



CREATIVE / FLEX SPACE
± 2,166 SF to ± 10,372 SF | **FOR LEASE**

3361, 3343 - 3345, 3355 S. LA CIENEGA PL
5805 W. JEFFERSON BLVD

Creative Flex Space Steps from the *Hayden Tract*

A rare flex space opportunity across four properties in the heart of West LA's most dynamic commercial corridor. Perfectly positioned near the 10 freeway with seamless access to Culver City, Downtown LA, and the Westside, these versatile units are built for businesses that need room to grow and the freedom to operate on their own terms. Whether you're looking for light industrial, creative office, showroom, or a true hybrid, this collection of spaces delivers the flexibility, location, and connectivity that modern businesses demand.



PROPERTY OVERVIEW

Address:	3361 S La Cienega: ± 2,166 SF 3343-3345 S La Cienega: ± 3,160 SF 3355 La Cienega: ± 2,400 SF 5805 W. Jefferson: ± 2,646 SF
Rent:	\$2.90/SF, IG
Term:	Negotiable
Parking:	TBD
Zoning:	LAMR-1
Features:	<ul style="list-style-type: none">- Ground Level Roll Up Doors- Exposed Ceilings- Walking Distance to Expo Line Stop- 2 Minute Drive to Downtown Culver City

INTERIOR PHOTOS



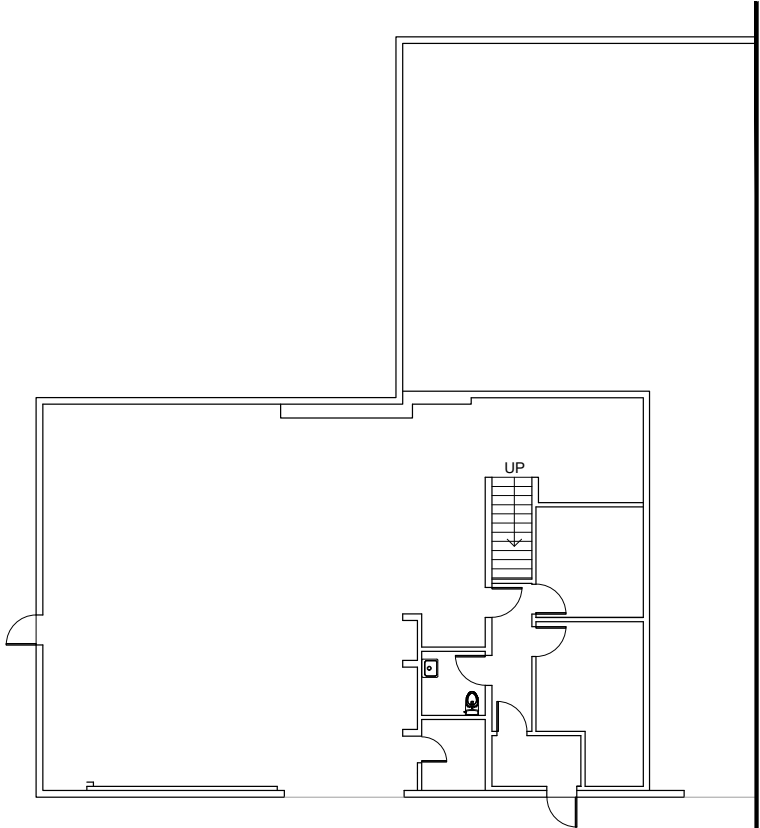
INTERIOR PHOTOS



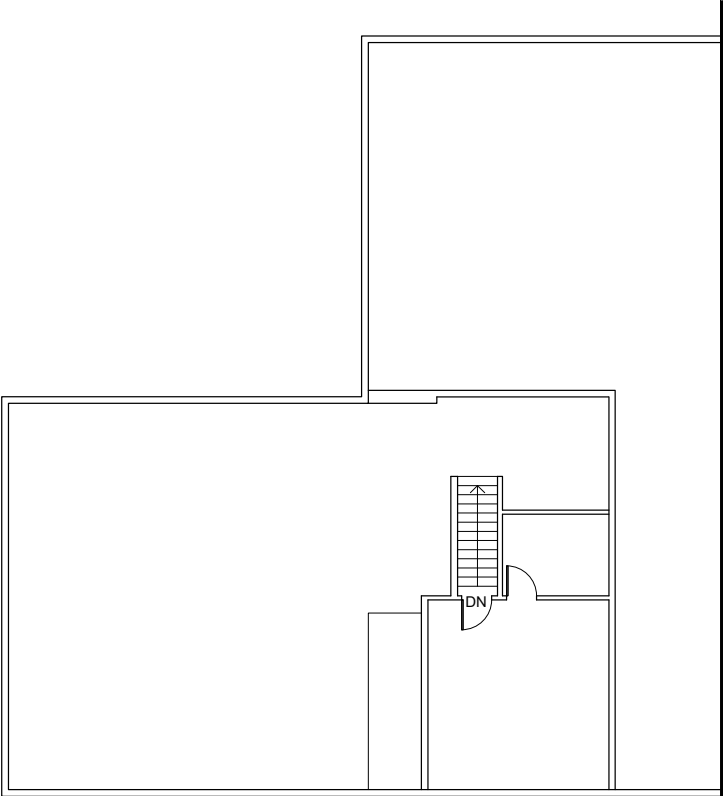
INTERIOR PHOTOS



3355 LA CIENEGA - FLOOR PLAN

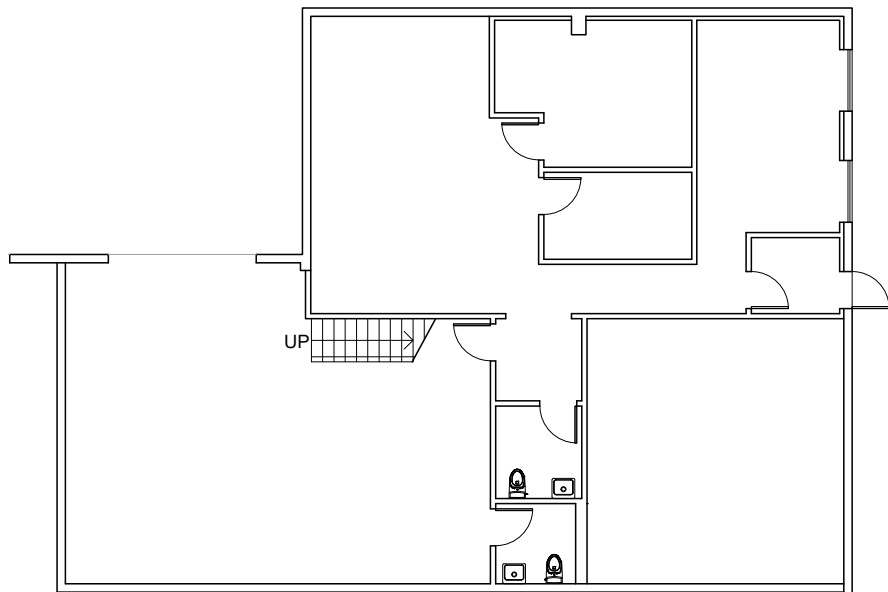


1ST FLOOR

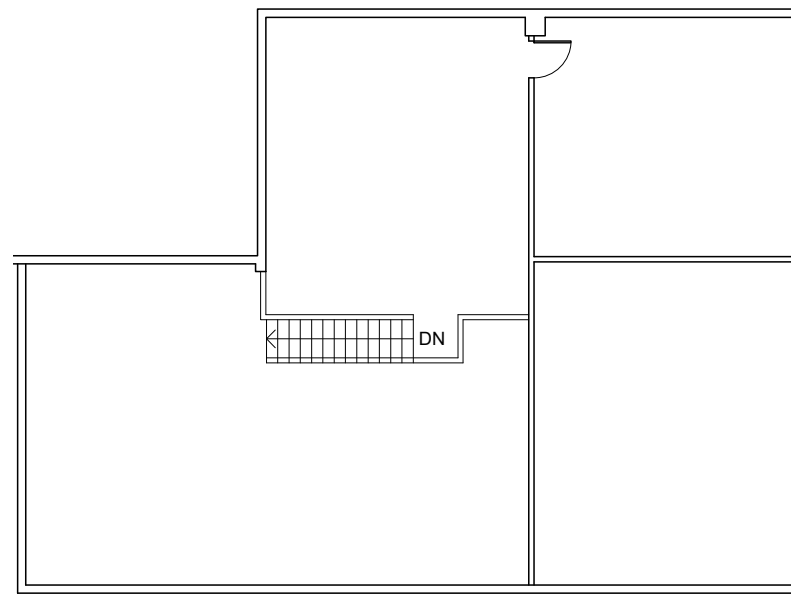


2ND FLOOR

3361 LA CIENEGA - FLOOR PLAN

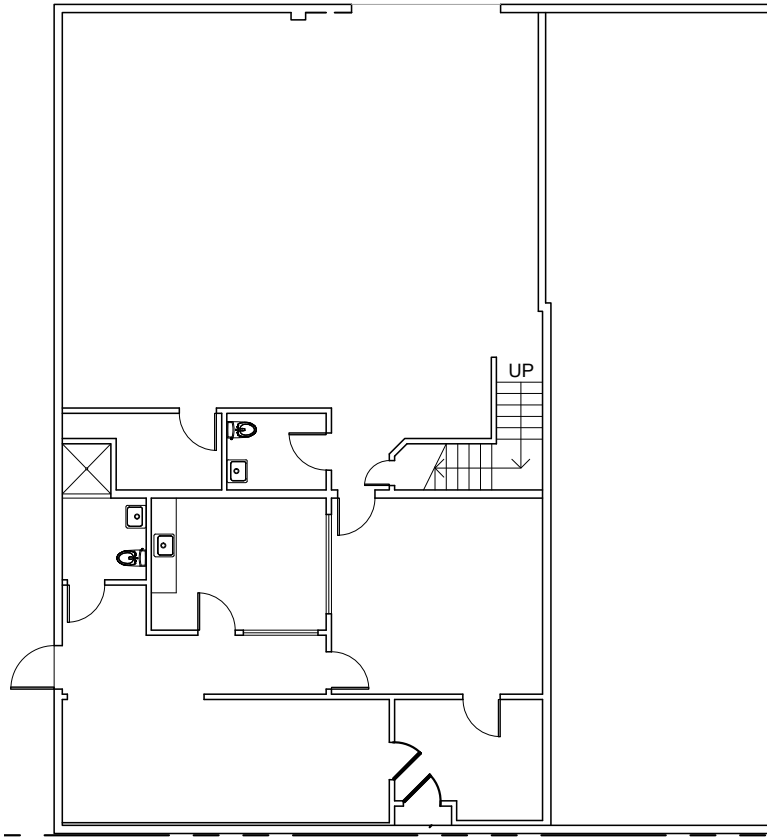


1ST FLOOR

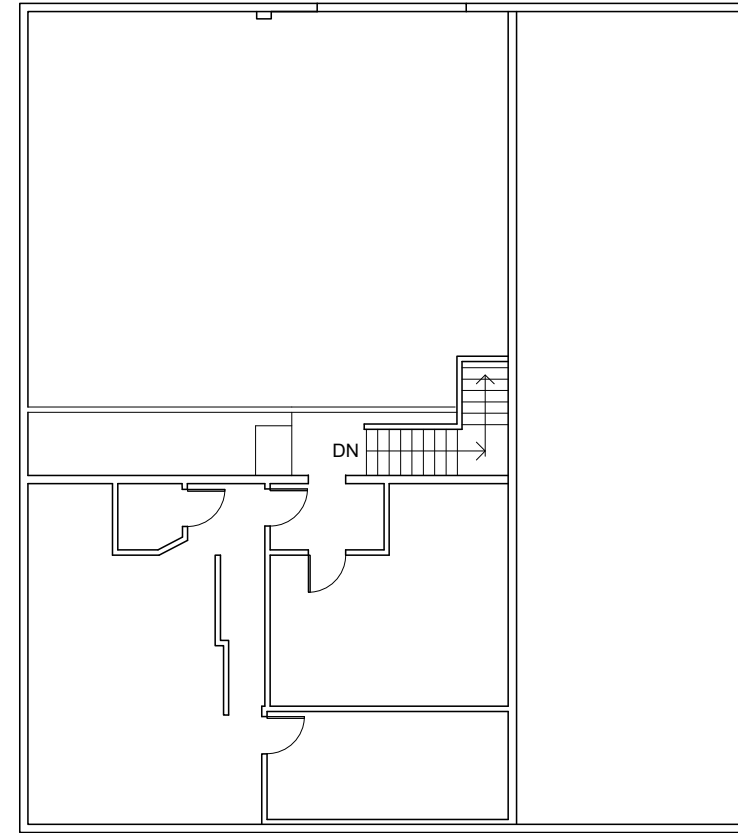


2ND FLOOR

5805 W. JEFFERSON - FLOOR PLAN



1ST FLOOR



2ND FLOOR

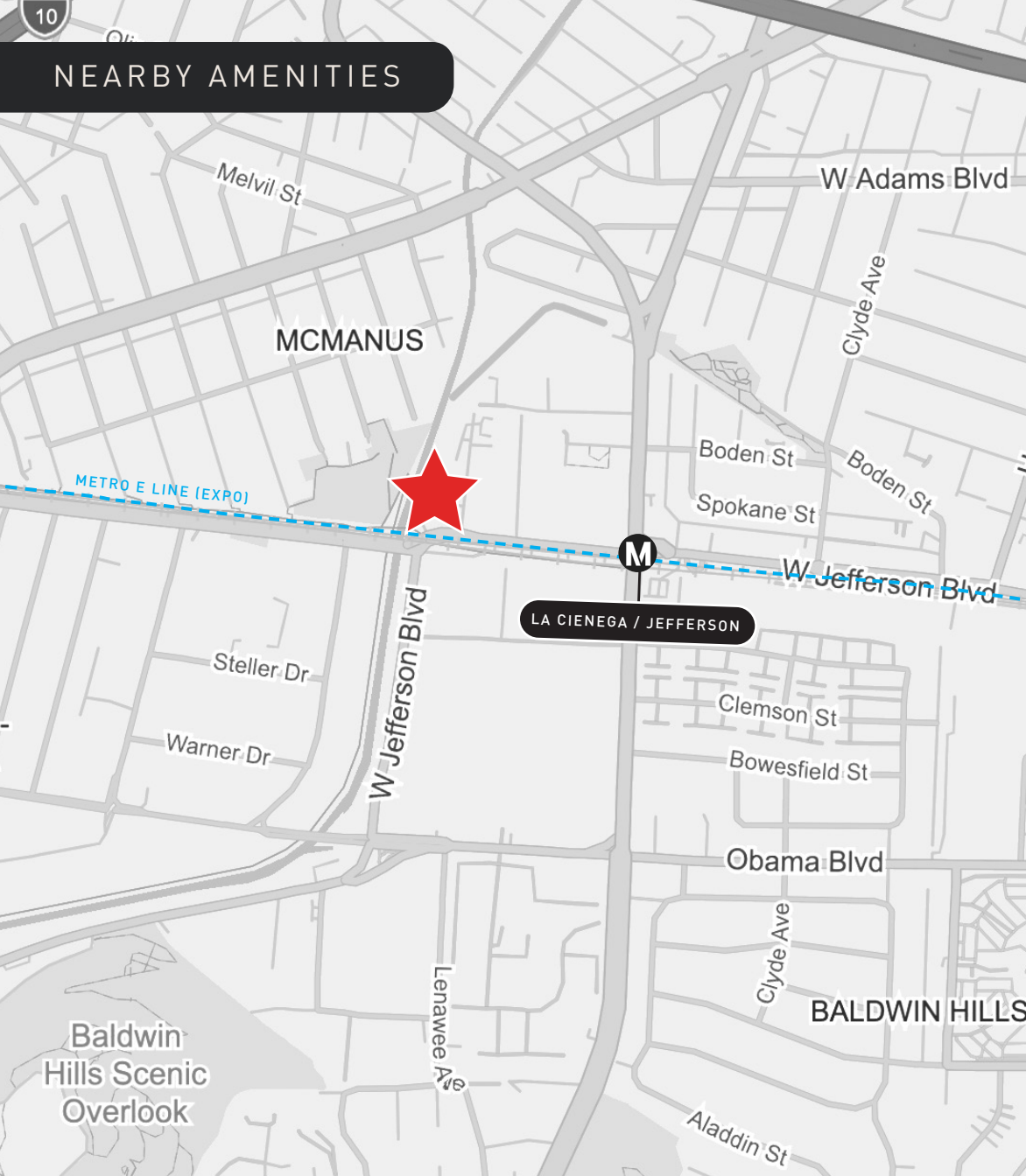


The Heart of the Hayden Tract

Nestled at the edge of the iconic Hayden Tract and the thriving creative hub of Culver City, these properties sit at the epicenter of Los Angeles' most dynamic business district. The Hayden Tract — renowned for its cutting-edge architecture and home to some of the world's most innovative companies has long set the standard for creative and flex space in Southern California. With immediate access to the 10 and 405 freeways, this location connects you to all of LA while keeping you rooted in one of its most sought-after zip codes.



NEARBY AMENITIES



EREWHON



VanLeeuwen

The CULVER HOTEL

CAFE/5 LOS ANGELES



corepower YOGA



CAVA



rolling greens



MIZ LA LA



BEETHOVEN MARKET





DOUGLAS R. MARSHALL, SIOR

PRINCIPAL

310.899.2745 | dmarshall@leewestla.com

AGT BRE 00869275

IAN AMECHE, SIOR

PRINCIPAL

310.899.2748 | iameche@leewestla.com

AGT BRE 001976053

GAGE DANLEY

SENIOR ASSOCIATE

310.899.2749 | gdanley@leewestla.com

AGT DRE 02075191

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

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