

Flex Space for Lease (Short-Term)

CREATIVE FLEX / STUDIO IN THE HEART OF HAYDEN TRACT



8509 - 8511 STELLER DRIVE | CULVER CITY, CA 90232


REAL ESTATE



Available

SUITE 1:	±2,514 SF
SUITE 3:	±4,354 SF
RATE:	\$3.25 PSF/MO., MG
PARKING:	15 Surface Spaces (negotiable)
ROLL-UP:	10'x12' Glass Door
POWER:	640 Amps
TERM:	Short Term

Features

- **Suite 1:** Short-term opportunity to lease move-in ready creative office space with access to a ±2,000 SF Flex/Studio
- **Suite 3:** Unique short-term studio/flex space. MUST be leased with Suite 1
- Move-in ready with access to a 10x12 roll-up garage door, polished concrete floors and an abundance of exterior private offices and conference rooms
- Gated, secure parking currently striped for 15 stalls
- Architectural integrity and curb appeal
- Upgrades include new roof with warranty, 100% air conditioned and ample power: 640A, 240-240; 3P; 4W (Tenant to verify)

Floorplan



* NOT TO SCALE, BUYER TO VERIFY



Suite 3



Suite 3



Suite 3



Suite 3



Secure, gated parking



Looking West

AMAZON STUDIOS

SONY PICTURES

PLATFORM
MARGO
VAN LEEUWEN
BLUE BOTTLE
COFFEE
SWEETGREEN
REFORMATION
AESOP

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

CHOW NOW

VAYNERMEDIA

BLACKBIRD

SCOPELY

DESTROYER

8509-8511
STELLER DR.

ZAMBEZI

APPLE

STELLER DRIVE

HAYDEN AVE

OMELET



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