

INNOVATION USER - CREATIVE/FLEX OFFICE OPPORTUNITY



3523 EASTHAM DRIVE
CULVER CITY, 90232



LIMITED AVAILABILITY: SEP/OCT 2026

Contiguous with 3525 Eastham Dr $\pm 17,493$ RSF for a total of $\pm 32,874$ RSF

$\pm 15,381$ RSF FOR LEASE

YEAR 1/SF/MG

\$1.95

YEAR 2/SF/MG

\$2.00

YEAR 3/SF/MG

\$2.10

YEAR 4 & 5/SF/MG

Negotiable

RENT:

Year 1: \$1.95/SF MG

****Low TI****

Year 2: \$2.00/SF MG

****No free rent****

Year 3: \$2.10/SF MG

Immediate occupancy

Years 4 and 5: Negotiable

**Available for qualified tenants submitting LOIs during September/October 2026*

PARKING:

Parking available, with terms negotiable for qualified tenants.

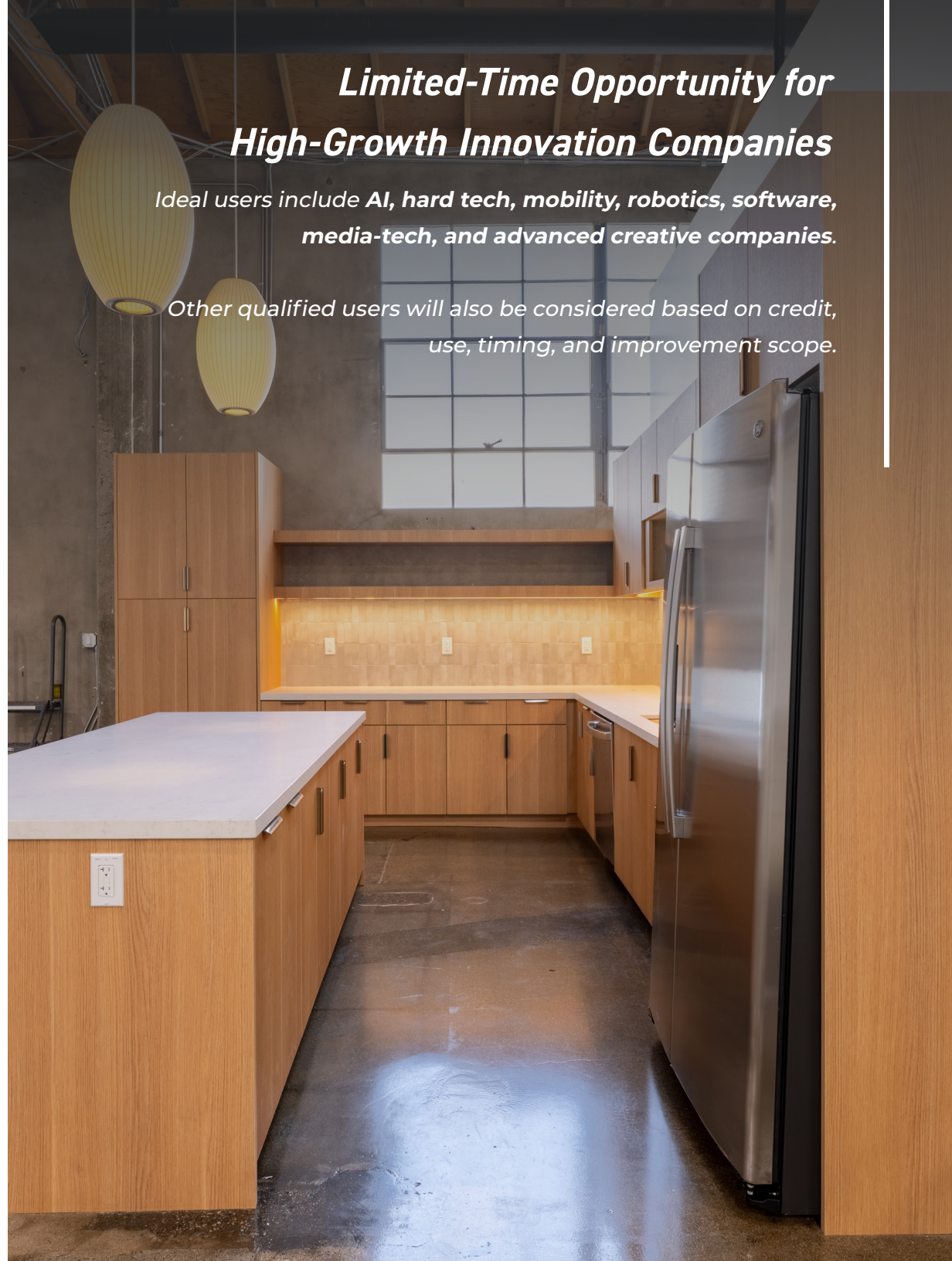
FEATURES:

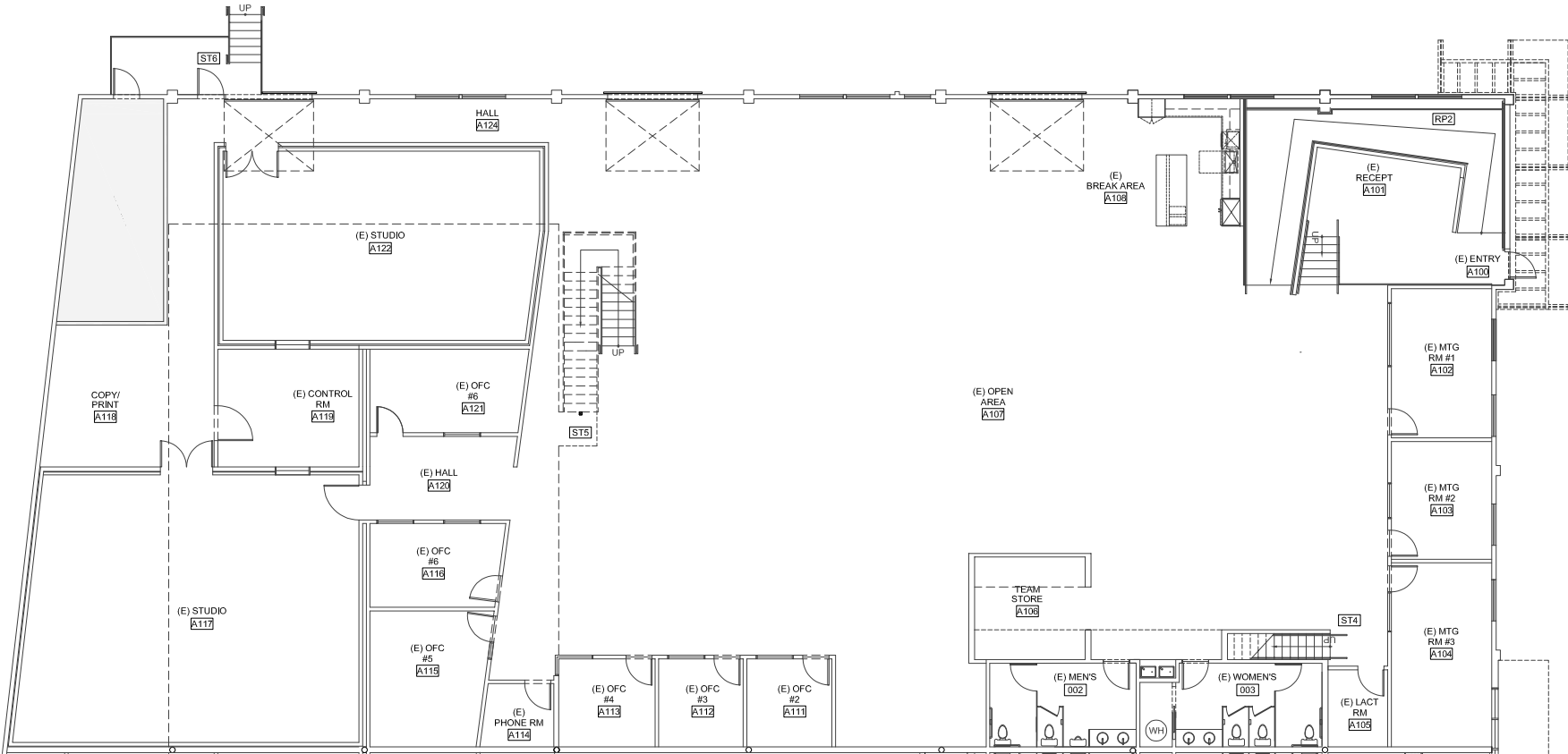
- Freestanding creative office building in the Heart of Hayden Tract / Culver City Location
- High, exposed bow truss ceilings
- 3 Dock high loading doors
- Ceilings are 14 ft. to the bottom of the truss and 24 ft. to the top of the lid
- 2 Stages with lighting grid
- Polished concrete floors throughout
- Ample natural light
- Private offices and open work space
- Full modern kitchen
- 9 Rooftop hvac units and 6 split units totaling 73 tons
- 1200 Amps, 600 amps per side, 277/480 volt, 3 phase, 4 wire
- Walking distance to Downtown Culver City, The Platform, and Ivy Station
- Surrounded by a multitude of creative office users and amenities
- Close proximity to National/Jefferson metro stop and Culver City bike path

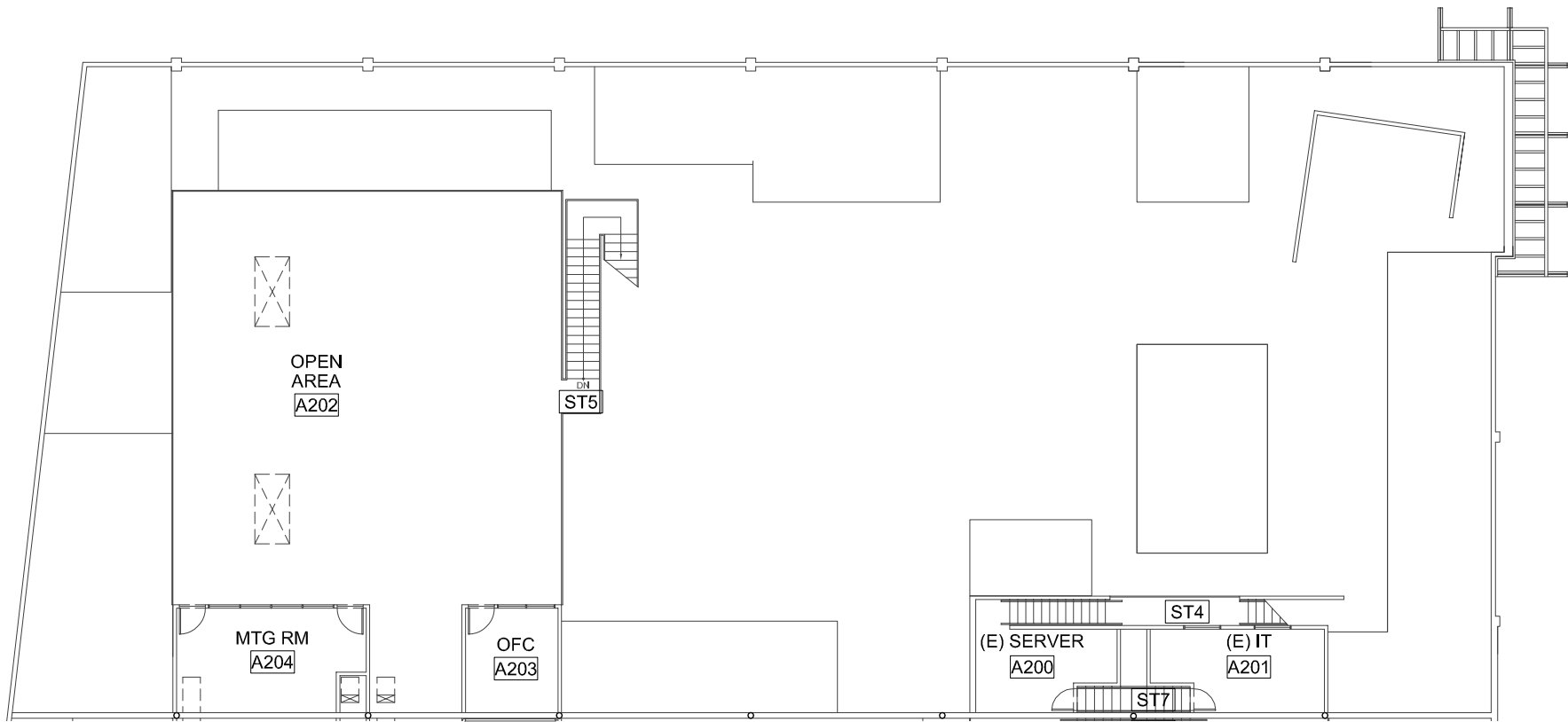
Limited-Time Opportunity for High-Growth Innovation Companies

Ideal users include AI, hard tech, mobility, robotics, software, media-tech, and advanced creative companies.

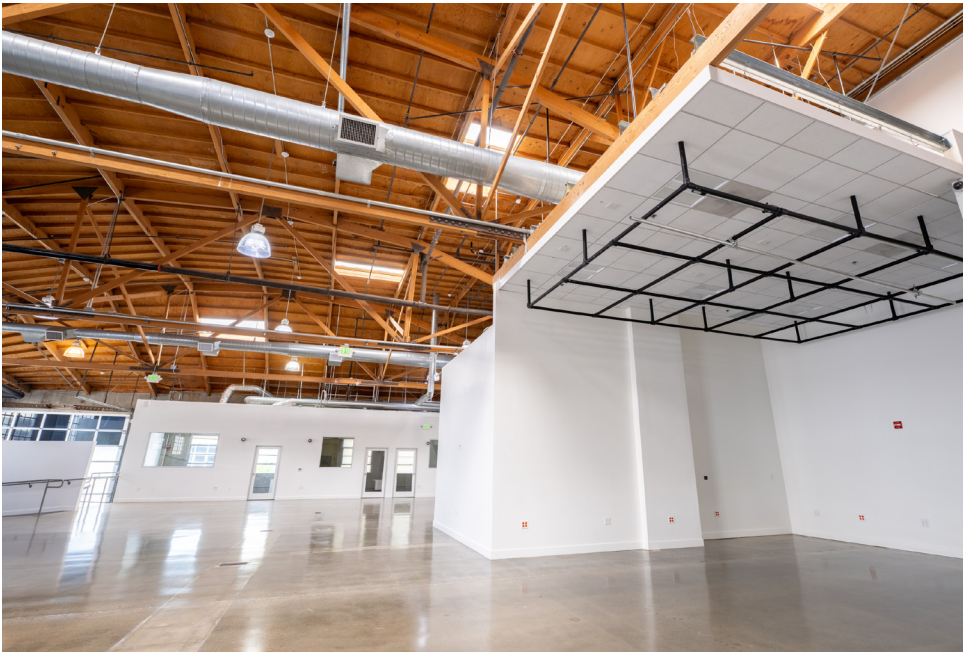
Other qualified users will also be considered based on credit, use, timing, and improvement scope.











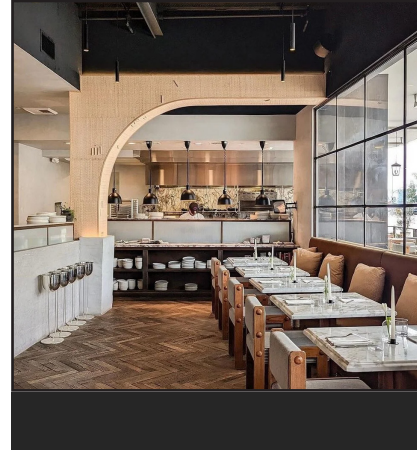




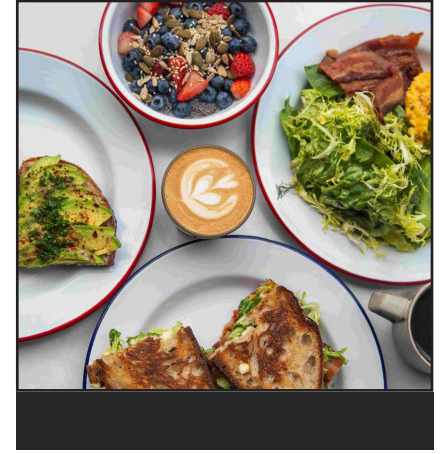
Erewhon Market is an upscale organic grocer known for premium products, wellness offerings, and a health-conscious clientele.



Downtown Culver City serves as a vibrant hub for dining, retail, and entertainment with a lively, walkable atmosphere.



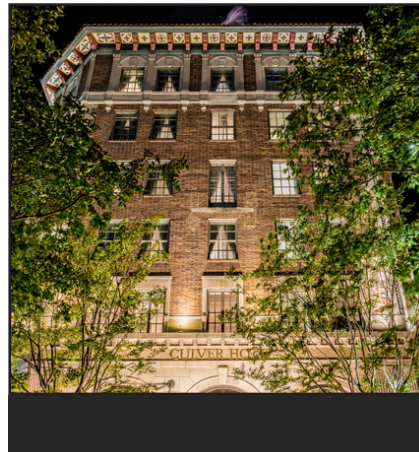
Juliet is a stylish neighborhood restaurant offering a refined yet approachable dining experience with seasonal, chef-driven cuisine.



Go Get Em Tiger is a trendy coffee destination known for craft espresso, creative beverages, and a strong local following.



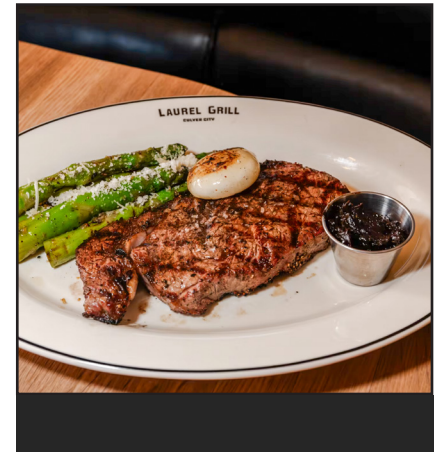
Mendocino Farms offers elevated sandwiches and fresh, chef-driven salads in a modern fast-casual setting.



The Culver Hotel is a historic boutique hotel and landmark featuring refined design, dining, and an active social scene.



Van Leeuwen Ice Cream is a beloved artisanal ice cream shop known for its rich flavors and high-quality ingredients.



Laurel Grill is a long-standing local favorite known for its classic American menu, relaxed ambiance, and welcoming neighborhood feel.



George Wilson

PRINCIPAL
gwilson@leewestla.com
310.899.2738
DRE: 02090678

David Wilson

PRINCIPAL
dwilson@leewestla.com
310.899.2707
DRE: 00822760

Lindsay Shuford

ASSOCIATE
lshuford@leewestla.com
310.899.2710
DRE: 02231518