



A DIVISION OF
LEE & ASSOCIATES



CREATIVE / FLEX SPACE
± 2,166 SF to ± 14,149 SF | **FOR LEASE**

3343 - 3363 S. LA CIENEGA PL
5805 W. JEFFERSON BLVD

Creative Flex Space Steps from the *Hayden Tract*

A rare flex space opportunity across four properties in the heart of West LA's most dynamic commercial corridor. Perfectly positioned near the 10 freeway with seamless access to Culver City, Downtown LA, and the Westside, these versatile units are built for businesses that need room to grow and the freedom to operate on their own terms. Whether you're looking for light industrial, creative office, showroom, or a true hybrid, this collection of spaces delivers the flexibility, location, and connectivity that modern businesses demand.



PROPERTY OVERVIEW

Address:	3343-3345 S La Cienega: ± 3,160 SF
	3355 La Cienega: ± 2,400 SF
	3361 S La Cienega: ± 2,166 SF
	3363 La Cienega: ± 3,777 SF
	5805 W. Jefferson: ± 2,646 SF
Rent:	\$2.90/SF, IG
Term:	Negotiable
Parking:	TBD
Zoning:	LAMR-1
Features:	- Ground Level Roll Up Doors
	- Exposed Ceilings
	- Walking Distance to Expo Line Stop
	- 2 Minute Drive to Downtown Culver City

INTERIOR PHOTOS



INTERIOR PHOTOS



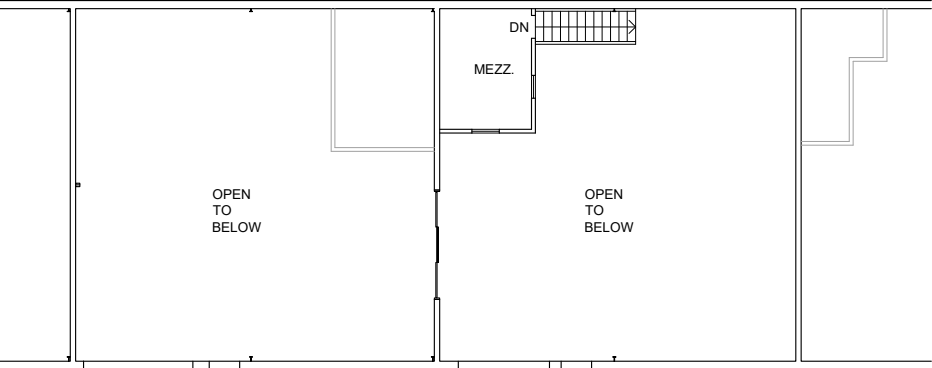
INTERIOR PHOTOS



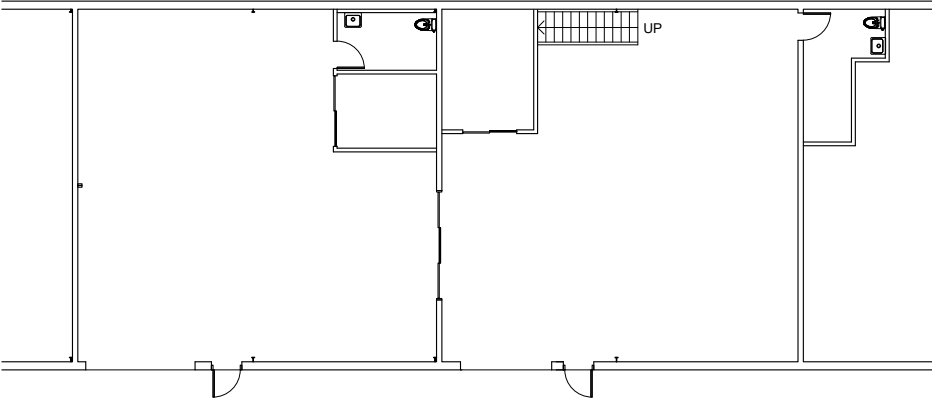
INTERIOR PHOTOS



3343 LA CIENEGA - FLOOR PLAN

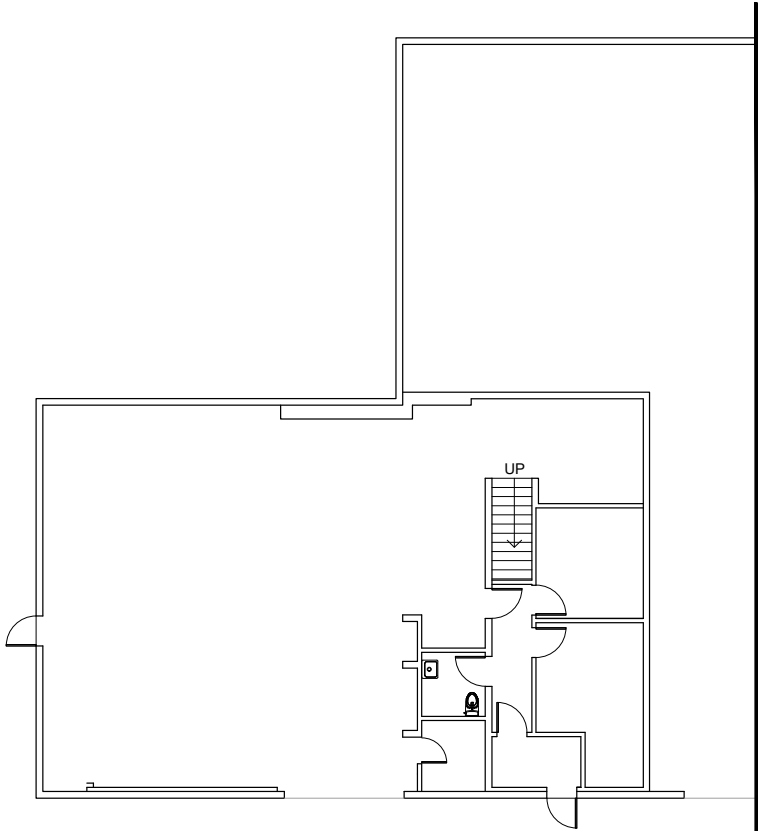


MEZZANINE FLOOR 

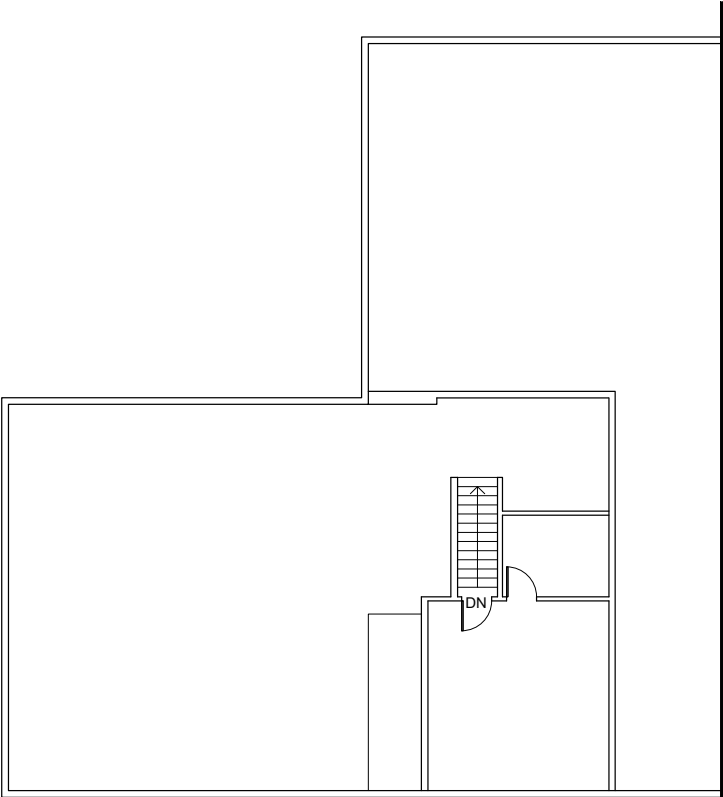


1ST FLOOR 

3355 LA CIENEGA - FLOOR PLAN

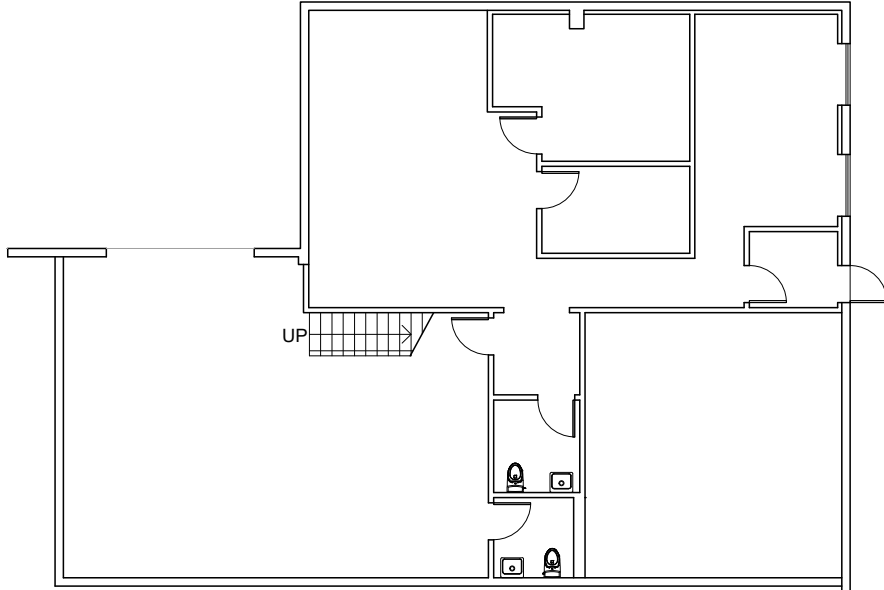


1ST FLOOR

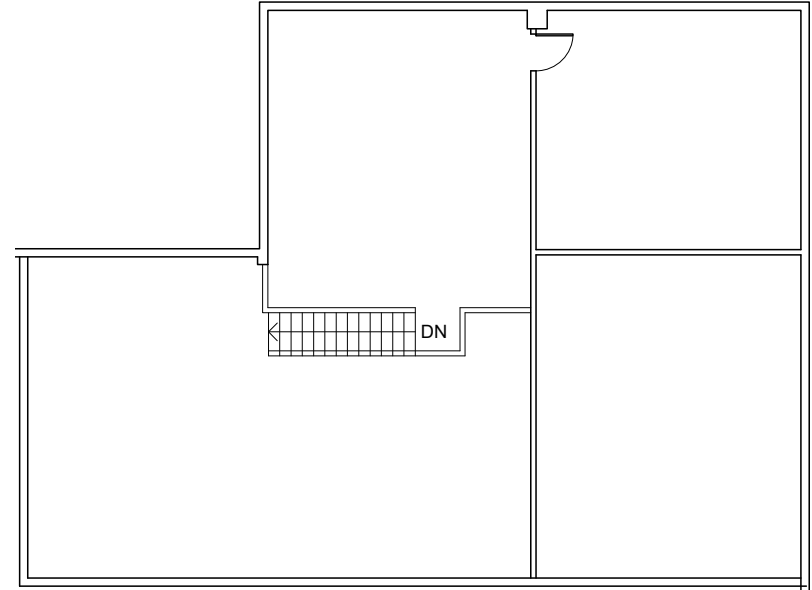


2ND FLOOR

3361 LA CIENEGA - FLOOR PLAN

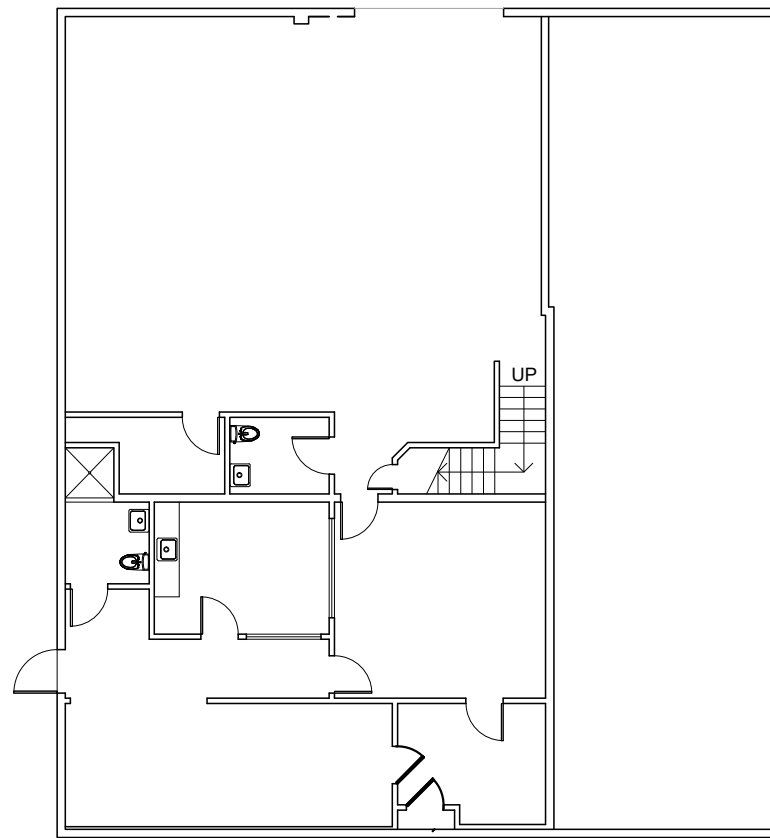


1ST FLOOR

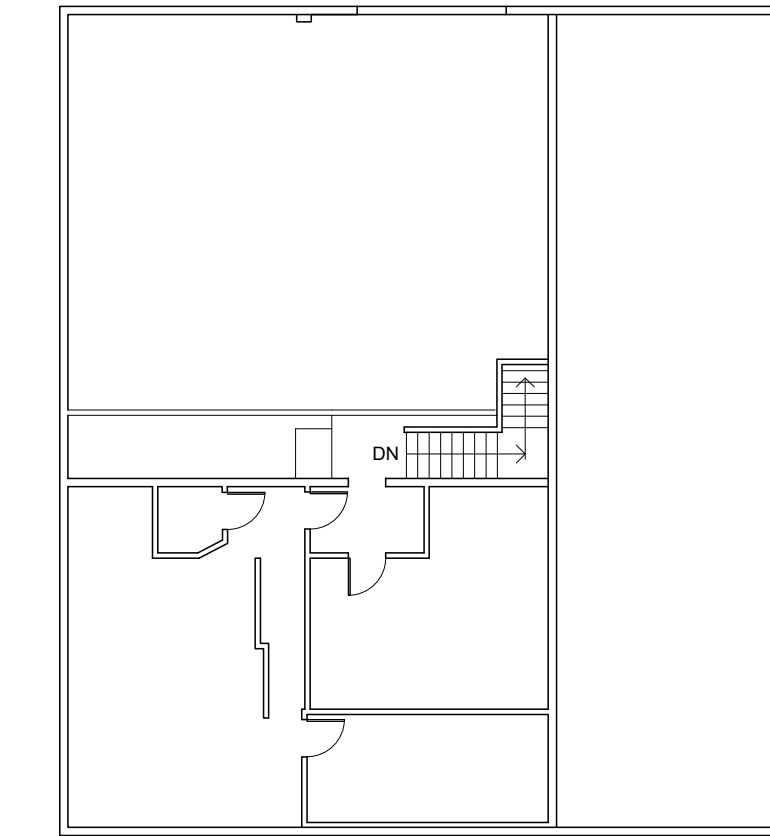


2ND FLOOR

5805 W. JEFFERSON - FLOOR PLAN



1ST FLOOR



2ND FLOOR

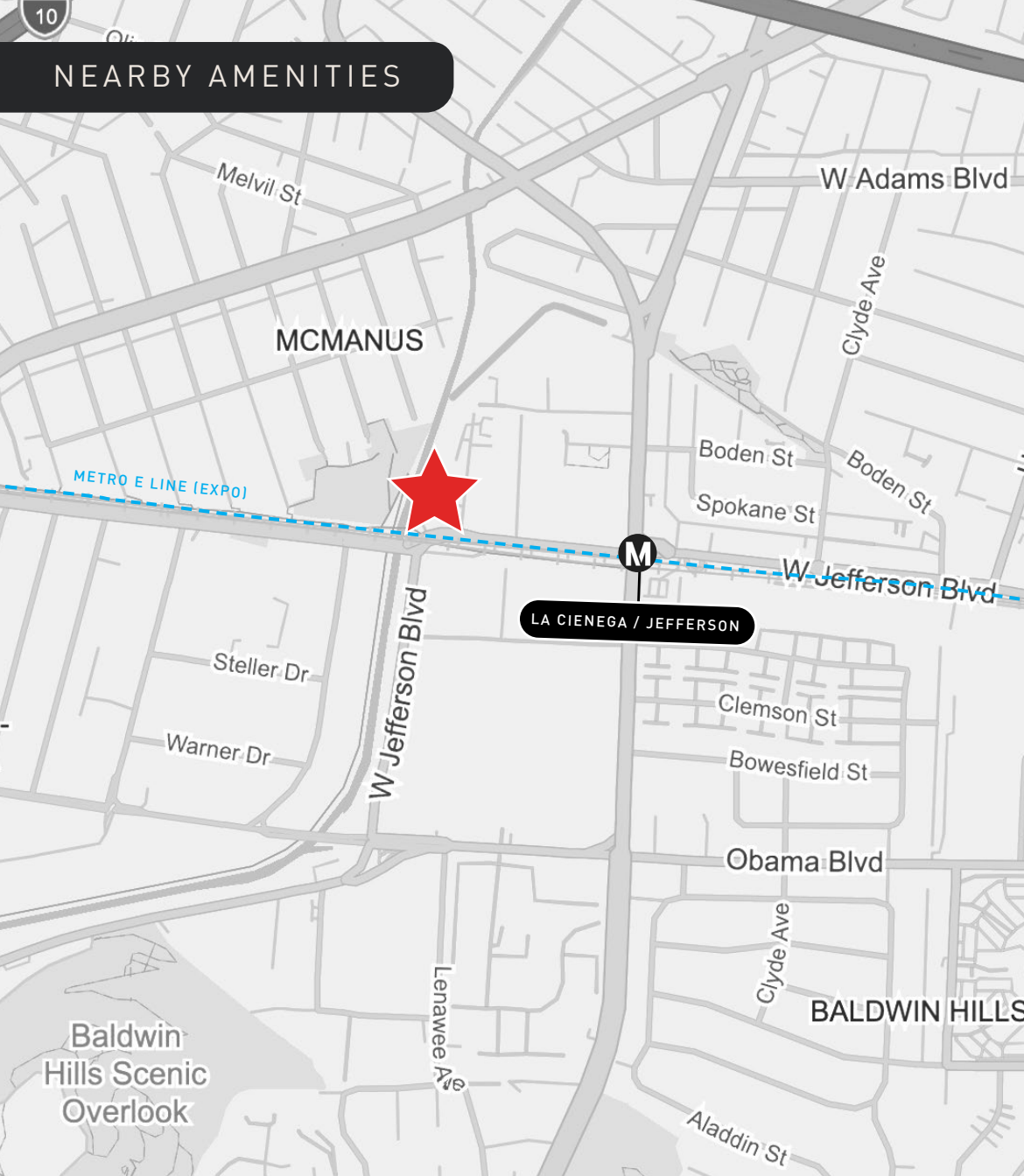


The Heart of the Hayden Tract

Nestled at the edge of the iconic Hayden Tract and the thriving creative hub of Culver City, these properties sit at the epicenter of Los Angeles' most dynamic business district. The Hayden Tract — renowned for its cutting-edge architecture and home to some of the world's most innovative companies has long set the standard for creative and flex space in Southern California. With immediate access to the 10 and 405 freeways, this location connects you to all of LA while keeping you rooted in one of its most sought-after zip codes.



NEARBY AMENITIES



EREWON

Mendocino Farms

VanLeeuwen

The CULVER HOTEL

CAFE/5 LOS ANGELES

ORE
OATMEAL
RADIO CAFE

SOUTH LA
CAFE

Peet's
COFFEE

corepower
YOGA

WEST ADAMS
PILATES

ANYTIME
FITNESS

TRADER
JOE'S

WHOLE
FOODS
MARKET

Ralphs

target

CAVA

WING STOP

rolling greens

MAYDAN
MARKET

Life Coffee Beans
& Tea Leaf

Panera
BREAD

SALT & STRAW

Starbucks

MIZ
LA
LA

HOUSE
COFFEE CO

PASTA
SISTERS

BEETHOVEN
MARKET

esme



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