

FORMER APPAREL HEADQUARTERS 3961 LANDMARK ST, CULVER CITY

PRIME CULVER CITY
LOCATION



±39,000 SF Building

±21,000 SF Warehouse

±18,000 SF Office

Additional ±4,000 SF
Bonus Mezzanine

Suitable for Clothing Design & Production, E-commerce /
Technology, Fulfillment, Hybrid, or Corporate Headquarters



LANCELOT
COMMERCIAL

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CREATIVE INDUSTRIAL BUILDING

3961 LANDMARK ST, CULVER CITY

PRIME CULVER CITY
LOCATION



PROPERTY HIGHLIGHTS

- Flexible combination of creative office, showroom, production and warehouse space
- Ability to consolidate multiple functions under one roof
- Ideal for fashion headquarters, design studios, beauty/cosmetics, consumer and high-end product brands, luxury furnishings, entertainment production, experiential companies, technology, defense industry, e-commerce, or other hybrid use
- 24' ceiling height
- Heavy electrical power distributed

RENTAL RATE

\$2.79 PSF (NNN ±\$.08 PSF)

AVAILABLE SF

±39,000 SF BLG / ±21,000 SF Warehouse / ±18,000 SF OFC
Additional ±4,000 SF Bonus Mezzanine

GATED YARD

Private Yard With 2 Ground Level Doors + 1 Dock Hi Door



LANCE LEVIN
PRESIDENT
310.839.3333



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LOCATION OVERVIEW

3961 LANDMARK ST, CULVER CITY

PRIME CULVER CITY
LOCATION



- Convenient access to major Westside employment centers and transportation corridors
- 1 block to Gold Line Metro Station at National Blvd + Venice Blvd
- 2 blocks to the 10 freeway on/off ramp at Robertson Blvd
- 15 minute drive to Beverly Hills, DTLA, Santa Monica + Hollywood





INTERIOR VIEWS

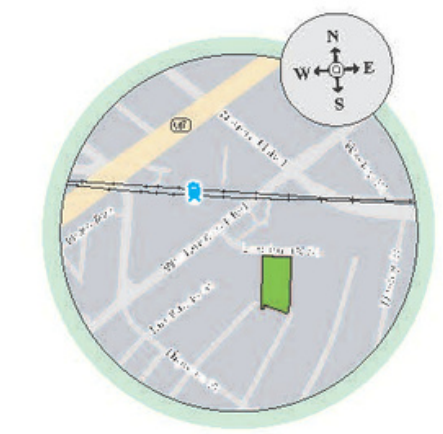
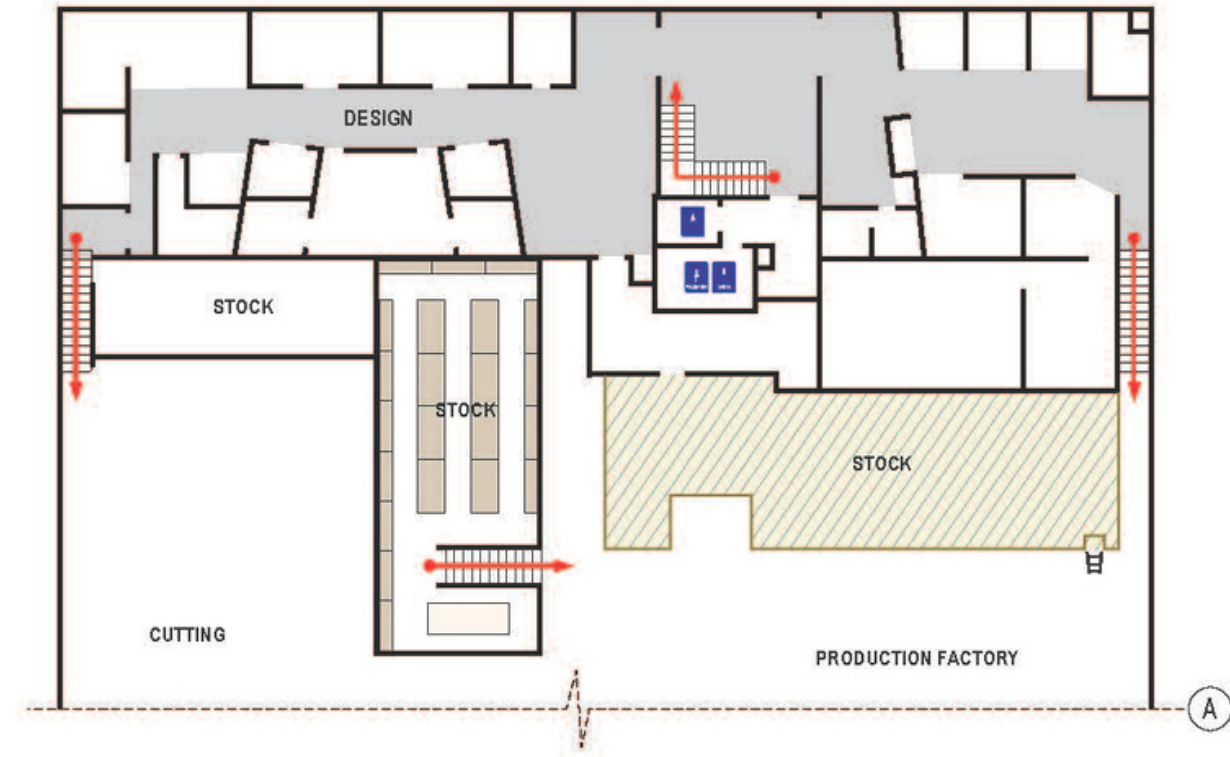


WAREHOUSE INTERIOR



PRIVATE GATED YARD + GROUND LEVEL AND DOCK HI DOORS





BUILDING FLOOR PLAN

CREATIVE INDUSTRIAL BUILDING AVAILABLE IN THRIVING CULVER CITY MEDIA DISTRICT

- **A+ Corporate Neighbors** – Reformation (clothing brand), DISSH, Janessa Leoné, and Maison Kitsuné, Apple, HBO, Amazon Studios, Sony + more!
- **Highly Sought After Location** – Surrounded by established, thriving fashion, design, media, and technology firms
- **Outstanding Area Amenities** – Many 3, 4 and 5-star restaurants in walking distance, including Margo, Bianca, Juliet (Michelin rated), Sweetgreen + more!



OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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