

FOR LEASE

CREATIVE
OFFICE SPACE

11628 WASHINGTON BLVD
CULVER CITY, CA 90232



GREG ECKHARDT

310.395.2663 X103

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LIC# 01255469



PROPERTY OVERVIEW

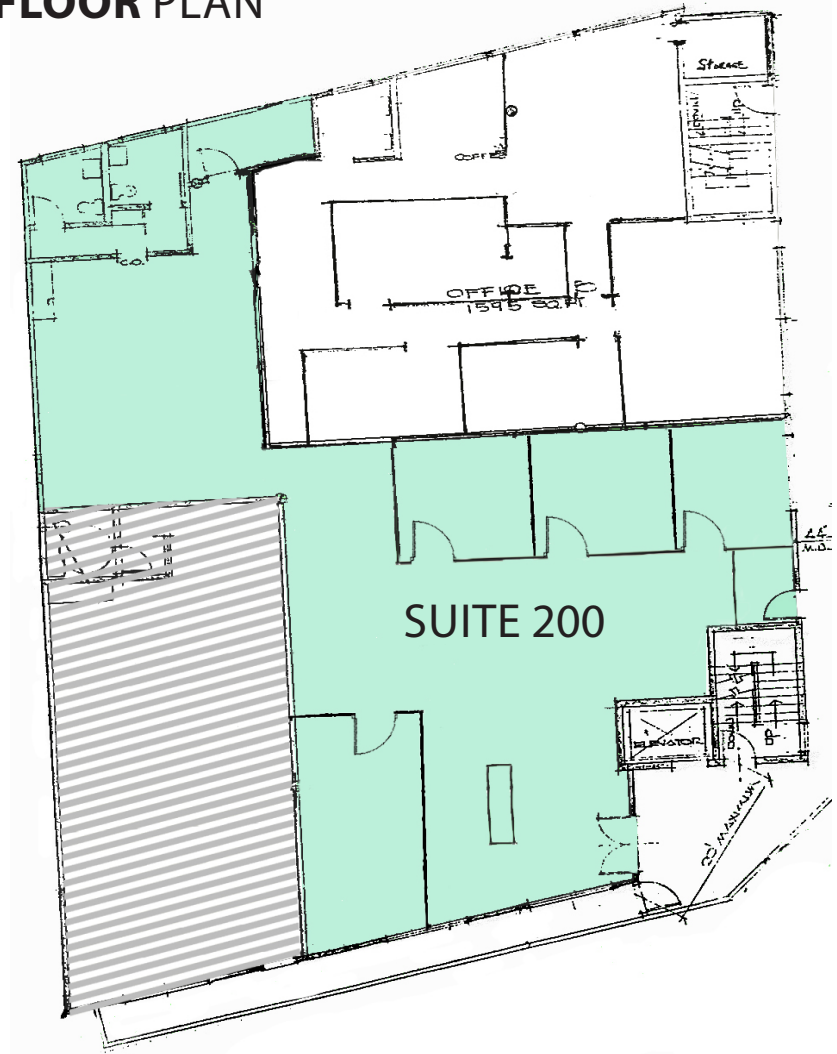
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SIZE:	Approximately 3,543 Square Feet
RENTAL RATE:	\$2.75 Per Square Foot Per Month, MG (Net of utilities and janitorial)
TERM:	1-3 Years
PARKING:	3/1000 Subterranean Parking Spaces \$125 Per Month, Per Space
AVAILABLE:	Immediately

PROPERTY HIGHLIGHTS

- » Located in a dense population of Culver City with heavy foot and auto traffic
- » Four offices, two bathrooms and a kitchenette
- » On-site management company
- » On a major thoroughfare close to the 405 freeway
- » All parking is covered and gated
- » Well maintained boutique building

FLOOR PLAN



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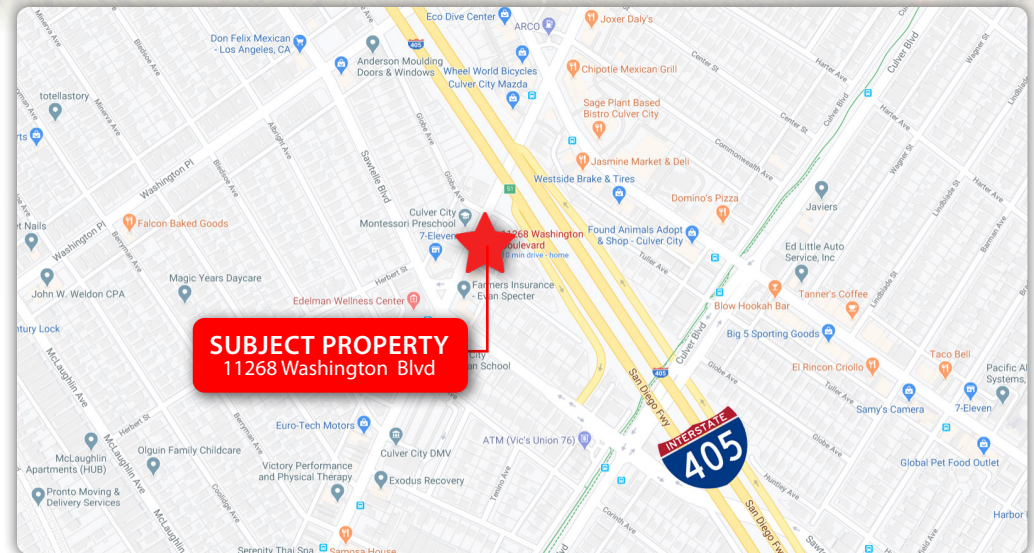
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AREA OVERVIEW

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Culver City has firmly established itself as one of the Westside's most dynamic office submarkets. With a vibrant Downtown scene and slew of premier entertainment and technology tenants, including Sony Pictures Studios, and in close proximity to major occupants like Apple, Amazon, and HBO, it's LA's new media headquarters. Washington Boulevard, the community's primary thoroughfare, is populated with a plethora of thriving restaurants, galleries, and A+ retail, complemented by convenient access to the 405 freeway. Bolstered the Metro Expo Line's connectivity and a dense, walkable neighborhood, Culver City continues to rank among Los Angeles' most desirable locales for creative and professional tenants alike.



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