

8637 - 8663 HAYDEN PLACE

# ROBERTS CAMPUS

CULVER CITY



# Creative Industrial Campus Opportunity in Culver City's *Hayden Tract*

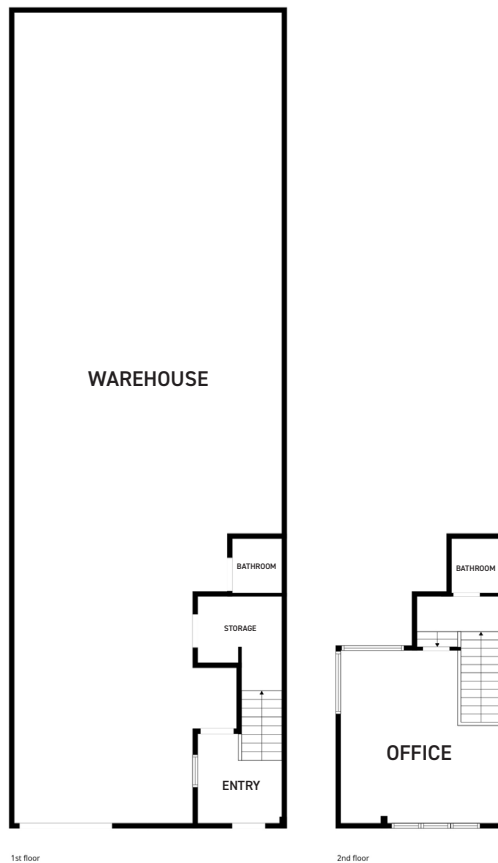
**8637 - 8663 Hayden Place** offers a unique opportunity to lease within a multi-building creative industrial campus in the heart of Culver City's acclaimed Hayden Tract. Designed to support modern creative, production, and flex users, the property features adaptable layouts, expansive open work areas, high ceilings, and abundant natural light. The campus environment encourages collaboration while providing the functionality demanded by today's occupiers. Enhanced by multiple access points, and flexible growth opportunities, the property is well-suited for companies seeking a dynamic workplace. Located minutes from Downtown Culver City, Playa Vista, Marina del Rey, the 405 Freeway, and LAX, the campus offers exceptional connectivity throughout the Westside. This is a rare opportunity to establish a presence within one of Los Angeles' most recognized creative industrial districts.



## PROPERTY OVERVIEW

<b>Premises:</b>	8637 - 8663 Hayden Place Culver City, CA 90232
<b>Unit:</b>	<b>8643</b> - 3,000 SF <b>8647</b> - 3,000 SF <b>8649</b> - 3,200 SF <b>CONTIGUOUS 6,200 SF</b>
<b>Rate:</b>	\$3.25/SF, Industrial Gross (CAM \$0.11)
<b>Term:</b>	Flexible
<b>Availability:</b>	Immediate

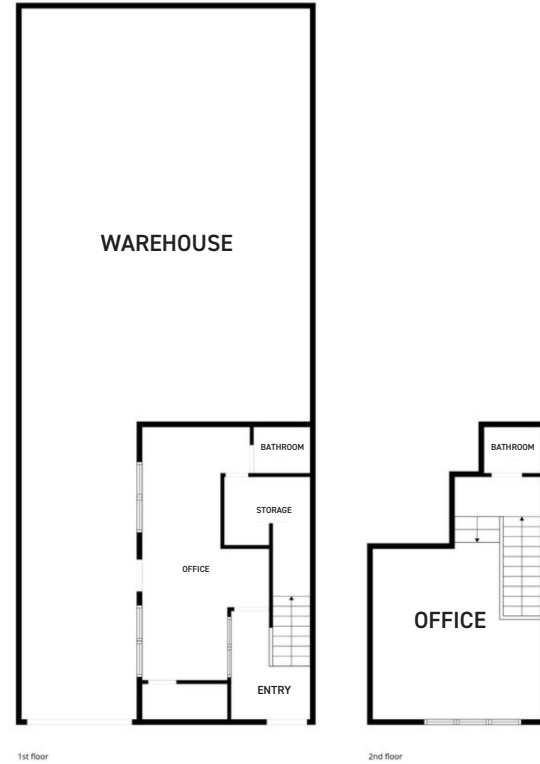
UNIT 8643 - 3,000 SF



- Power - 200 Amps - 120/208V  
3 Phase (tenant to verify)
- One Dock High 10' x 10' Loading Door
- Upper Floor Office Space
- 23' ft Ceilings



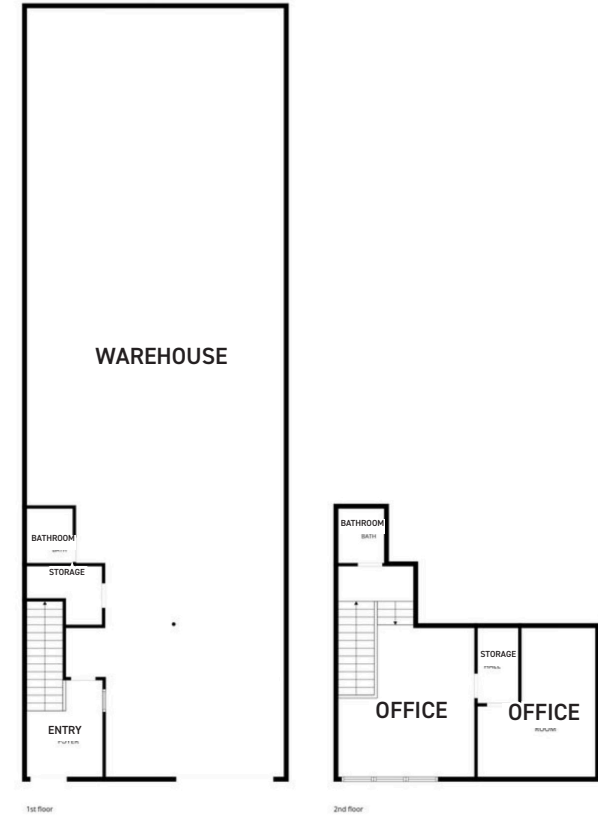
**UNIT 8647 - 3,000 SF**



- Can be combined with Unit 8649 for **6,200 SF**
- Power - 400 Amps - 120/208V  
3 Phase (tenant to verify)
- One Dock High 10' x 10' Loading Door
- Upper Floor Office Space
- 23' ft Ceilings
- HVAC throughout the entire premises



## UNIT 8649 - 3,200 SF



- Can be combined with Unit 8647 for **6,200 SF**
- Power - 400 Amps - 120/208V  
3 Phase (tenant to verify)
- One Dock High 10' x 10' Loading Door
- Upper Floor Office Space
- 23' ft Ceilings
- HVAC throughout the entire premises





## Prime Creative District

Positioned in the heart of Culver City's thriving creative corridor, the property is surrounded by an energetic mix of acclaimed restaurants, cafés, and boutique retail that contribute to a vibrant and highly walkable business environment. The location offers convenient access to Downtown Culver City, the 405 and 10 Freeways, Marina del Rey, and Los Angeles International Airport, providing seamless connectivity across the Westside for both employees and visitors.



# NEARBY NEIGHBORS



EREWON



VanLeeuwen

The CULVER HOTEL

CAFE/5 LOS ANGELES



SOUTH LA CAFE

Peets COFFEE



PASTA SISTERS

corepower YOGA



ANYTIME FITNESS



CAVA

BEETHOVEN MARKET

esme



rolling greens

MAVDAN MARKET



Panera BREAD

SALT & STRAW



MIZ LA LA

Public Storage





**TIBOR LODY, SIOR**  
PRINCIPAL

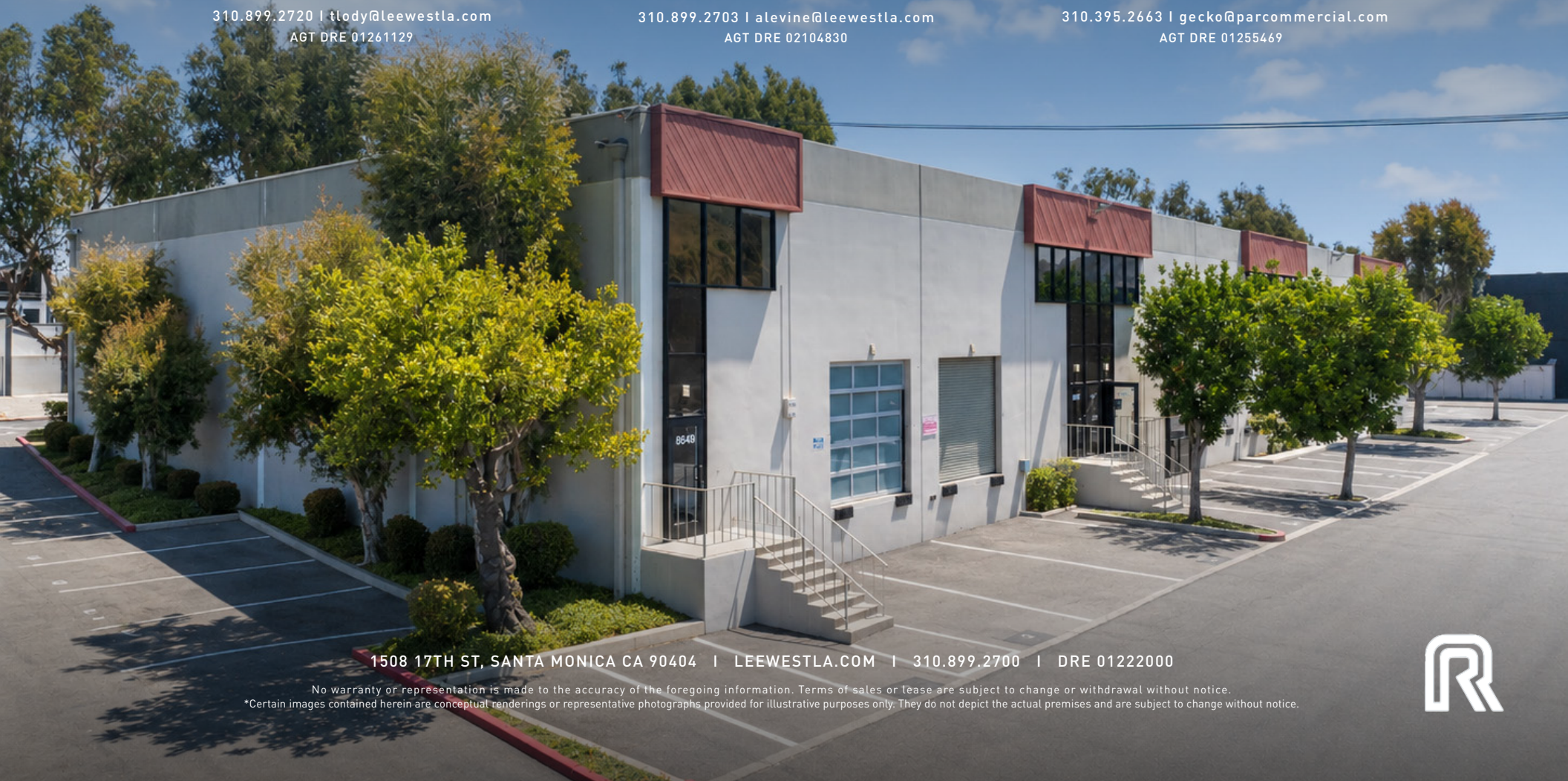
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