



A DIVISION OF
LEE & ASSOCIATES



OFFICE SUITE
FOR LEASE

6089
BRISTOL PKY

Flexible Office Opportunity in the *Heart of Fox Hills*

6089 Bristol Parkway offers a 4,100-square-foot second-floor office suite in the established Fox Hills business district of Culver City. Designed with a functional combination of private offices and open workspace, the suite provides an efficient layout that can accommodate a variety of professional and creative office users, with the flexibility for additional build-out as business needs evolve. The space is further enhanced by ten complimentary on-site parking spaces, flexible lease terms, and convenient access directly to the suite. Ideally positioned adjacent to Westfield Culver City and surrounded by restaurants, hotels, and everyday amenities, the property also offers immediate access to the 90 and 405 Freeways, providing exceptional connectivity throughout the Westside. Offered at an attractive Modified Gross lease rate, 6089 Bristol Parkway presents an outstanding opportunity for companies seeking a well-located, flexible office environment with abundant parking and excellent regional accessibility.



PROPERTY OVERVIEW

Premises:	6089 Bristol Pkwy Culver City, CA 90230
Property Type:	Office Suite
Size:	±4,100 SF (2nd Floor Space)
Rate:	\$1.95/SF (Months 1–12), increasing to \$2.75/SF thereafter (Modified Gross; CAM: \$0.19/SF)
Term:	Flexible
Parking:	10 parking spaces for free
Zoning:	C3
APN:	4134-004-013

FEATURES

1.

4,100 SF Second-Floor Office Suite

A well-designed 4,100-square-foot second-floor office suite offering an efficient layout that accommodates a wide range of professional, creative, and collaborative work environments.

2.

Flexible Office Configuration

The suite features a balanced combination of private offices and open workspace, providing immediate functionality while allowing flexibility for additional build-out or customization to meet specific business needs.

3.

Abundant Complimentary Parking

Ten (10) complimentary on-site parking spaces are included with the lease, providing exceptional convenience for employees and visitors—an increasingly valuable amenity in the Westside office market.

4.

Flexible Lease Terms

Flexible lease terms provide businesses with the opportunity to secure space that aligns with their operational requirements and future growth plans.

5.

Premier Fox Hills Location

Positioned adjacent to Westfield Culver City and surrounded by restaurants, retail, hotels, and everyday conveniences, the property offers an exceptional workplace experience with premier amenities just steps away.

6.

Excellent Accessibility

The suite offers convenient second-floor access and is ideally located near the 90 (Marina) and 405 (San Diego) Freeways, providing outstanding connectivity throughout Culver City, Playa Vista, Marina del Rey, and the greater Westside.

7.

Move-In Ready Office Opportunity

With an efficient existing layout, quality office improvements, and the flexibility to accommodate future modifications, the suite is well-positioned for immediate occupancy while supporting the evolving needs of growing businesses.

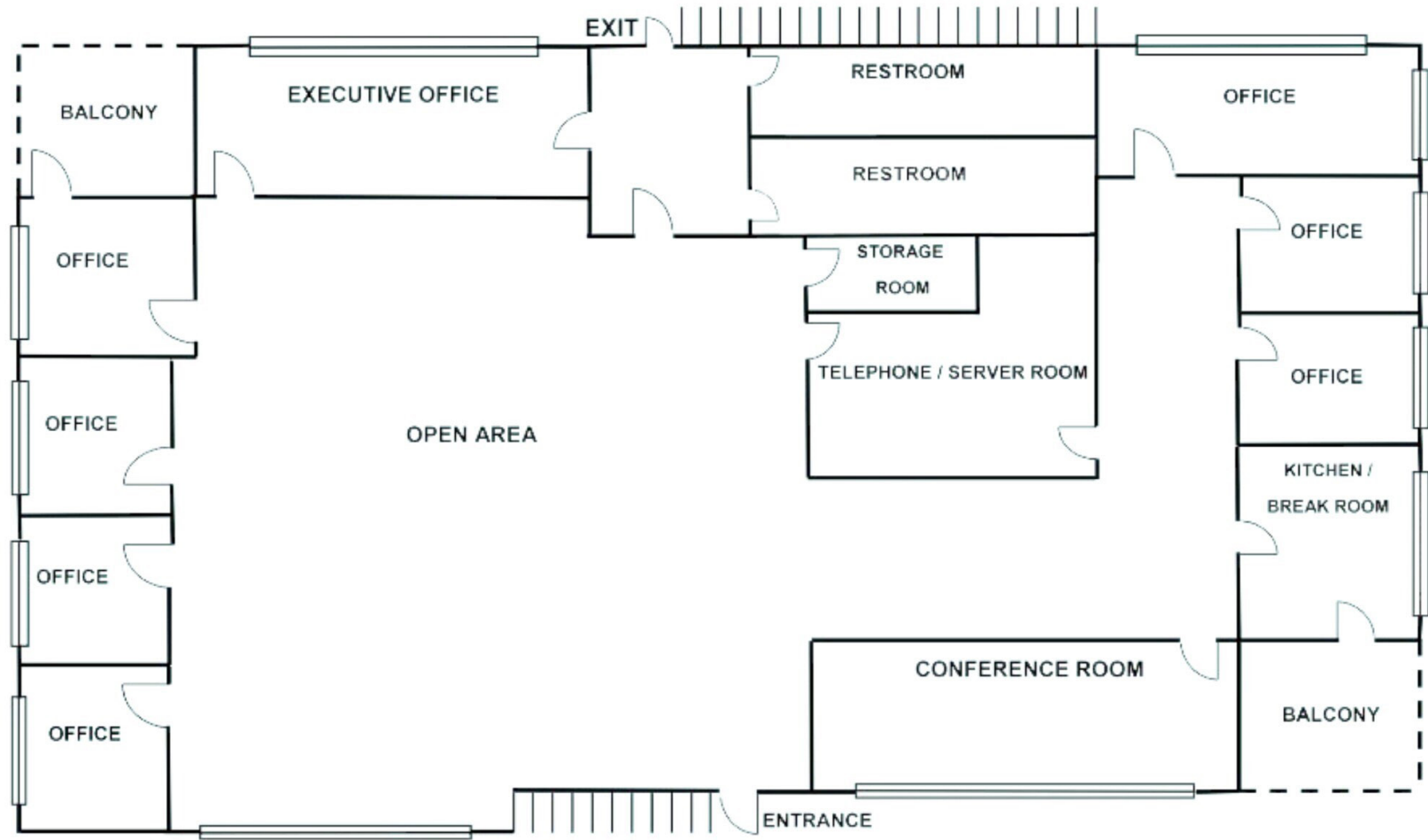








FLOOR PLAN





Prime Creative District

Positioned in the heart of Culver City's thriving creative corridor, the property is surrounded by an energetic mix of acclaimed restaurants, cafés, and boutique retail that contribute to a vibrant and highly walkable business environment. The location offers convenient access to Downtown Culver City, the 405 and 10 Freeways, Marina del Rey, and Los Angeles International Airport, providing seamless connectivity across the Westside for both employees and visitors.



NEARBY AMENITIES



6089
BRISTOL
PARKWAY





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