

FOR—LEASE

Creative Office in Hayden Tract



3578 Hayden Avenue, Culver City, CA 90232

ODYSSEY | **KWP**

FOR — LEASE

Trophy Creative Office Opportunity Adjacent to Destroyer in Culver City



FEATURES

Move-In Ready Suite



Fully built-out, thoughtfully designed and architecturally forward space allowing a user(s) to move-in with limited capital expenditures

High identity, freestanding building in the heart of Hayden Tract at the corner of Hayden Avenue and Steller Drive

High ceilings with gorgeous bow truss design, skylights and polished concrete floors

Situated within the same building as Michelin-recognized Destroyer cafe

Minutes from Helms Bakery, Platform, Ivy Station, The Culver Steps, Erewhon, Whole Foods and more

AVAILABLE

Suite N1 ±12,730 SF
Suite S6 ~~±3,374 SF~~ *LEASED*
Suite 5A ~~±3,170 SF~~ *LEASED*

ASKING RENT

\$4.95 PSF/Mo., Modified Gross

PARKING

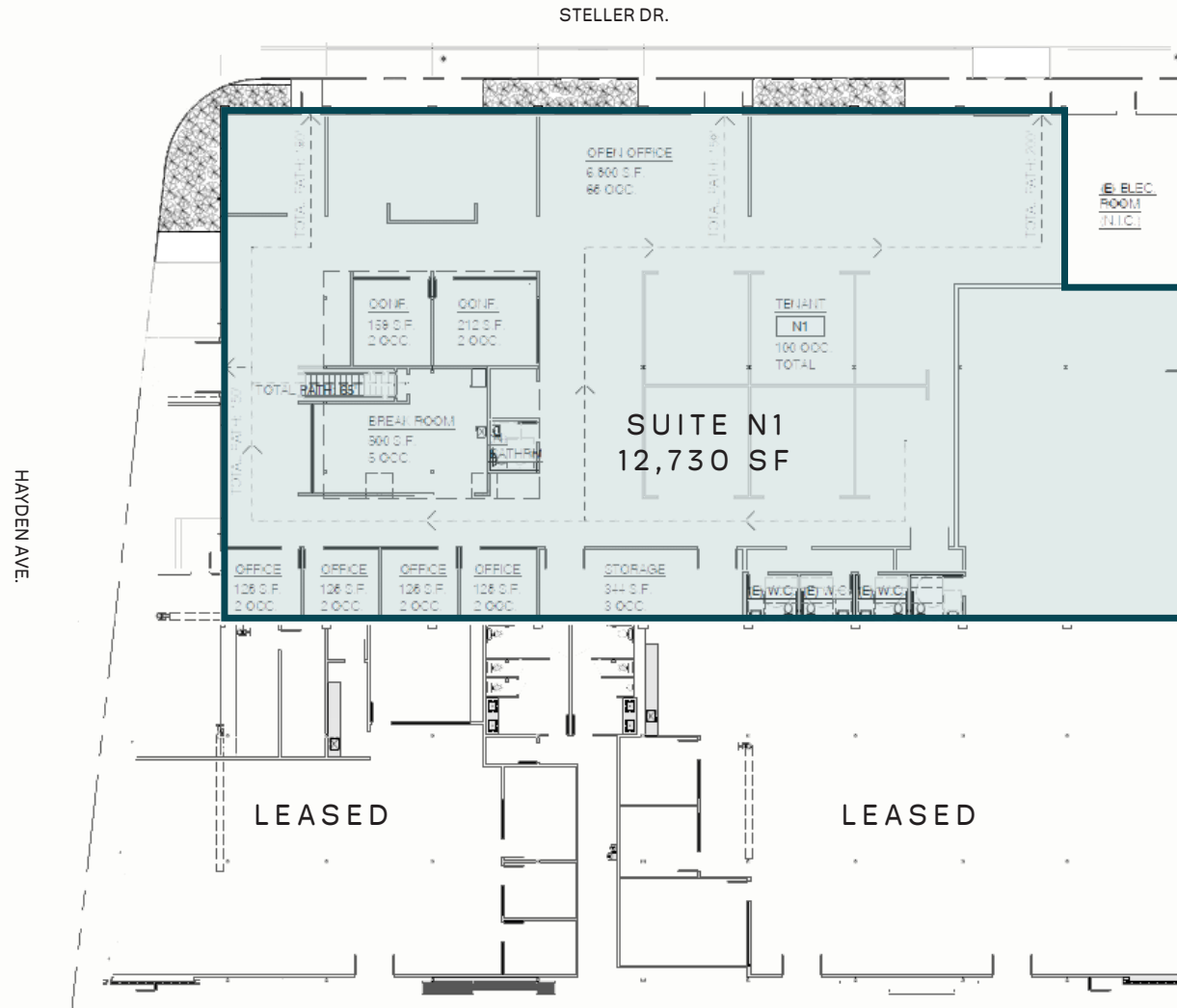
2/1,000 (Negotiable)

AVAILABLE

Immediately

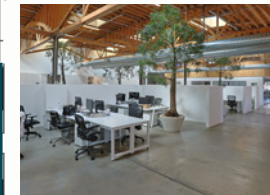


GROUND FLOOR PLAN



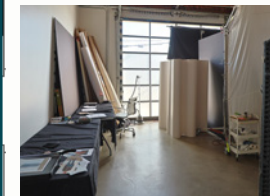
*SUITES CAN BE LEASED SEPARATELY OR COMBINED

SUITE N1



8 - 9 Glass Private
Office/Breakout
Rooms

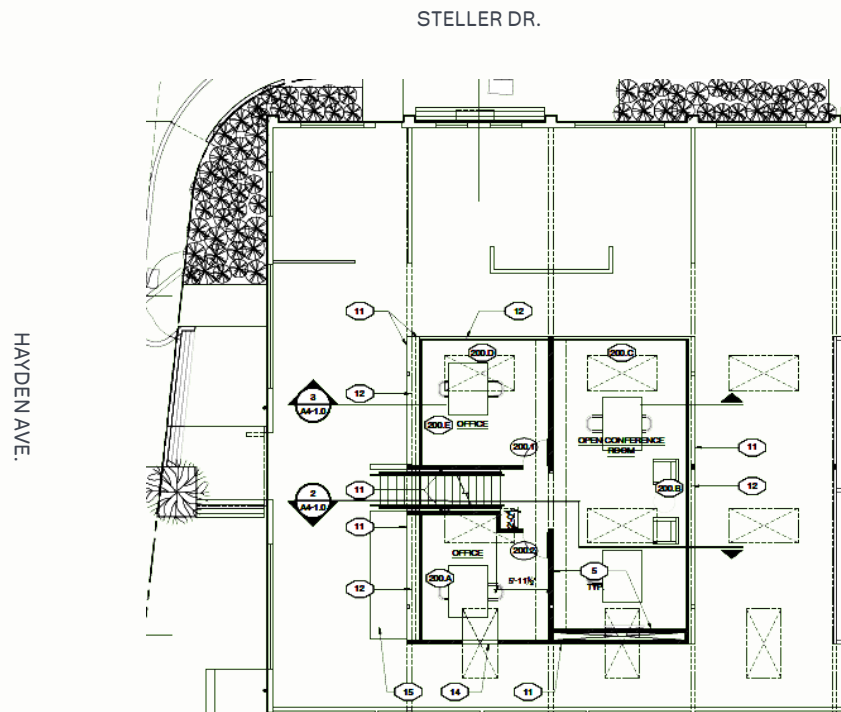
1 - 2 Conference
Rooms



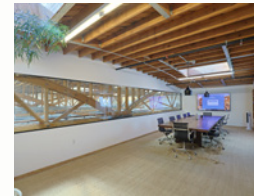
Large Open Bullpen
w/ Several Open
Collaborations Spaces

Open Area w/ Two
(2) Roll-Up Doors

N1 MEZZANINE FLOOR PLAN



SUITE N1 MEZZANINE



- 2 Offices
- 1 Conference Room
- Skylights
- View of Ground Floor

SUITE N1



SUITE N1



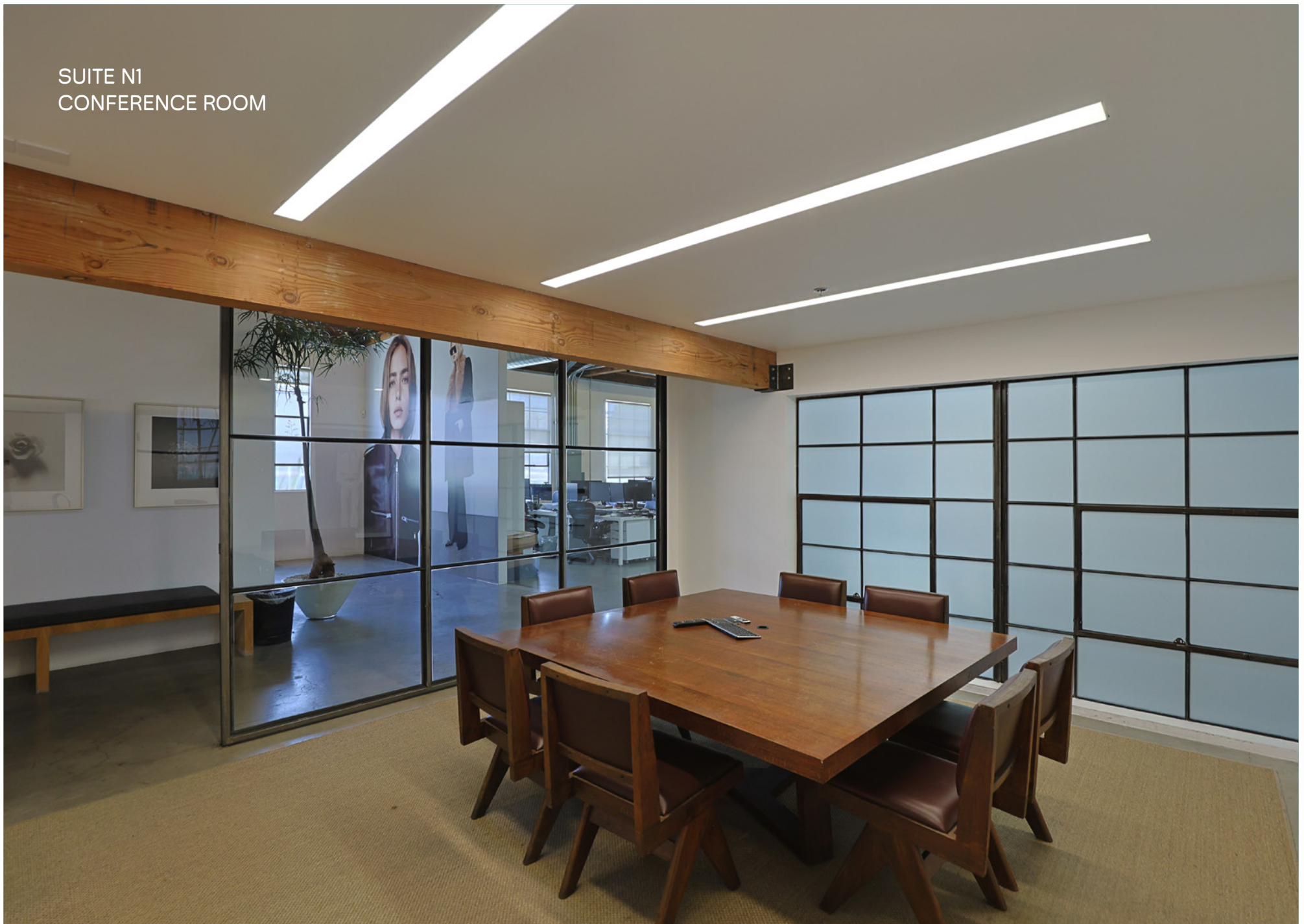


SUITE N1

SUITE N1



SUITE N1
CONFERENCE ROOM



SUITE N1
MEZZANINE



Our Neighbors

DESTROYER

WHOLE FOODS

VESPERTINE

MARGOT

BAR NINE

APPLE

PLATFORM

EREWHON

HELMS BAKERY

BEATS BY DRE

THE CULVER STEPS

LAUREL GRILL

AMAZON STUDIOS

WARNER MEDIA

& MORE

3578 HAYDEN AVE. — CULVER CITY





LOOKING
WEST

AMAZON STUDIOS

SONY PICTURES

PLATFORM

MARGOT
VAN LEEUWEN
BLUE BOTTLE
SWEETGREEN
REFORMATION
AESOP
LOQUI

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

CHOWNOW

DESTROYER

3578 HAYDEN AVE.

BLACKBIRD

VAYNERMEDIA

SCOPELY

ZAMBEZI

APPLE

STELLER DRIVE

OMELET

HAYDEN AVE

Get In Touch



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