

**FREE STANDING  
GATED OFFICE BUILDING**

**PROMINENT SIGNAGE  
FACING THE 405 FREEWAY**

**11259  
WASHINGTON  
BOULEVARD**

*Culver City*



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

# 11259 WASHINGTON BOULEVARD

*Culver City*

Jake Zacuto, Matthew Luchs, and Andrew Sinasohn of Zacuto Group are pleased to exclusively present for sale 11259 Washington Blvd, Culver City, CA 90230, a ±4,199 square foot newly constructed, institutional-quality creative office building located along the highly trafficked Washington Boulevard corridor just east of the 405 Freeway. Completed in 2024, the property offers modern architecture, expansive glass curtain walls, flexible floor plates, and turnkey infrastructure ideally suited for creative office, media, technology, medical, or professional users seeking a presence on the Westside.



BRENTWOOD

WESTWOOD

MAPLE BLOCK.

CENTURY CITY



SONY PICTURES



MILLCROSS

SEPULVEDA BOULEVARD

WASHINGTON BOULEVARD

uzumaki

11259 WASHINGTON BOULEVARD

Dear John's

WASHINGTON BOULEVARD



# For Sale

**11259 WASHINGTON BOULEVARD**

CULVER CITY, CALIFORNIA 90230

*Unique opportunity to acquire a highly recognizable free standing asset in the heart of West LA. Brand new ground up construction with on site parking and valuable signage presence*

**PRICE** \$3,549,000

**BUILDING SIZE** 4,199 SF

**PPSF** \$845

**LOT SIZE** 6,082 SF

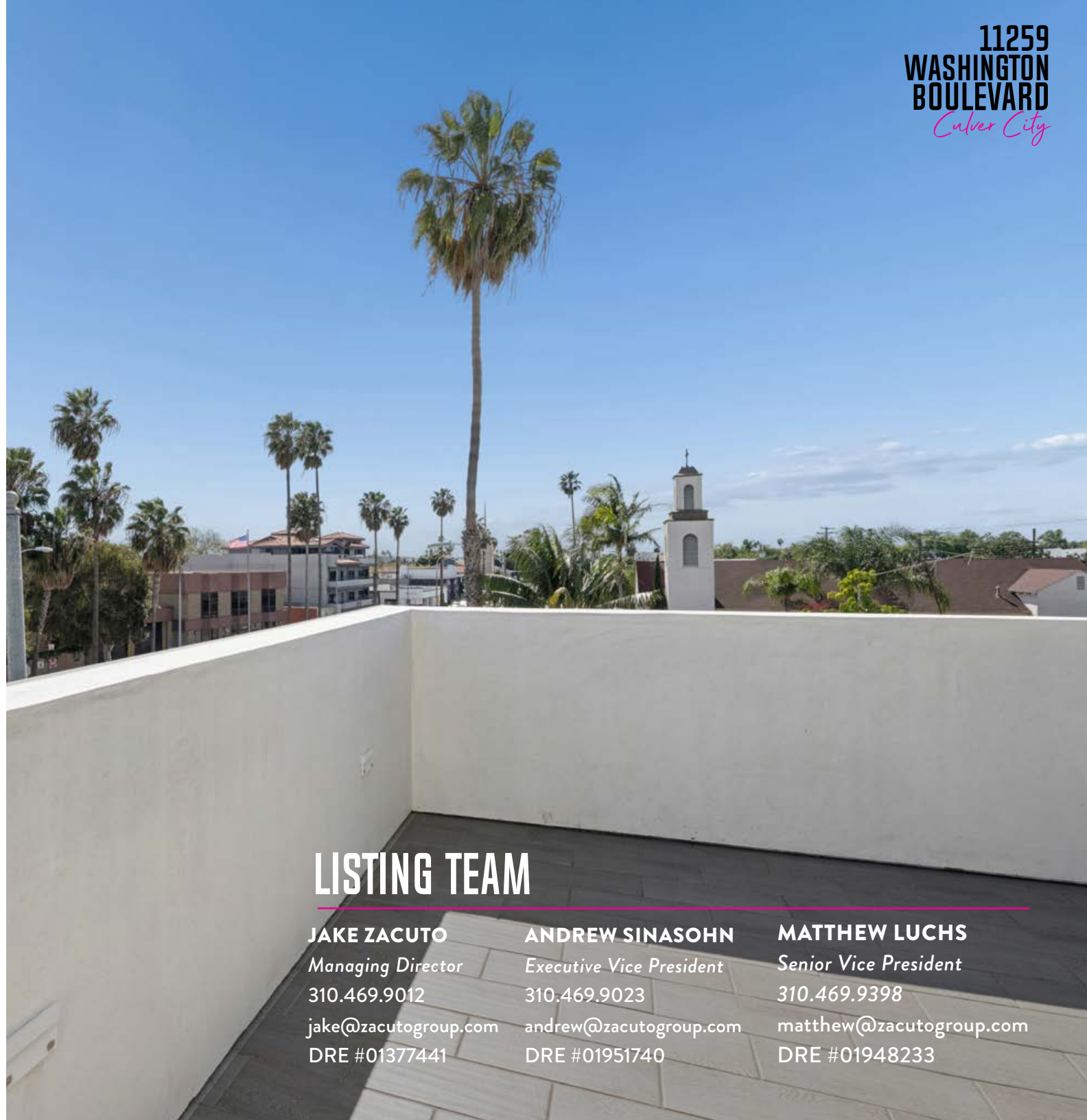
**PARKING** 11 Spaces

**STORIES** 3

**APN** 4233-033-041

**ZONING** CG

**11259  
WASHINGTON  
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*Culver City*



## LISTING TEAM

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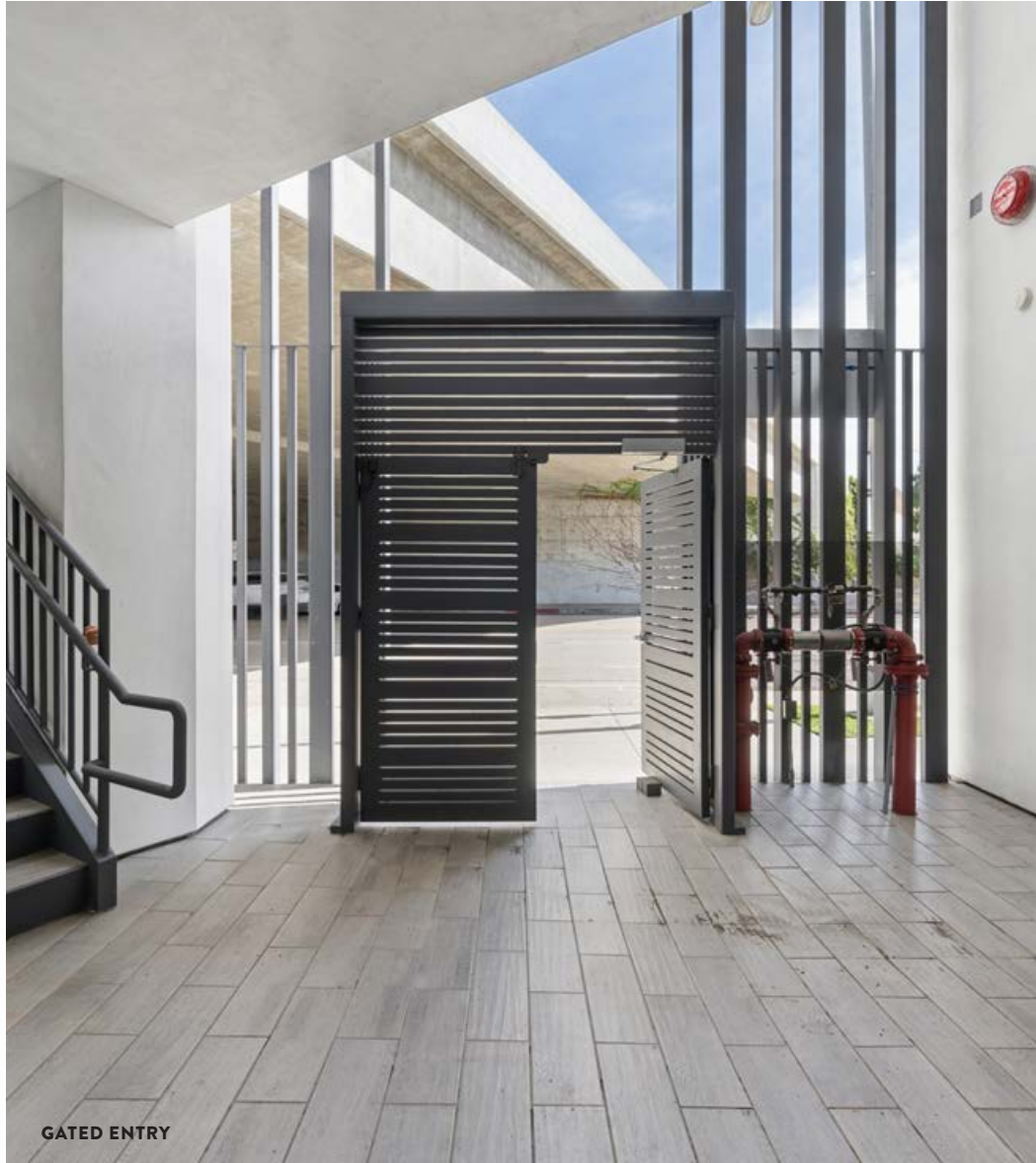
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DRE #01948233

for sale

11259  
WASHINGTON  
BOULEVARD  
*Culver City*



GATED ENTRY



TOP FLOOR SPACE



3RD FLOOR PATIO



for sale

11259  
WASHINGTON  
BOULEVARD  
*Culver City*



OPEN AIR SPACE



2ND FLOOR SPACE



A photograph of a modern office interior. The room features a white drop ceiling with recessed square light fixtures. The walls are primarily composed of large glass windows and a glass door. The floor is made of light-colored, highly reflective tiles that mirror the ceiling and the view outside. The view through the windows shows a lush green landscape with trees and a clear blue sky. The glass door on the right has a green "EXIT" sign above it. The text "INVESTMENT HIGHLIGHTS" is overlaid in the center of the image in a large, white, bold, sans-serif font.

# INVESTMENT HIGHLIGHTS

for sale

# PRIME WESTSIDE WASHINGTON BLVD LOCATION

11259 Washington Blvd sits along a major east-west arterial just moments from the 405 Freeway, providing immediate connectivity to Culver City, Playa Vista, Marina del Rey, Santa Monica, and LAX. The location offers strong street presence, visibility, and accessibility within a dense employment corridor.

## NEWLY CONSTRUCTED 2024 CREATIVE OFFICE ASSET

- Three-story creative office configuration
- Elevator-served floors
- Private balconies and outdoor patios
- Abundant natural light
- Contemporary architectural identity
- Secured gated on-site parking (±11 spaces)



11259  
WASHINGTON  
BOULEVARD  
*Culver City*



# BRAND NEW FULL FLOOR SUITES

11259  
WASHINGTON  
BOULEVARD  
*Culver City*

**IDEAL FOR**  
**LAW FIRMS**  
**MEDICAL USE**  
**EDUCATION**  
**PROFESSIONAL SERVICES**  
**CREATIVE FIRMS**

*for sale*

11259  
WASHINGTON  
BOULEVARD  
*Culver City*

# FLEXIBLE MULTI-TENANT OR OWNER-USER CONFIGURATION

- Second floor can be demised into multiple suites
- Ideal headquarters opportunity for boutique firm
- Potential for single-tenant or multi-tenant income strategy
- Supports creative, professional, medical, technology, or studio uses (subject to approvals)

## DELIVERED VACANT — IMMEDIATE OPPORTUNITY

- Occupy as a headquarters or flagship office
- Lease-up at market Westside creative rents
- Structure long-term NNN tenancy
- Execute value-add lease-up strategy
- Convert to hybrid creative/studio configuration



*for sale*

11259  
WASHINGTON  
BOULEVARD  
*Culver City*

## MODERN SYSTEMS & REDUCED CAPITAL EXPOSURE

- Newly constructed building systems
- Elevator access to all floors
- Gated and secured entry
- Infrastructure ready for immediate occupancy
- Lower deferred maintenance risk relative to older Westside inventory

## STRONG WESTSIDE FUNDAMENTALS

The property benefits from sustained demand for creative and boutique office environments driven by technology, media, production, design, and professional service users seeking flexible space near Playa Vista, Silicon Beach, and Culver City's Media corridor.



405 NORTH BOUND FACING

EAST FACING  
WASHINGTON BOULEVARD



## SIGNAGE OPPORTUNITIES

Positioned along Washington Boulevard with direct exposure to the iconic 405 Freeway, 11259 Washington Boulevard offers a rare branding opportunity along one of the most heavily traveled corridors in the country. Tens of thousands of commuters pass the property daily, creating exceptional visibility and continuous brand exposure for occupants. Few assets provide this level of presence in such a strategic West Los Angeles location.



**405 FREEWAY TRAFFIC:**  
300,000+  
*Vehicles Per Day*

*for sale*

## PROMINENT SOUTH BOUND SIGNAGE AT WASHINGTON BLVD / CULVER BLVD EXIT

The Washington Boulevard / Culver Boulevard exits serves a broad portion of the Westside and near-West LA markets, making that interchange particularly valuable for access and visibility:

- Culver City – Downtown Culver City, Hayden Tract, Culver Steps, Ivy Station, Sony Pictures Studios
- West Los Angeles – the Mar Vista / Palms / West LA neighborhoods east of the freeway
- Del Rey – office, light industrial, and creative campus clusters
- Mar Vista



for sale

11259  
WASHINGTON  
BOULEVARD  
Culver City



EXPANSIVE PATIO (2ND FLOOR)



GARAGE



ELEVATOR LANDING



11259  
WASHINGTON  
BOULEVARD  
*Culver City*

# ARCHITECTURAL DETAILS



# LOCATION OVERVIEW



# CENTRAL+ CONVENIENT

11259 Washington Blvd is located in the Culver City/West Los Angeles submarket, one of the most dynamic and resilient office and creative corridors in Southern California. Its main artery, Washington Boulevard, serves as a primary east-west connector linking Downtown Culver City, the 405 Freeway, Marina Del Rey, and the broader Westside employment base.

The surrounding area is characterized by a blend of creative office campuses, boutique production facilities, mixed-use developments, and high-density residential projects.





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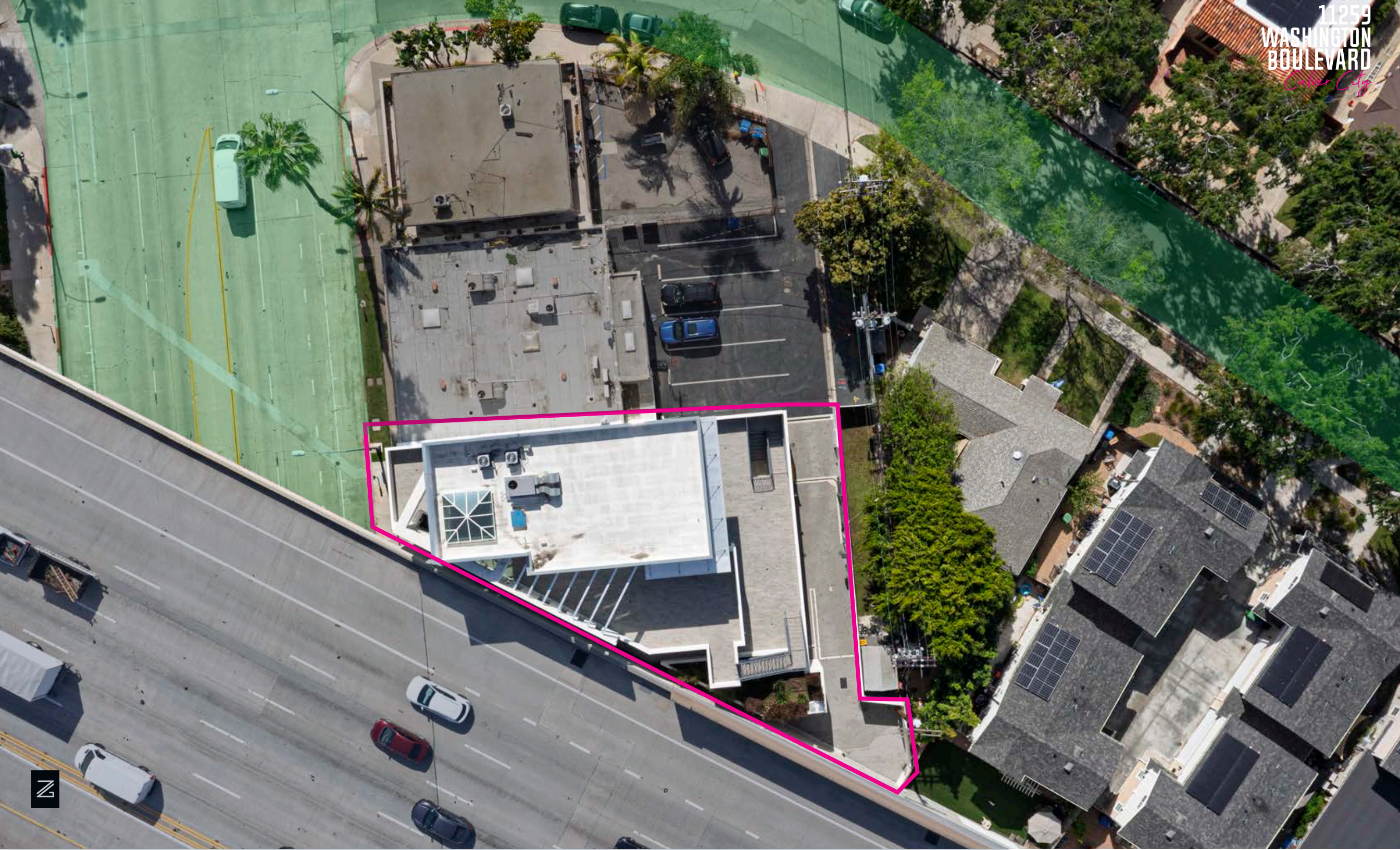
Nearby Playa Vista and Culver City continue to attract technology firms, content creators, advertising agencies, and design-focused companies, supporting long-term demand for modern, well-located office product.

Immediate access to the 405 Freeway provides efficient north-south regional connectivity, while proximity to Los Angeles International Airport (LAX) enhances accessibility for executive and client travel. The Westside's strong demographics, high household incomes within a 3- and 5-mile radius, and limited new ground-up creative office supply create a high-barrier-to-entry investment environment.

*As companies continue to prioritize experiential workspace, outdoor amenities, and boutique headquarters environments, newly constructed, smaller-scale creative assets such as 11259 Washington Blvd are positioned to outperform commodity office product.*



11259  
WASHINGTON  
BOULEVARD  
*Coastal City*



11259  
WASHINGTON  
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