

FOR—LEASE

Creative Office in Hayden Tract



3578 Hayden Avenue, Culver City, CA 90232

ODYSSEY | **KWP**

FOR — LEASE

Trophy Creative Office Opportunity Adjacent to Destroyer in Culver City



FEATURES

Move-In Ready Suite



Fully built-out, thoughtfully designed and architecturally forward space allowing a user(s) to move-in with limited capital expenditures

High identity, freestanding building in the heart of Hayden Tract at the corner of Hayden Avenue and Steller Drive

High ceilings with gorgeous bow truss design, skylights and polished concrete floors

Situated within the same building as Michelin-recognized Destroyer cafe

Minutes from Helms Bakery, Platform, Ivy Station, The Culver Steps, Erewhon, Whole Foods and more

AVAILABLE

Suite N1 ±12,730 SF
Suite S6 ~~±3,374 SF~~ *LEASED*
Suite 5A ~~±3,170 SF~~ *LEASED*

ASKING RENT

\$4.95 PSF/Mo., Modified Gross

PARKING

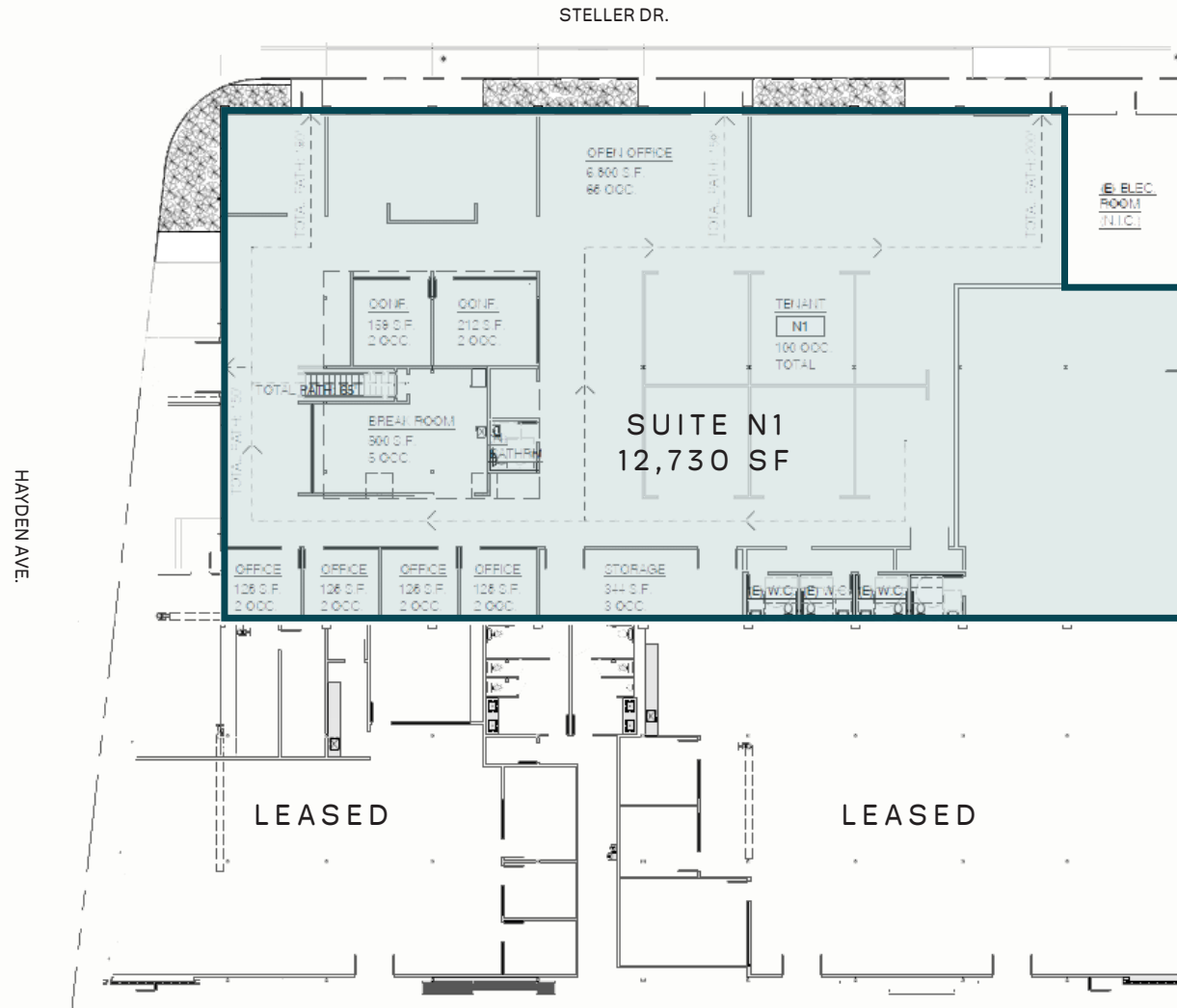
2/1,000 (Negotiable)

AVAILABLE

Immediately

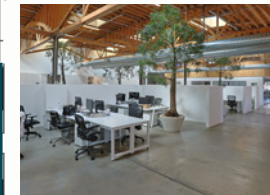


GROUND FLOOR PLAN



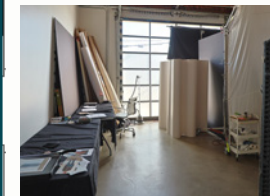
*SUITES CAN BE LEASED SEPARATELY OR COMBINED

SUITE N1



8 - 9 Glass Private
Office/Breakout
Rooms

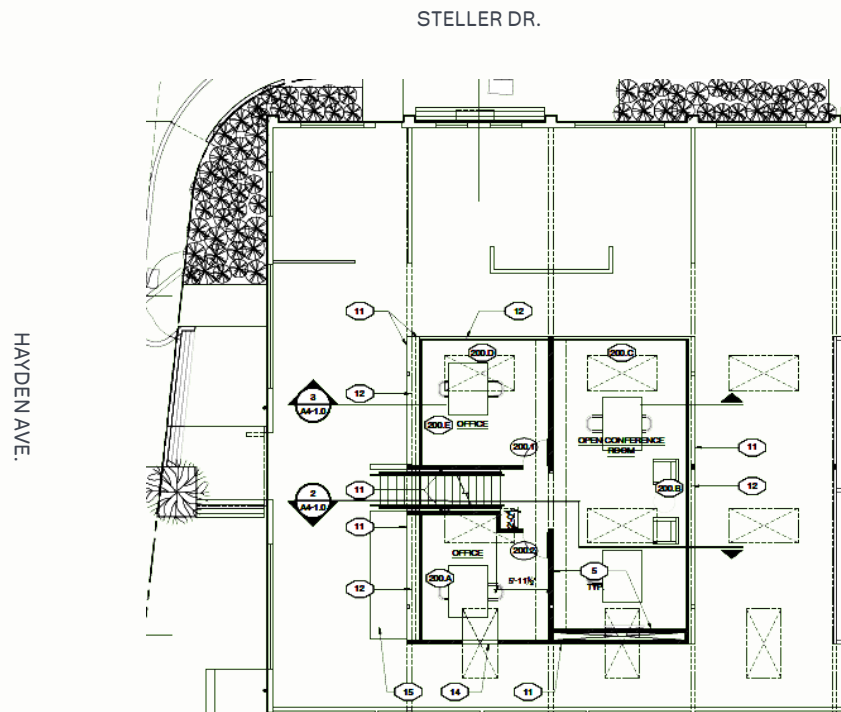
1 - 2 Conference
Rooms



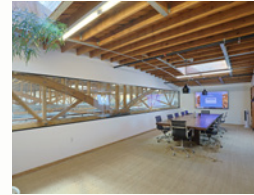
Large Open Bullpen
w/ Several Open
Collaborations Spaces

Open Area w/ Two
(2) Roll-Up Doors

N1 MEZZANINE FLOOR PLAN



SUITE N1 MEZZANINE



- 2 Offices
- 1 Conference Room
- Skylights
- View of Ground Floor

SUITE N1



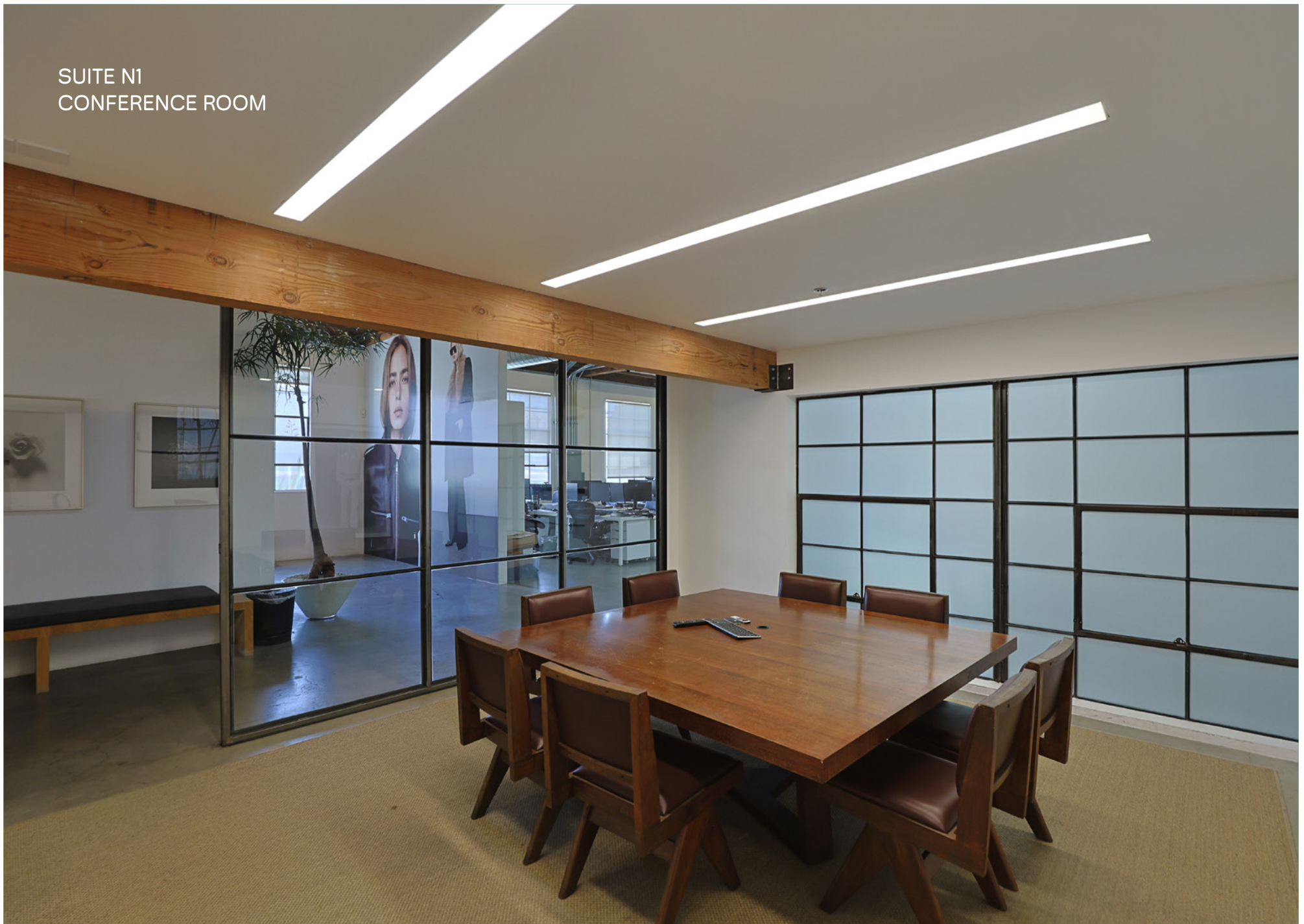
SUITE N1



Conceptual Rendering



SUITE N1
CONFERENCE ROOM



SUITE N1
MEZZANINE



Our Neighbors

DESTROYER

WHOLE FOODS

VESPERTINE

MARGOT

BAR NINE

APPLE

PLATFORM

EREWON

HELMS BAKERY

BEATS BY DRE

THE CULVER STEPS

LAUREL GRILL

AMAZON STUDIOS

WARNER MEDIA

& MORE

3578 HAYDEN AVE. — CULVER CITY





LOOKING
SOUTH

ADOBE

HERMAN MILLER

100 THIEVES

BEATS BY DRE

APPLE MUSIC

OUTERKNOWN

THE WILLOWS

SMASHBOX

UCLA GRADUATE ART STUDIOS

APPLE

3578 HAYDEN AVE.

OMELET

SCOPELY

LOOKING
WEST

AMAZON STUDIOS

SONY PICTURES

PLATFORM

MARGOT
VAN LEEUWEN
BLUE BOTTLE
SWEETGREEN
REFORMATION
AESOP
LOQUI

IVY STATION

THE SHAY
WARNER BROS./
DISCOVERY
ZAYTINYA
SWEETFIN

EQUATOR COFFEES
MAYWEATHER
HEALTHY SPOT
MILK+HONEY
CARBON HEALTH

HELMS BAKERY
DISTRICT

FATHER'S OFFICE
CISCO HOME
ARCANA
KOHLER
PASTA SISTERS
ADOTTA

VESPERTINE

CHOWNOW

DESTROYER

3578 HAYDEN AVE.

VAYNERMEDIA

BLACKBIRD

SCOPELY

ZAMBEZI

APPLE

STELLER DRIVE

OMELET

HAYDEN AVE

Get In Touch



CALEB HODGE

KWP Real Estate

310.887.6413

caleb.hodge@kwprealestate.com

DRE #02053613



JACK NATHAN

Odyssey Retail Advisors

248.915.0212

jack@odysseyretail.com

DRE #02216884

kwprealestate.com

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