

INDU STRY

CREATIVE OFFICE / RETAIL
± 1,100 RSF TO ± 2,200 RSF (DIVISIBLE)

3560

LACIENEGA BLVD CULVER CITY

FOR LEASE



INDUSTRYPARTNERS.COM

310 395 5151

CA BRE No. 01900833

DANIEL PICKART

dp@industrypartners.com

CA BRE No. 01914551

FOR LEASE

CREATIVE OFFICE / RETAIL

3560 LA CIENEGA BLVD CULVER CITY CA 90016

DETAILS

AVAILABLE RSF

SUITE D	± 1,100 RSF
SUITE F	± 1,100 RSF
SUITE G	± 1,100 RSF
SUITE H	± 1,100 RSF

RATE

\$3.25 / SF per Mo. / MG

TERM

1-3 years

PARKING

4 / 1,000

OCCUPANCY

Immediate

Retail / Creative Office located in bustling Culver City, down the street from Cumulus

FEATURES

Blocks away from Cumulus project, one of the largest mixed use projects in the region with more than 1,200 residential units and over 100,000 SF of retail

In short proximity to Metro Expo Line

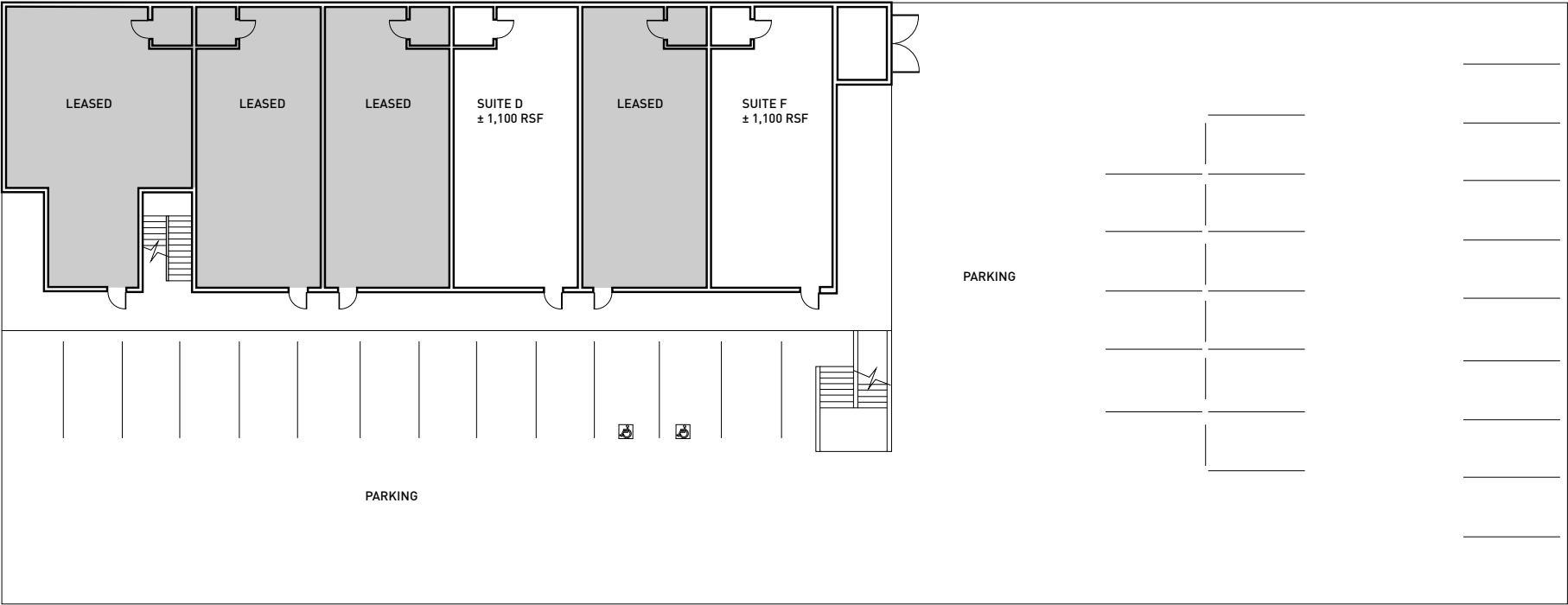


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GROUND FLOOR

STE D ± 1,100 RSF
STE F ± 1,100 RSF

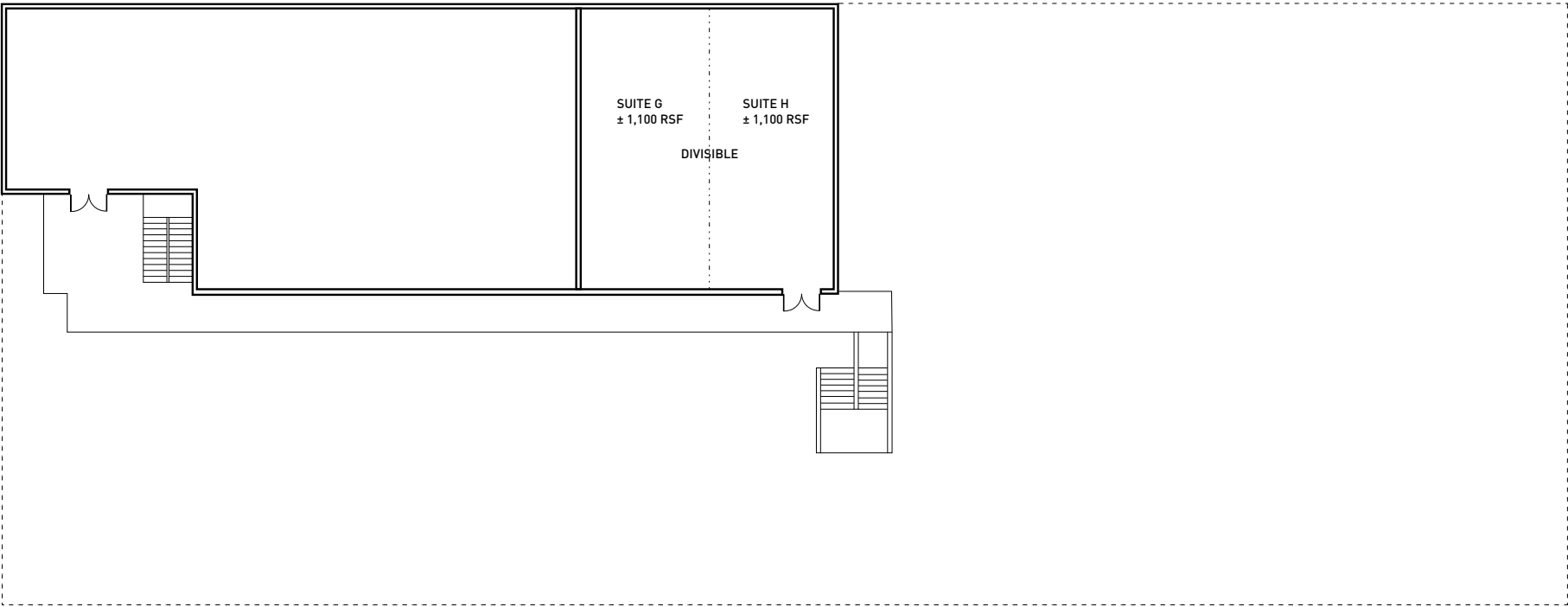


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

2ND FLOOR

STE G ± 1,000 RSF

STE H ± 1,000 RSF



NOT TO SCALE.
Floor plan for information purposes only.
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PROPERTY PHOTOS



About the neighborhood

Walkable neighborhood close to the Expo Line

Located in one of L.A.'s pioneering creative office neighborhoods

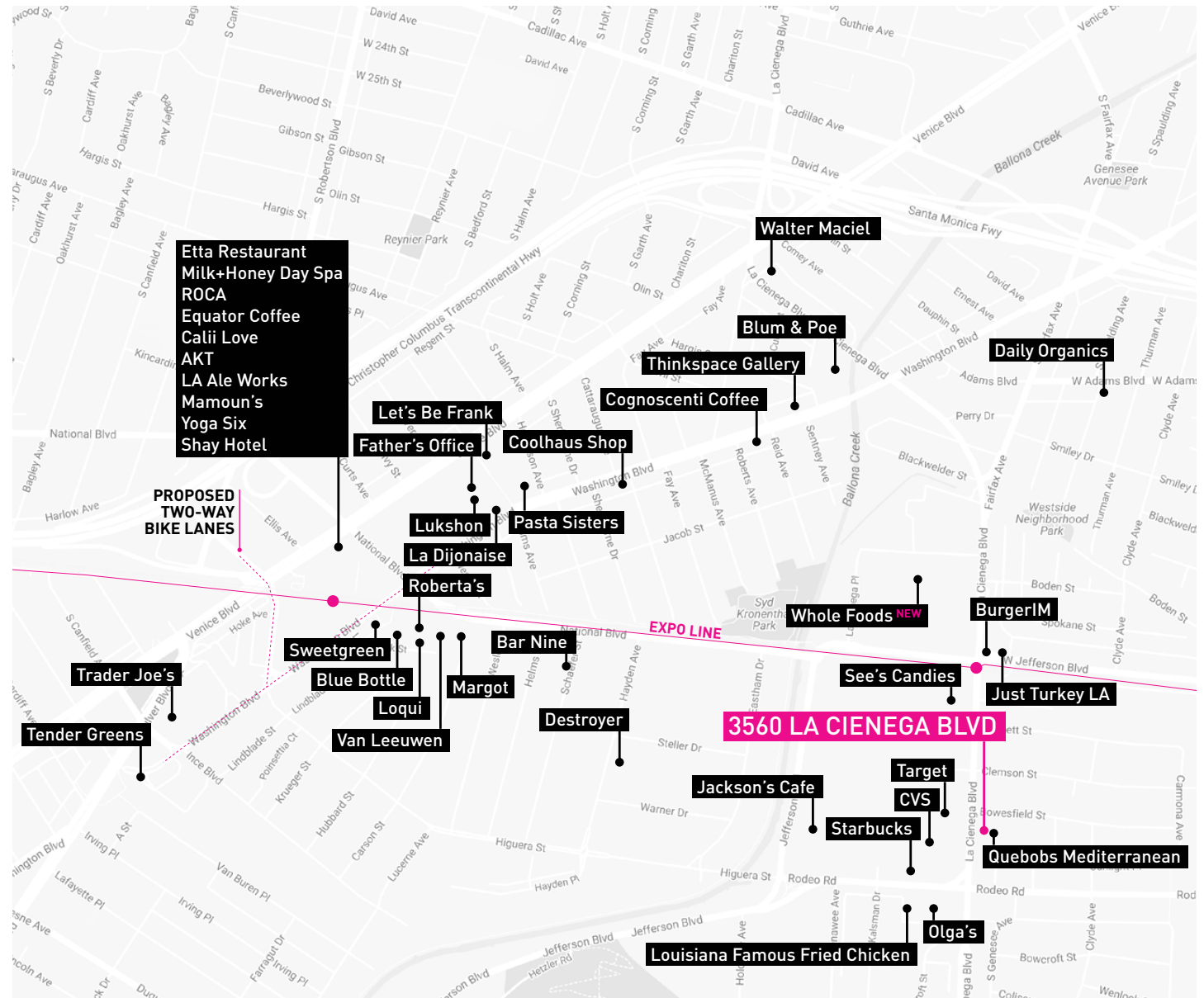
Neighbors include Beats by Dre, Eric Owen Moss Architects, Popsugar, Omelet, and Wild Card Media.

Blocks away from high-profile development projects such as Ivy Station, Platform, and Cumulus, a mixed-use project with over 1,200 residential units, and approximately 300K SF of commercial uses.

5-MIN WALK TO EXPO LINE STATION
6-MIN DRIVE TO 10 FWY
20-MIN TO LAX

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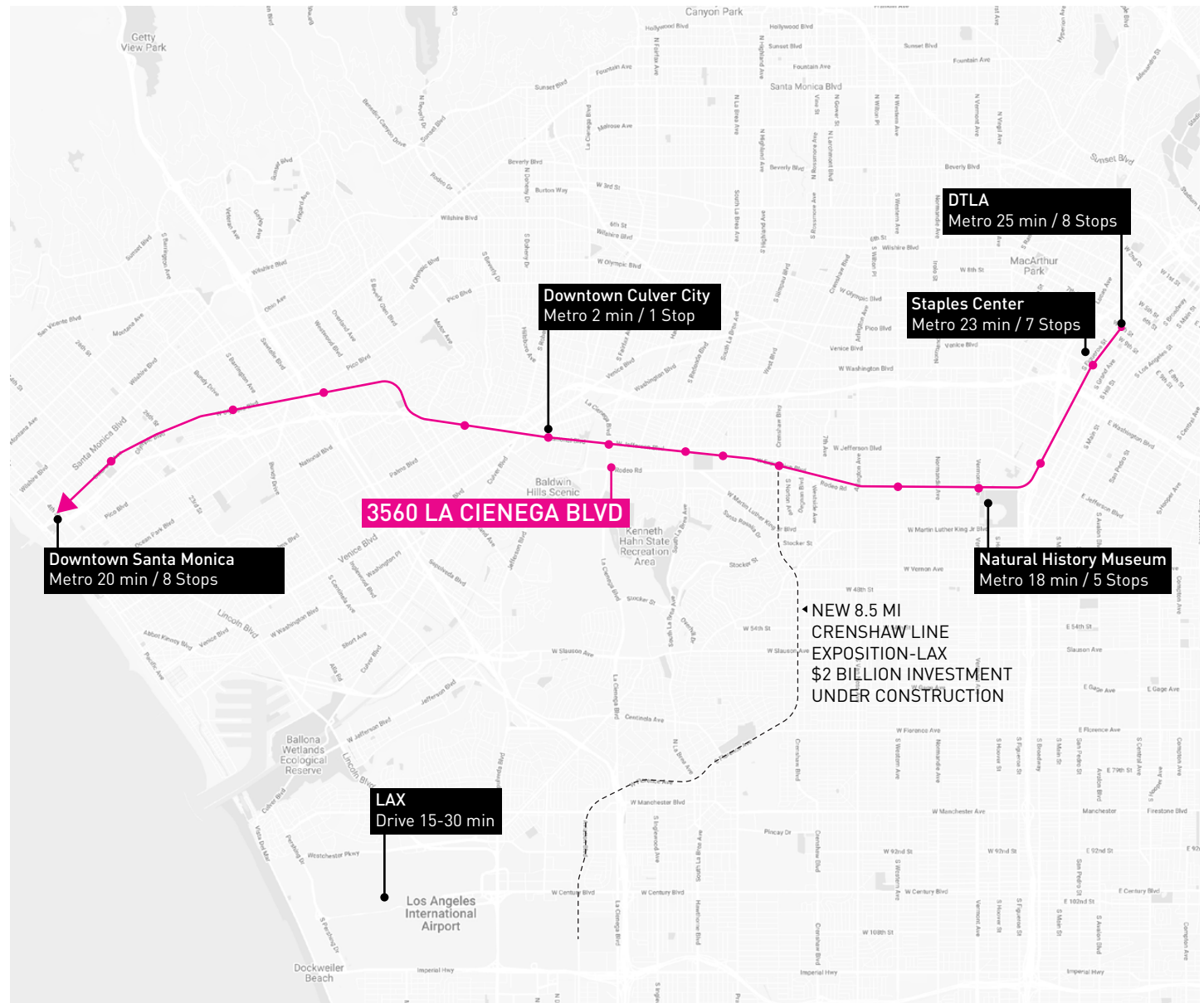
Expo Line

Expo Line reached 2030 ridership expectations of 64,000 daily riders in 2017

The Expo Line Travels 15.1 miles from DTLA to Downtown Santa Monica in only 46 minutes. That's 20-40 minutes less than driving during rush hour

Expo Line Extension was completed in 2016 (6.6 miles/7 new stations) with a \$1.5 billion investment

Crenshaw Line is expected to be completed by October, 2019. The Exposition/Crenshaw Station will provide for transfer to the Expo Line



CUMULUS— THE LARGEST DEVELOPMENT WEST OF THE 110 FWY

San Francisco-based developer Carmel Partners is behind the behemoth complex, which sits on an 11-acre site that was once occupied by Cumulus Media's radio broadcast facility. Cumulus opens Spring 2021 and will consist of 1,210 apartments and 100,000 total square feet of commercial space. 50,000 square feet is allocated towards Whole Foods, which will open on the ground floor at the corner of La Cienega and Jefferson Blvd.

A podium-type mid-rise structure fronting La Cienega and Jefferson Boulevards is being designed by TCA Architects. It will house a majority of the project's 1,210 apartments as well as amenities, and ground-floor retail and restaurant space.

The second building is a 30-story tower being designed by Chicago-based firm, Solomon Cordwell Buenz. It will hold approximately 300 apartments atop a parking podium and additional amenities.

Both buildings will wrap around a publicly accessible one-acre park, designed by landscape architecture firm Studio MLA.

