

MODAA LOFTS

8601-8635 Washington Boulevard, Culver City, CA



PROPERTY DETAILS

PREMISES	8609 Washington (1st floor): 12,700 SF 8631 Washington (1st floor): 2,300 SF 8633 Washington (2nd floor): 4,000 SF
RENT	8609 Washington (1st floor): \$4.95/SF, MG 8631 Washington (1st floor): \$5.15/SF, MG 8633 Washington (2nd floor): \$3.95/SF, MG
TERM	2-5 years
OCCUPANCY	8609 Washington (1st floor): <i>Within 90-120 Days</i> 8631 Washington (1st floor): <i>Available Now</i> 8633 Washington (2nd floor): <i>Available Now</i>
PARKING	3/1000 at \$175/car/month
FEATURES	• 21' ceilings • Operable windows • Concrete floors • Abundant natural light • Secure parking • Full kitchen in every unit • 90 Walk score • Walking distance to Helms bakery, Platform, Ivy Station • 5 minutes to 10 freeway



PHOTOS



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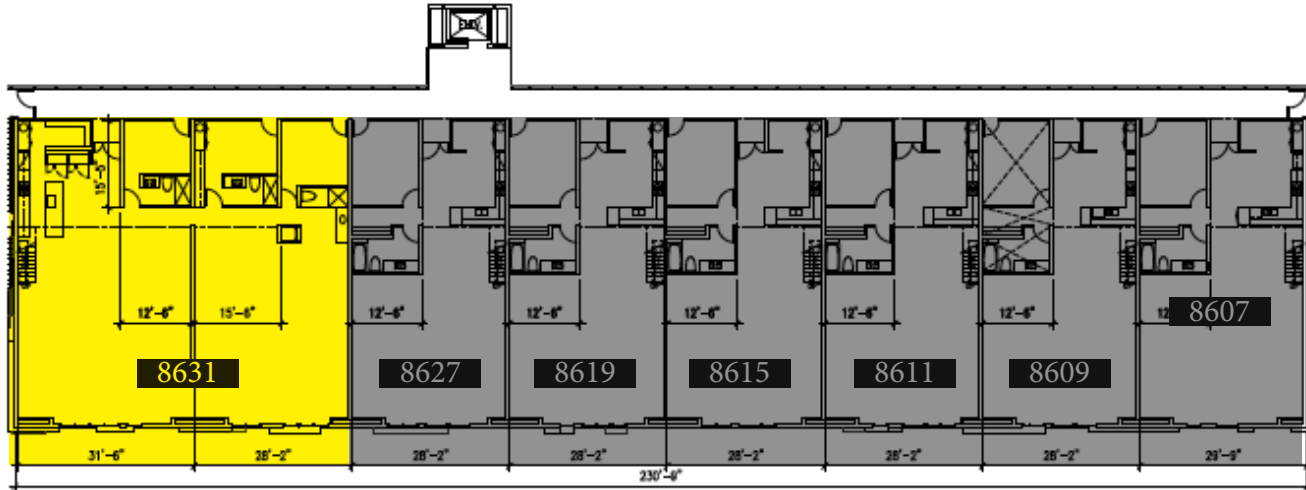


FLOOR PLANS

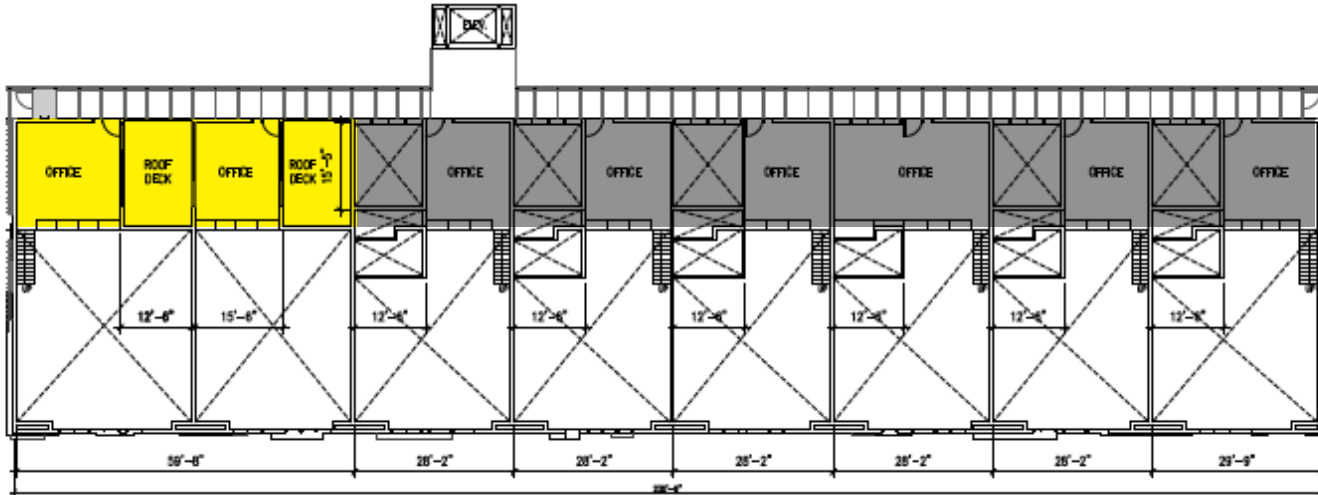
SECOND FLOOR

8631 Washington:

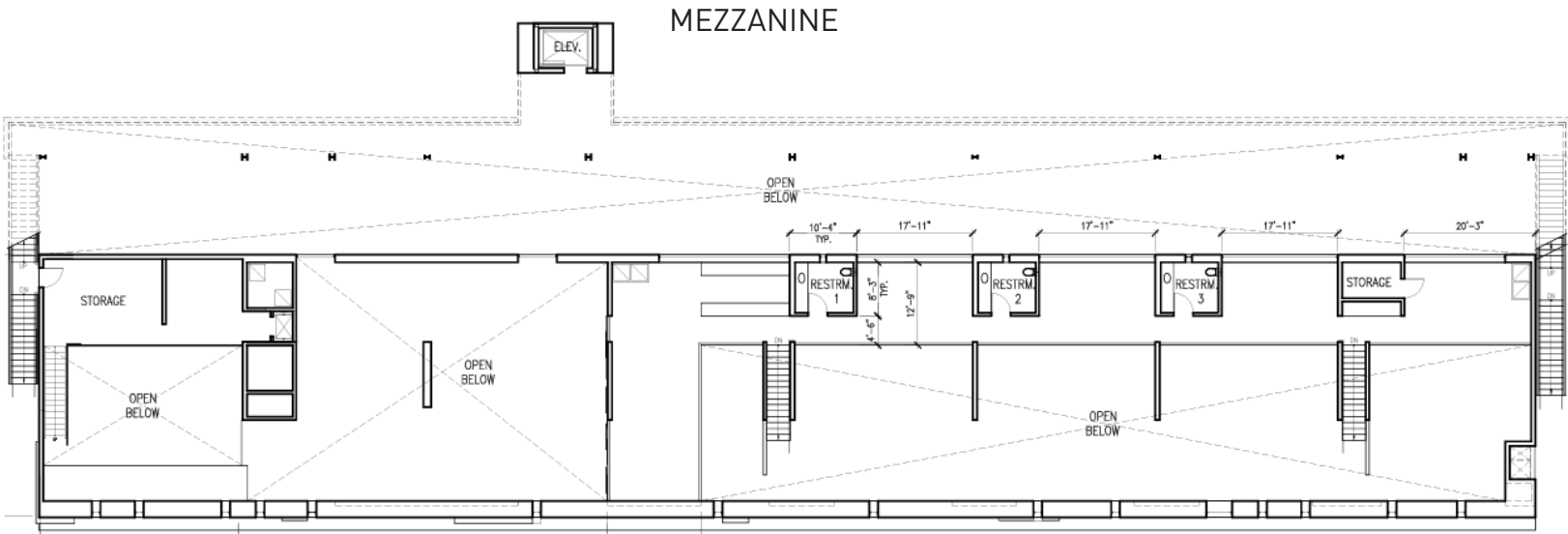
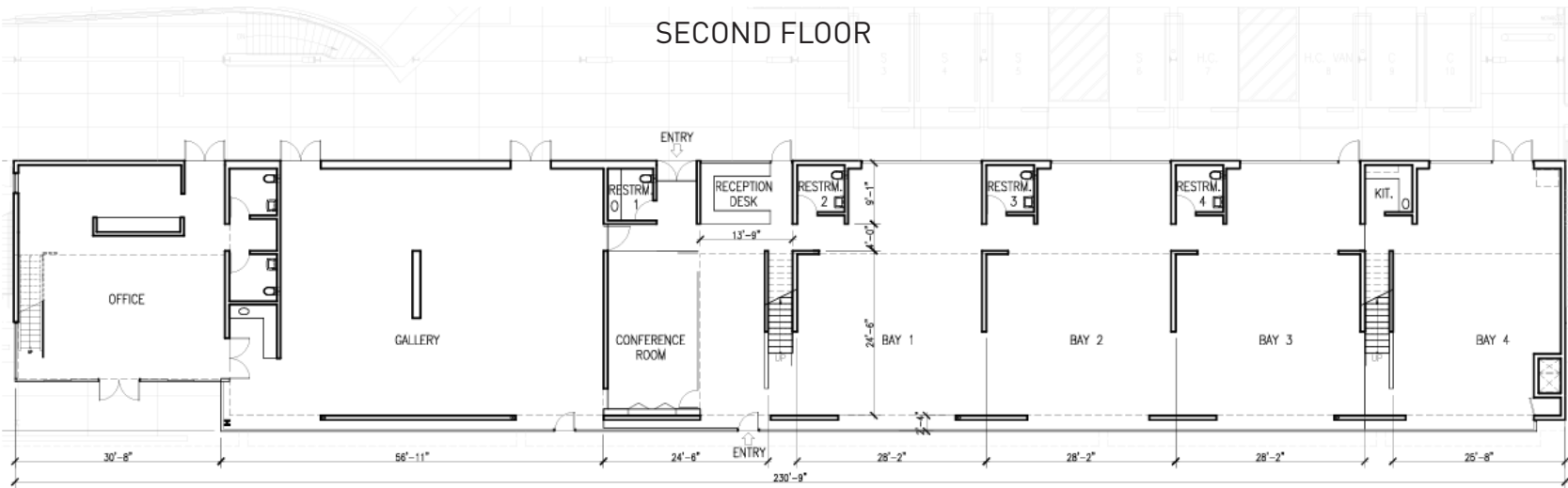
- 3 private offices, 3 restrooms, full kitchen, mezzanine office and 2 patios



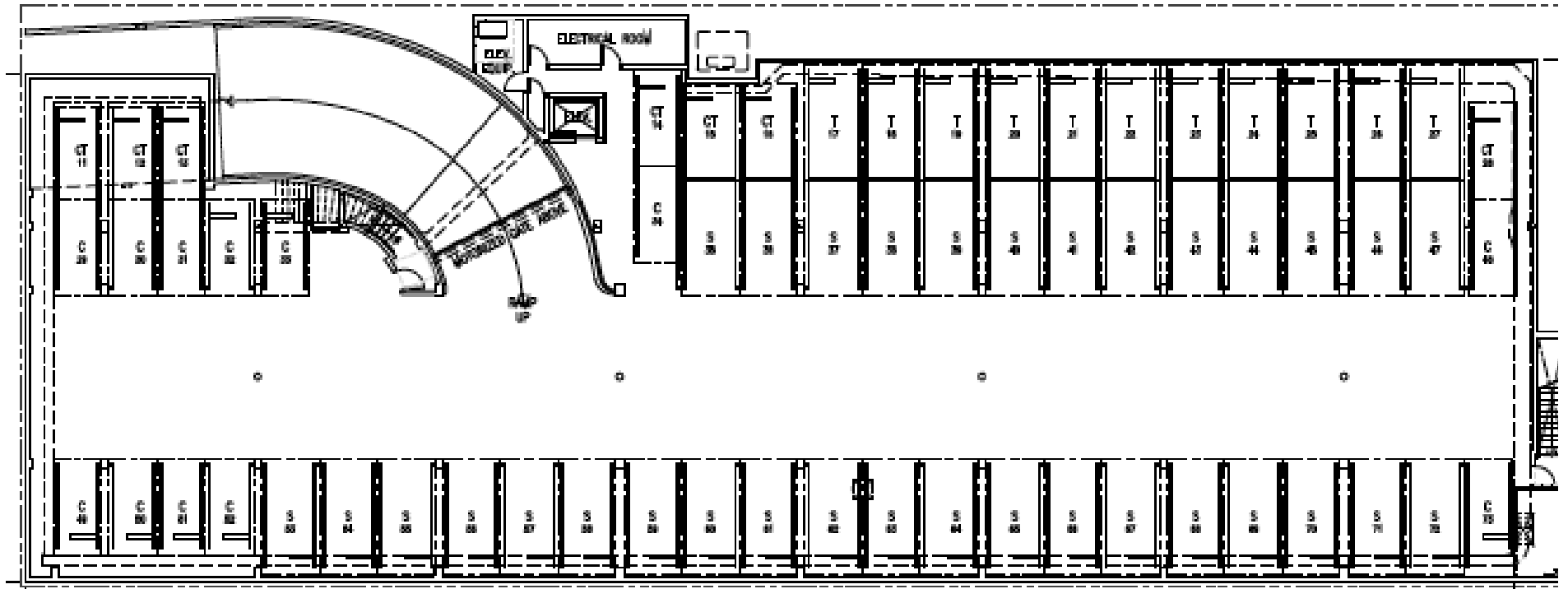
MEZZANINE



FLOOR PLAN - 8609 WASHINGTON (1st floor): 12,700 SF



PARKING



NEIGHBORHOOD TENANTS





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