



*Rendering

3958 INCE BOULEVARD

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3958 INCE BOULEVARD

- A newly transformed standalone building with an exceptional location just steps from Downtown Culver City's renowned dining, retail, and amenities
- Bright, open space with high ceilings, concrete floors, abundant natural light, and generous private outdoor patios that create a seamless indoor-outdoor experience
- Dedicated on-site parking at a ratio of approximately 2 per 1,000 SF
- Walkable to the Culver City Metro E Line (Expo), dining, and retail—steps from Culver Steps (Erewhon) and Trader Joe's



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OVERVIEW

SIZE

Approximately 5,324 SF

USE

Retail/Restaurant

RENT

Available upon Request

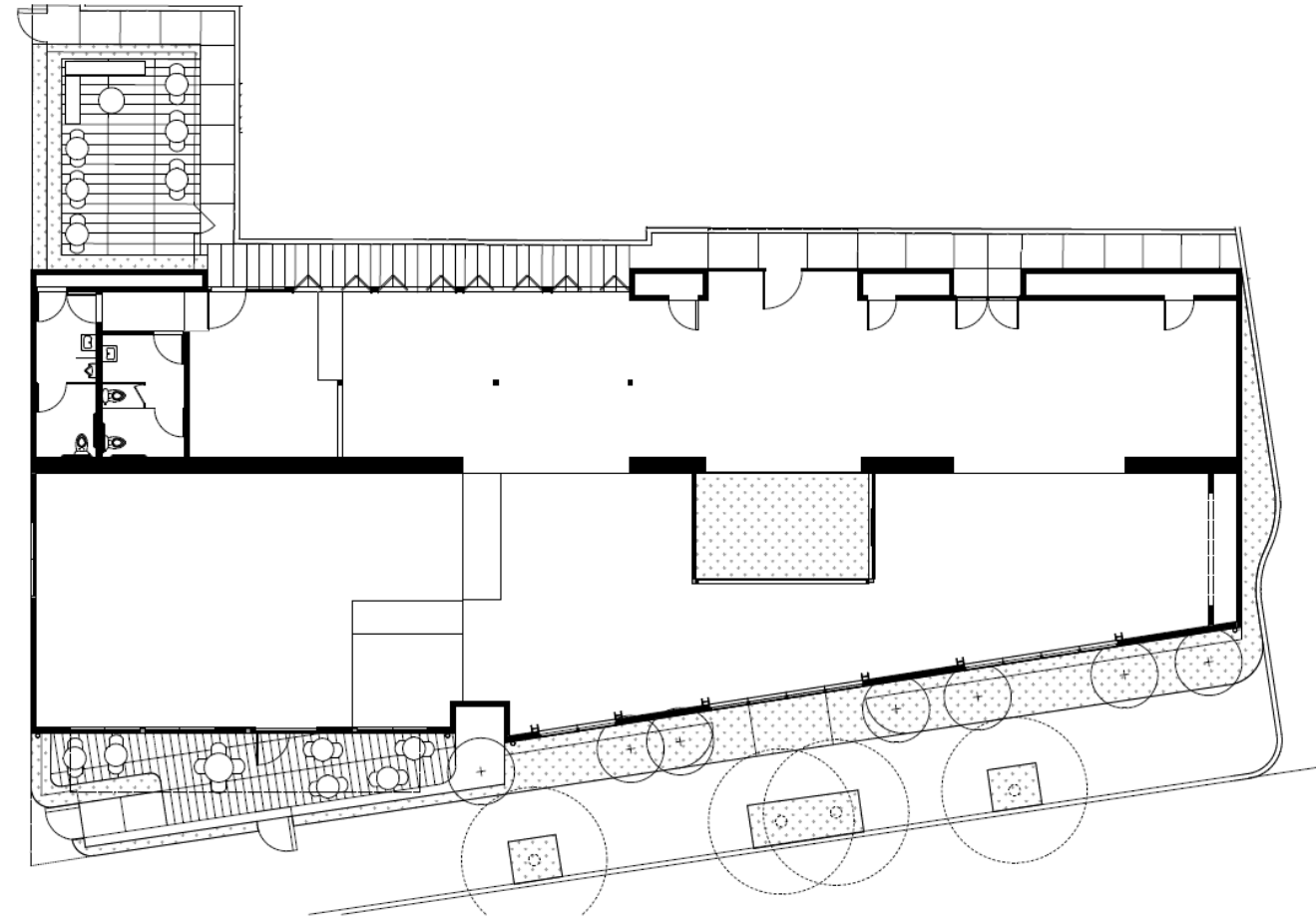
AVAILABLE

Immediate

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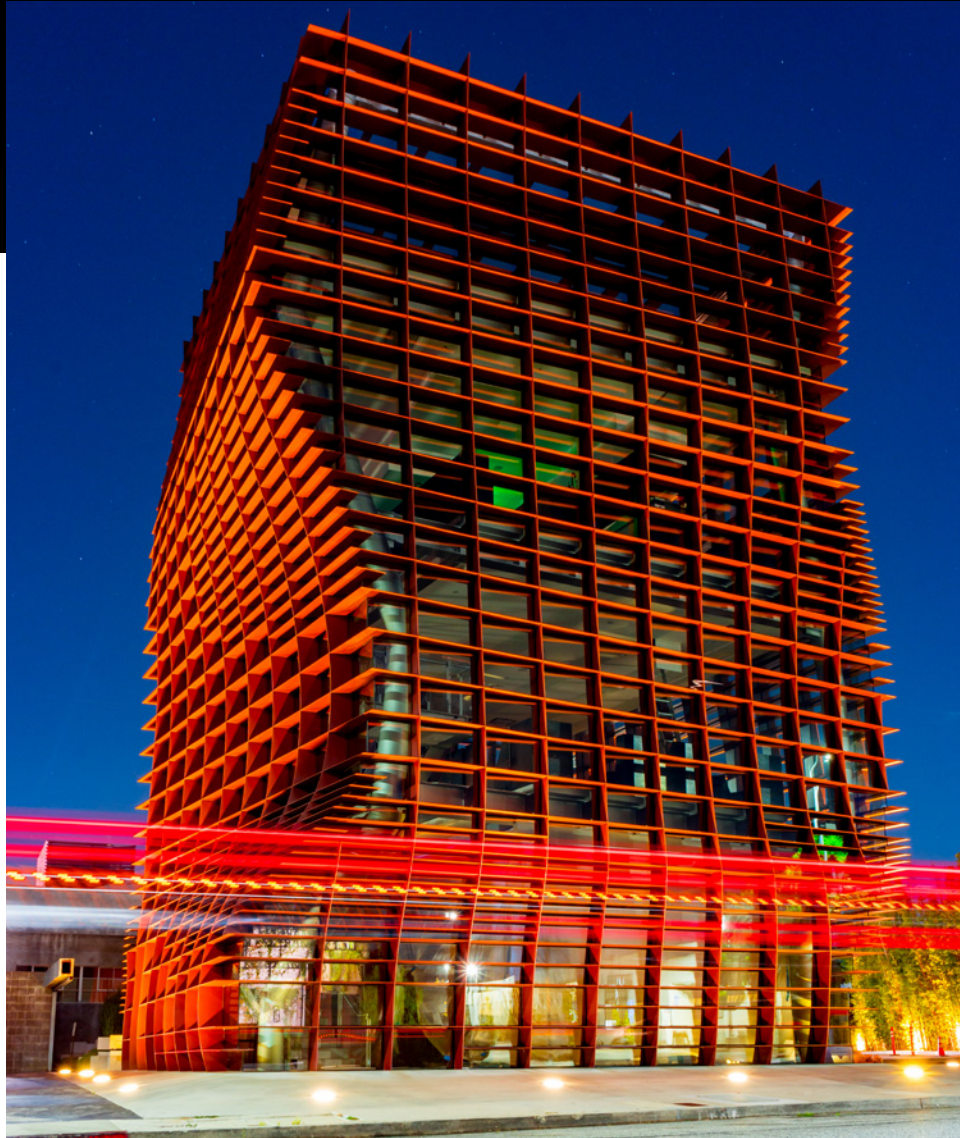
FLOOR PLAN

±5,324 SF



AREA OVERVIEW

3958 Ince Boulevard is located in Culver City's most celebrated creative office district, and one of the most architecturally distinct commercial neighborhoods in Los Angeles. What began as a mid-century industrial corridor was gradually reimagined over three decades by Eric Owen Moss Architects and developer Samitaur Constructs into a campus of converted warehouses and bold new structures that has become a genuine destination for media, technology, and entertainment companies.



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Surrounded by marquee media and tech neighbors—Apple, Amazon Studios, Nike, HBO, Sony Pictures Animation, and Warner Bros—with Zoic, Jam City, and Scopely nearby, this Westside creative district (800,000+ SF) attracts companies for UCLA/USC talent, Silicon Beach access, and a highly walkable environment. Dining and retail standouts include Michelin-starred Vespertine, Destroyer, the Culver City Farmers Market, Platform, Cognoscenti Coffee, and Culver Steps, with a nearby Whole Foods at La Cienega & Jefferson serving as an amenity hub. Connectivity is exceptional via the Metro E Line, I-10/I-405, and the Ballona Creek bike path, reinforcing Culver City's status as a leading office submarket.

WALKER'S & BIKER'S PARADISE

87

WALK SCORE

62

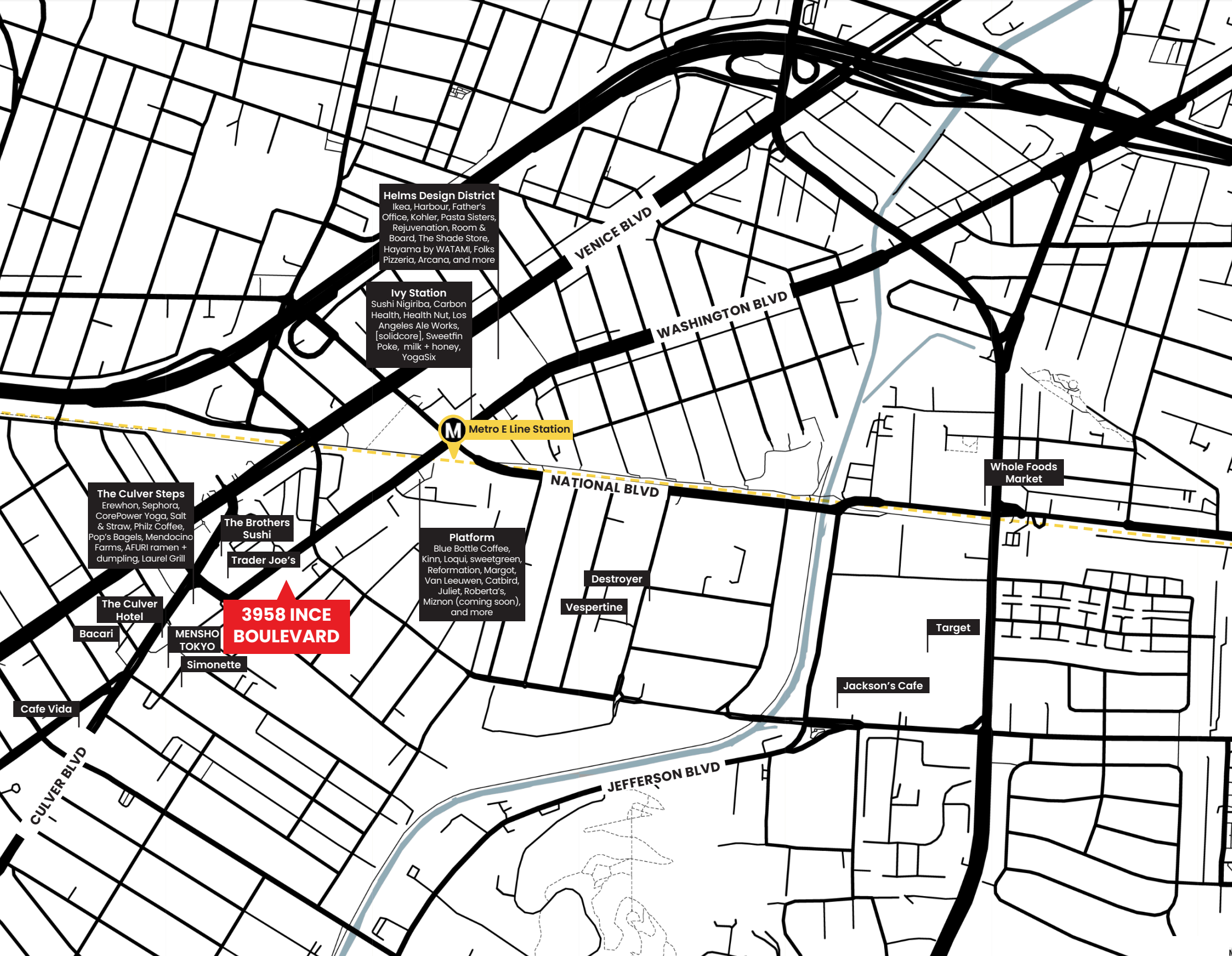
TRANSIT SCORE

94

BIKE SCORE



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NEARBY

OFFICES

VOX MEDIA

GROUP NINE

PARACHUTE

WILDCARD MEDIA

ARC CREATIVE
STUDIOS

APPLE

APPLE MUSIC

SMASHBOX

NIKE

SCOPELY

AMAZON

BEATS ELECTRONICS

ADOBE

BLACKBIRD

WEWORK

DISNEY

BABY2BABY

JUNKIN MEDIA

SMASHBOX STUDIOS

WC+A

WARNER BROS.
DISCOVERY

HBO

PLATFORM

UNISOFT

NPR

EQUINOX

LRM

WHY

SONY PICTURES
ANIMATION

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