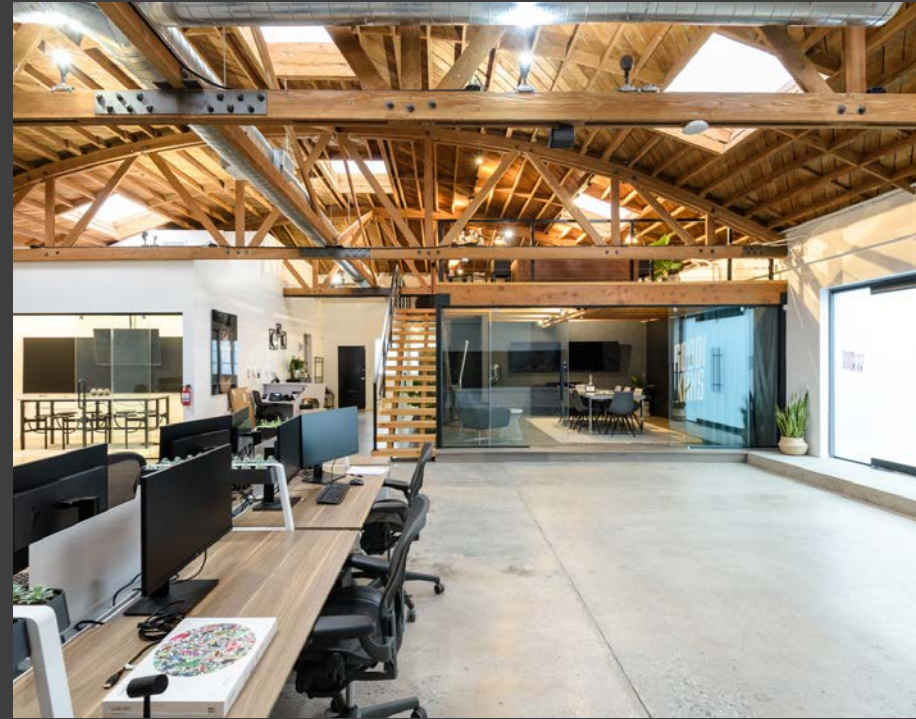
<b>RENT</b>	\$2.85/SF, Net - Year 1 \$3.25/SF, Net - Year 2 \$3.50/SF, Net - Year 3
<b>BUILDING SIZE</b>	± 4,000 SF
<b>ZONING</b>	CCM1*
<b>AVAILABILITY</b>	July 1, 2025
<b>PARKING</b>	7 Spaces - \$175/space (Street metered parking available)
<b>TERM</b>	Flexible
<b>FEATURES</b>	- Standalone bow truss building - High end and practical buildout - Screening room - Central location

1508 17th Street, Santa Monica, CA | 310.899.2700  
WWW.LEEWESTLA.COM | DRE 01222000

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.

# Interior Photos

5822 W Washington Blvd  
Culver City, CA 90232



# Interior Photos

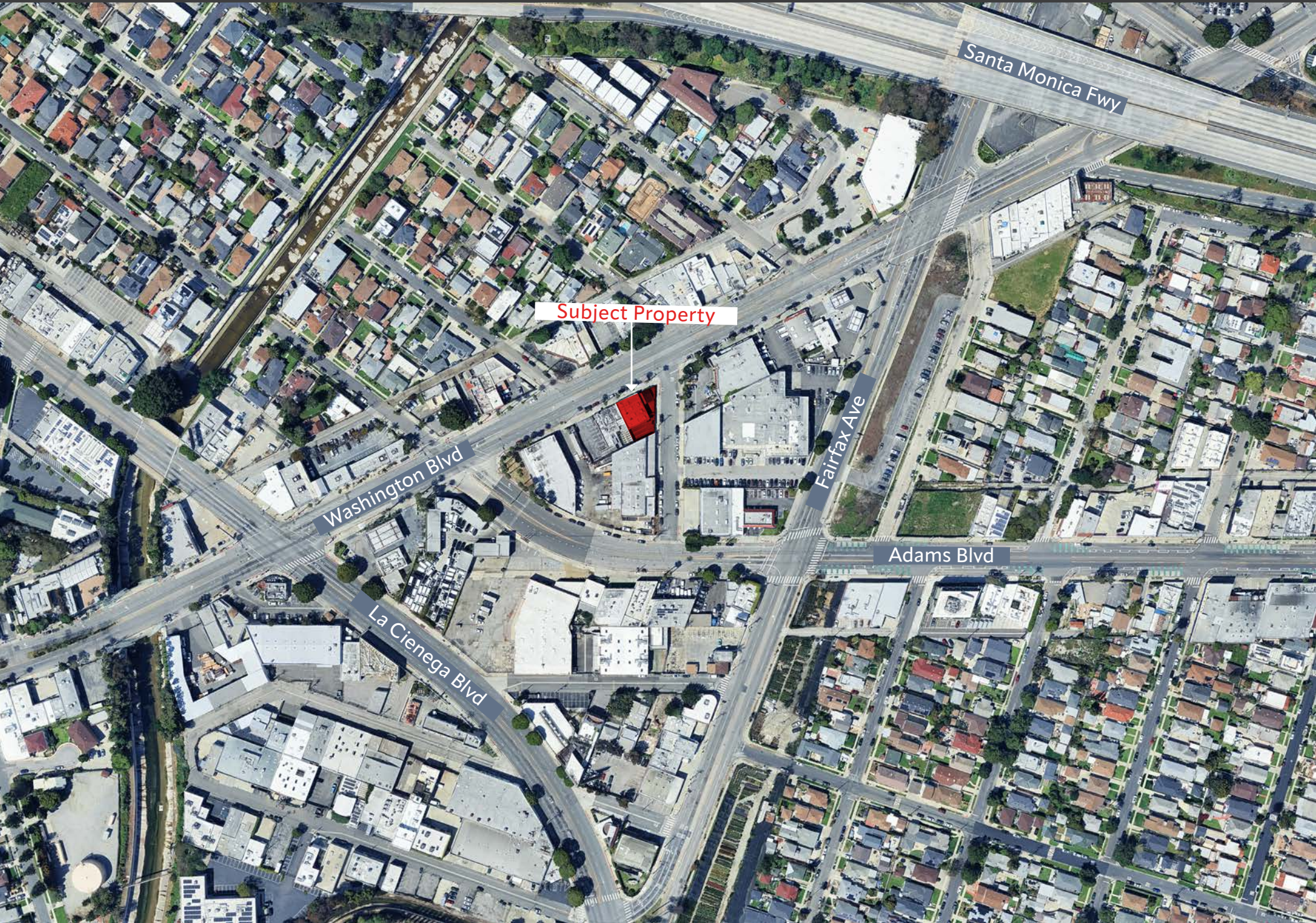
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# Site Aerial

5822 W Washington Blvd  
Culver City, CA 90232



Subject Property

Washington Blvd

La Cienega Blvd

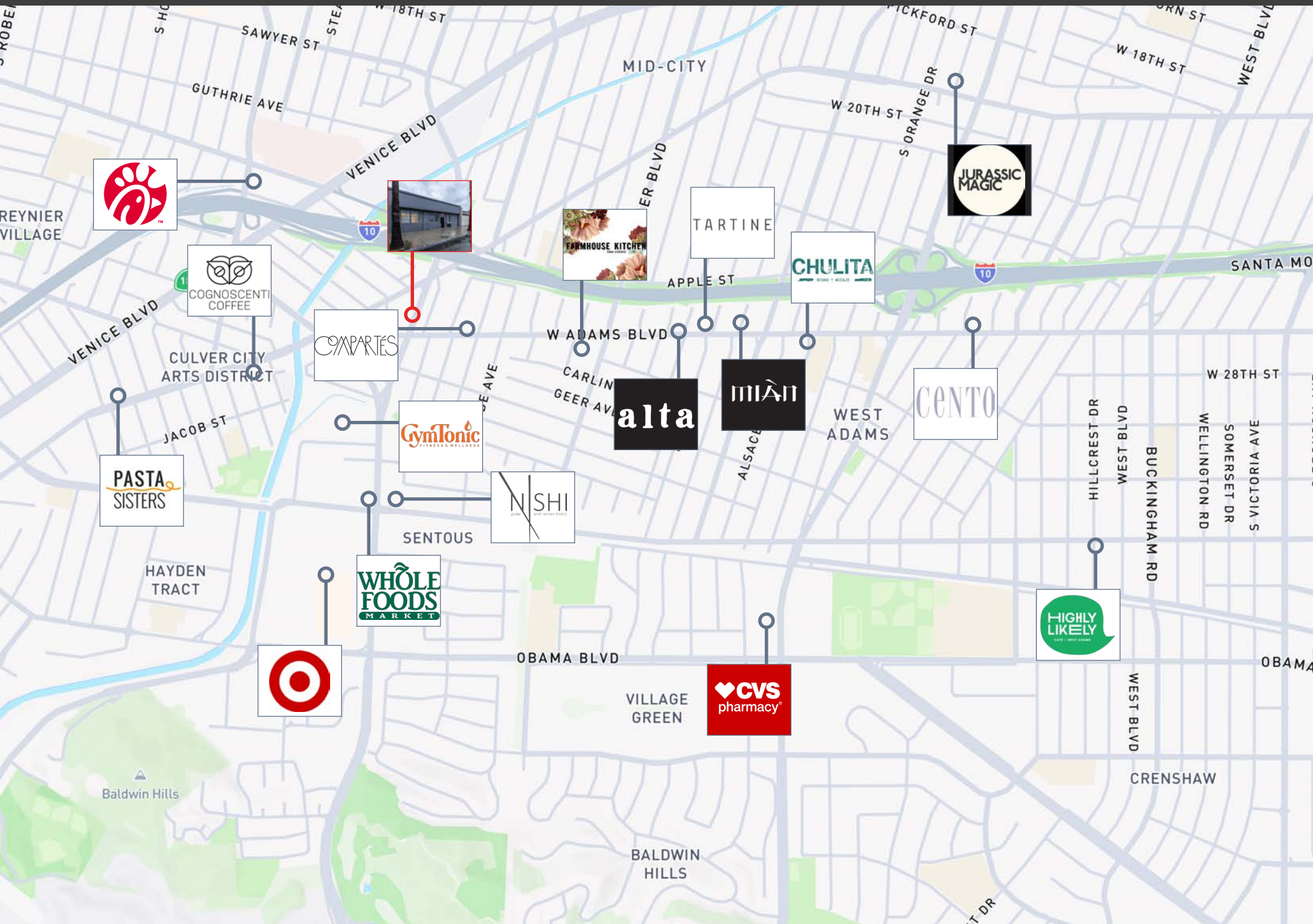
Fairfax Ave

Adams Blvd

Santa Monica Fwy

# Nearby Amenities

5822 W Washington Blvd  
Culver City, CA 90232





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