

FOR SALE

CULVER CITY ARTS DISTRICT CREATIVE OFFICE

8558 WASHINGTON BOULEVARD
CULVER CITY, CA 90232

For more information:

KEVIN LACHOFF

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CA DRE #01481846

DAVID LACHOFF

CA DRE #00322957

D & T Investment Co.

9190 W. Olympic Blvd. #415

Beverly Hills, CA 90212

CA DRE #01235959

D & T Investment Company

HIGHLIGHTS



Single-Tenant, Net Lease – ease of management



Near-term lease – flexibility to capture increased rent at Option Renewal, or for an Owner-User to occupy, or to re-tenant



Beautiful creative office – highly desirable finishes throughout, including polished concrete floors, exposed ducts and skylight. Outdoor space offers flexibility for parking, storage and outdoor work & play space



Asking price
\$1,910,000

KEY TERMS:



1,500± SF building



2,246± SF land



Leased @ \$76,380/yr through 8/31/2025, 3.5% annual increases (1 x 3yr Option @ FMR min. 3.5%)



Parking – up to 6 cars (est)

PROPERTY HIGHLIGHTS

8558 WASHINGTON BLVD, CULVER CITY, CA 90232

Creative office in Culver City's Arts District

Concrete floors, skylight, exposed ductwork, flexible layout

Single tenant, street front identity, building signage

Ground-level roll-up door

On-site gated private parking/outdoor space
(Tenant to verify parking area use)



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