

3535 HAYDEN AVENUE



OFFICE SPACE
AVAILABLE FOR
LEASE

JAY LUCHS GROUP

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JAYLUCHS.COM

NEWMARK
PACIFIC

OVERVIEW

ADDRESS

3535 Hayden Avenue
Culver City, CA 90232

SIZE

Suite 100:	±4,339 SF
Suite 120:	±4,511 SF
Suite 150:	±3,792 SF
Suite 160:	±1,060 SF
Suite 210:	±410 SF
Suite 250:	±6,724 SF
Suite 280:	±1,256 SF
Suite 300:	±2,571 SF
Suite 305:	±643 SF
Suite 310:	±994 SF
Suite 315:	±1,423 SF
Suite 330:	±1,729 SF
Suite 340:	±1,508 SF
Suite 400:	±12,415 SF

RENT

Available upon
Request

USE

Office

AVAILABLE

Immediate
Build to Suit

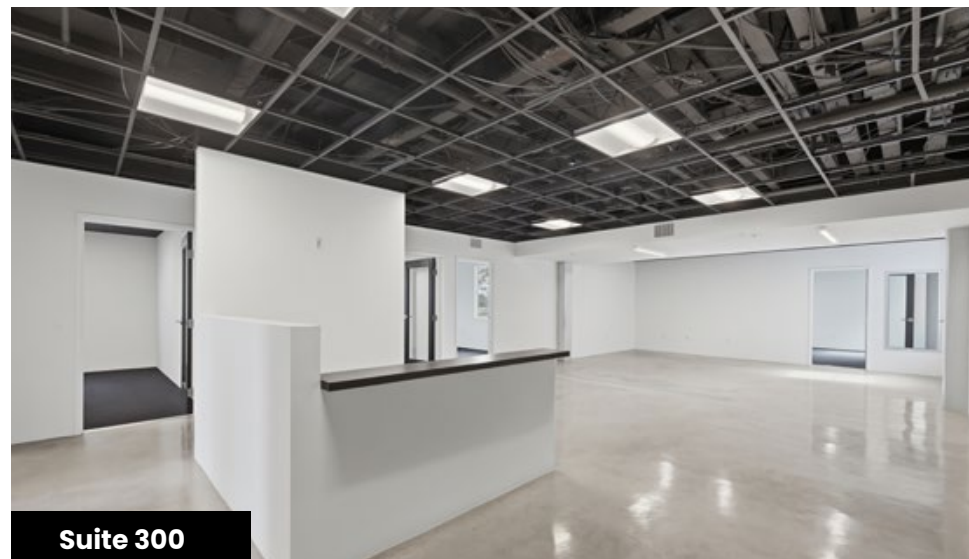
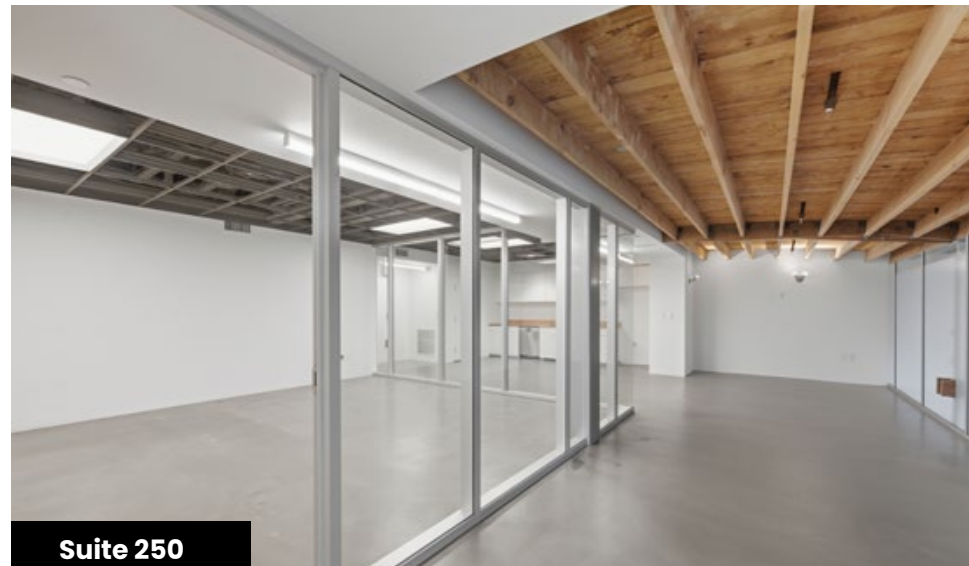
PARKING

3 per 1,000 sf



PROPERTY HIGHLIGHTS

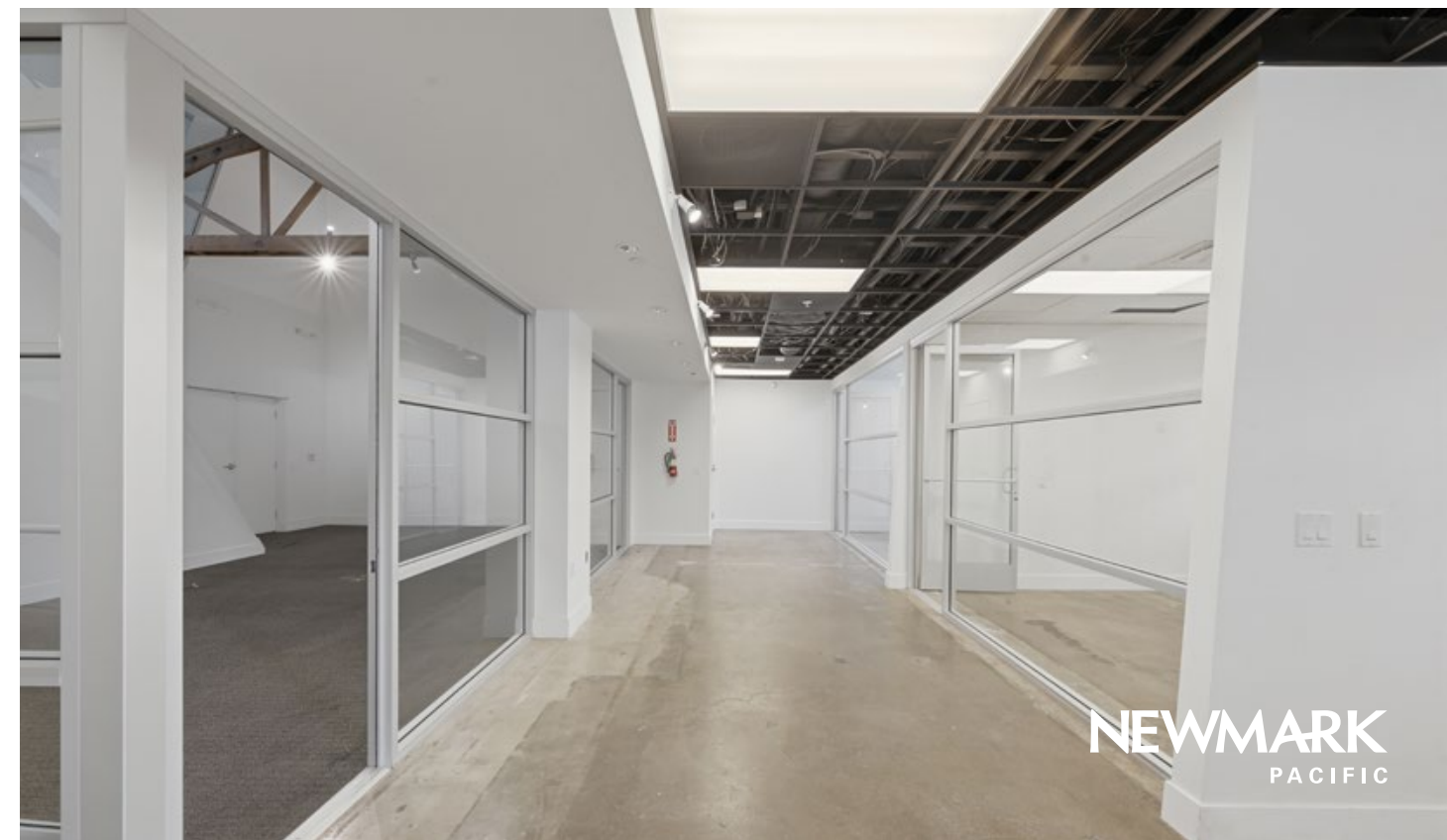
- Prime address in Culver City's creative district with strong visibility and brand presence
- Flexible, open-plan layout suited for creative office, studio/production, showroom, media, and tech uses
- Light-filled interiors with large glazing, exposed ceilings and collaborative work zones
- Convenient regional access near the I-10; minutes to the Culver City Metro E Line (Expo)
- Surrounded by destination dining and retail, including The Platform, Culver Steps, and Helms Bakery District
- Select units have private patios.



SUITE 100



SUITE 120



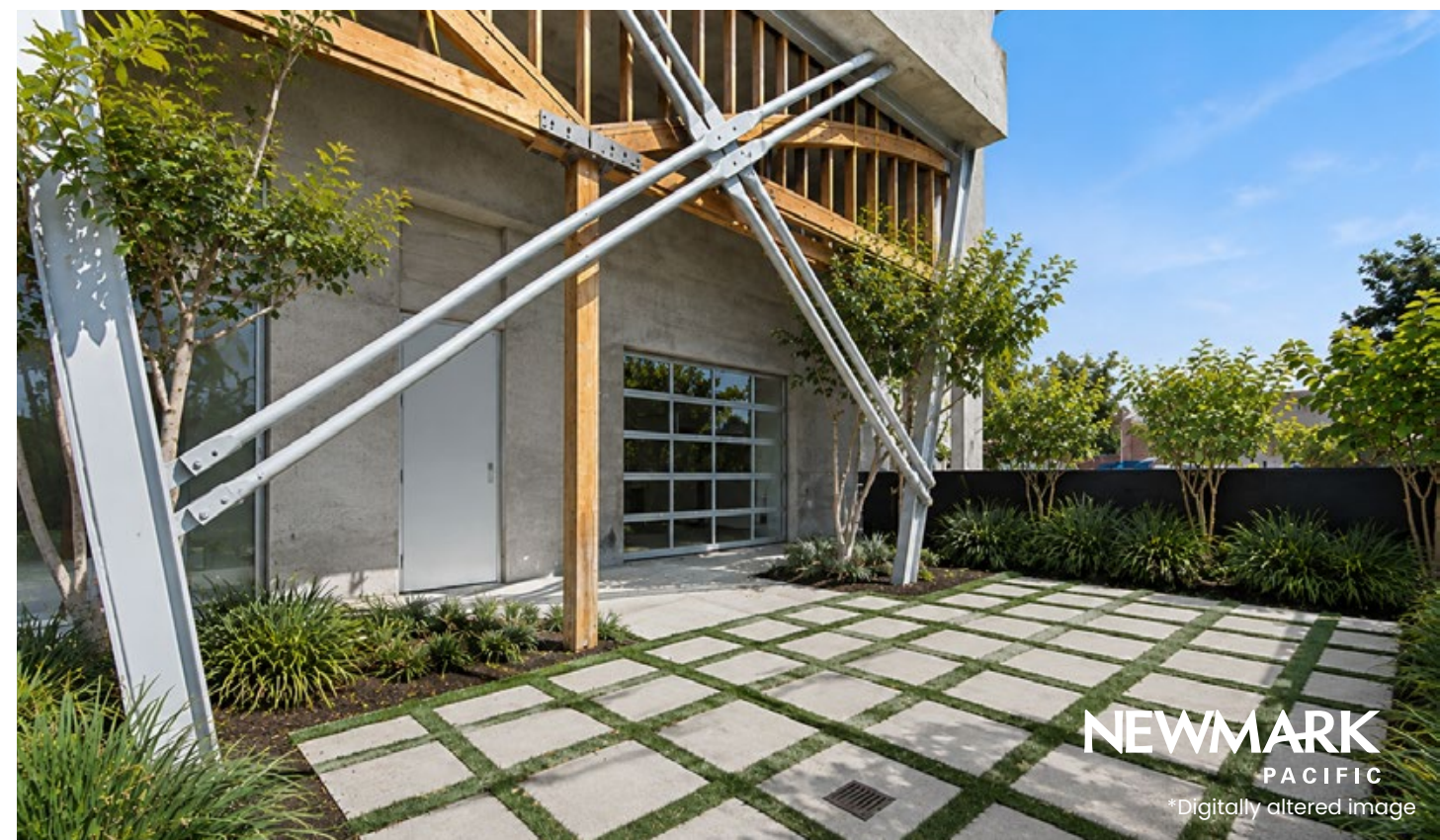
SUITE 150



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SUITE 250



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SUITE 300



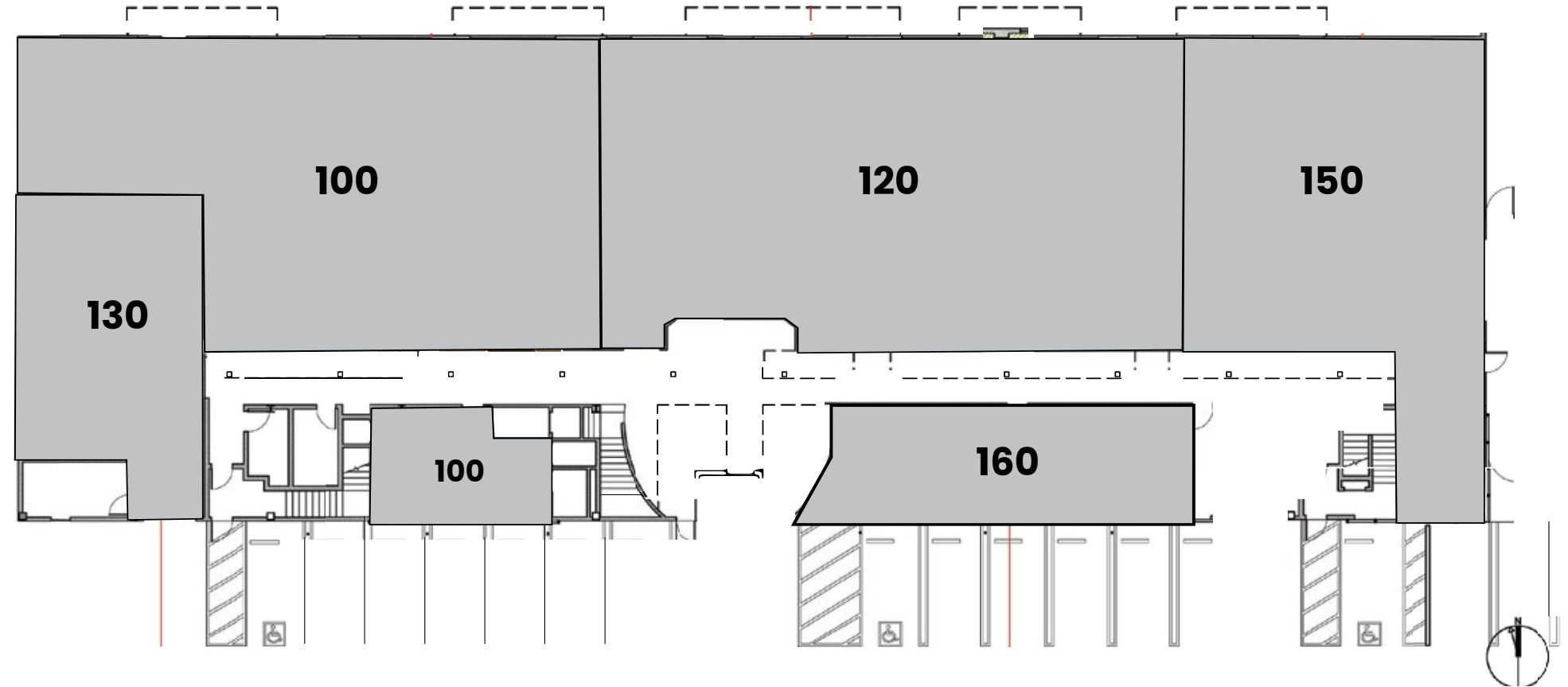
SUITE 400



FLOOR PLAN

FIRST FLOOR

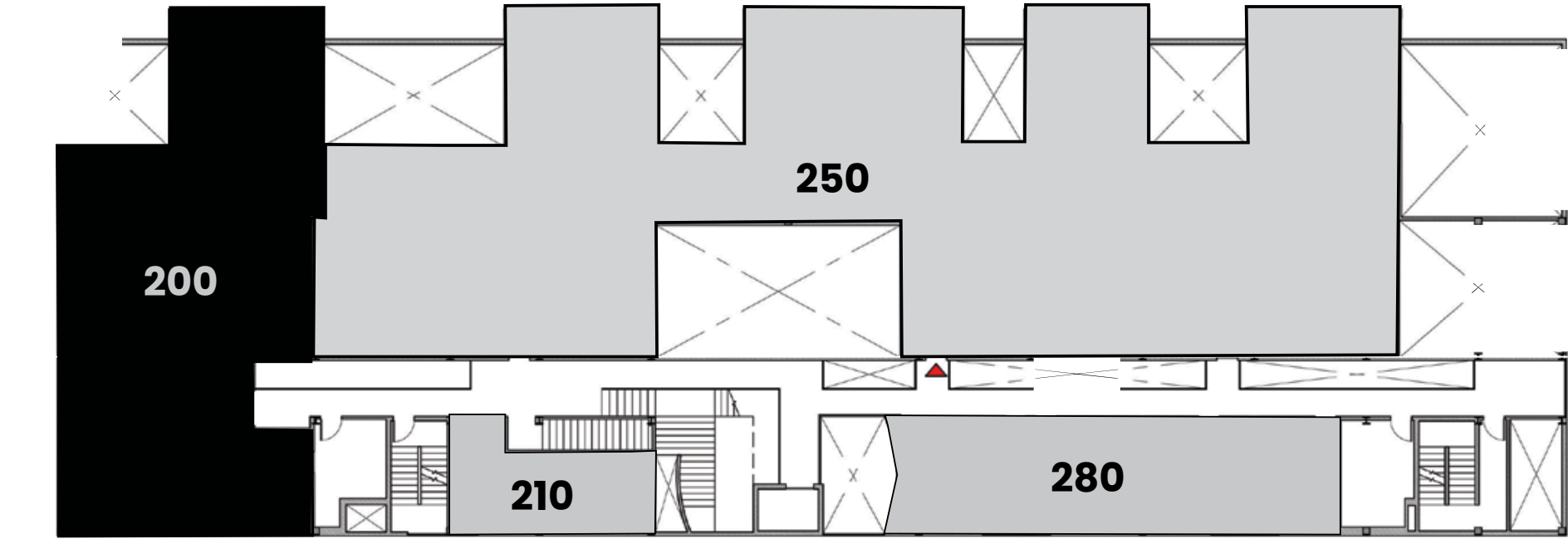
SUITE 100:	±4,339 SF
SUITE 120:	±4,511 SF
SUITE 130:	±1,341 SF
SUITE 150:	±3,792 SF
SUITE 160:	±1,060 SF



FLOOR PLAN

2ND FLOOR

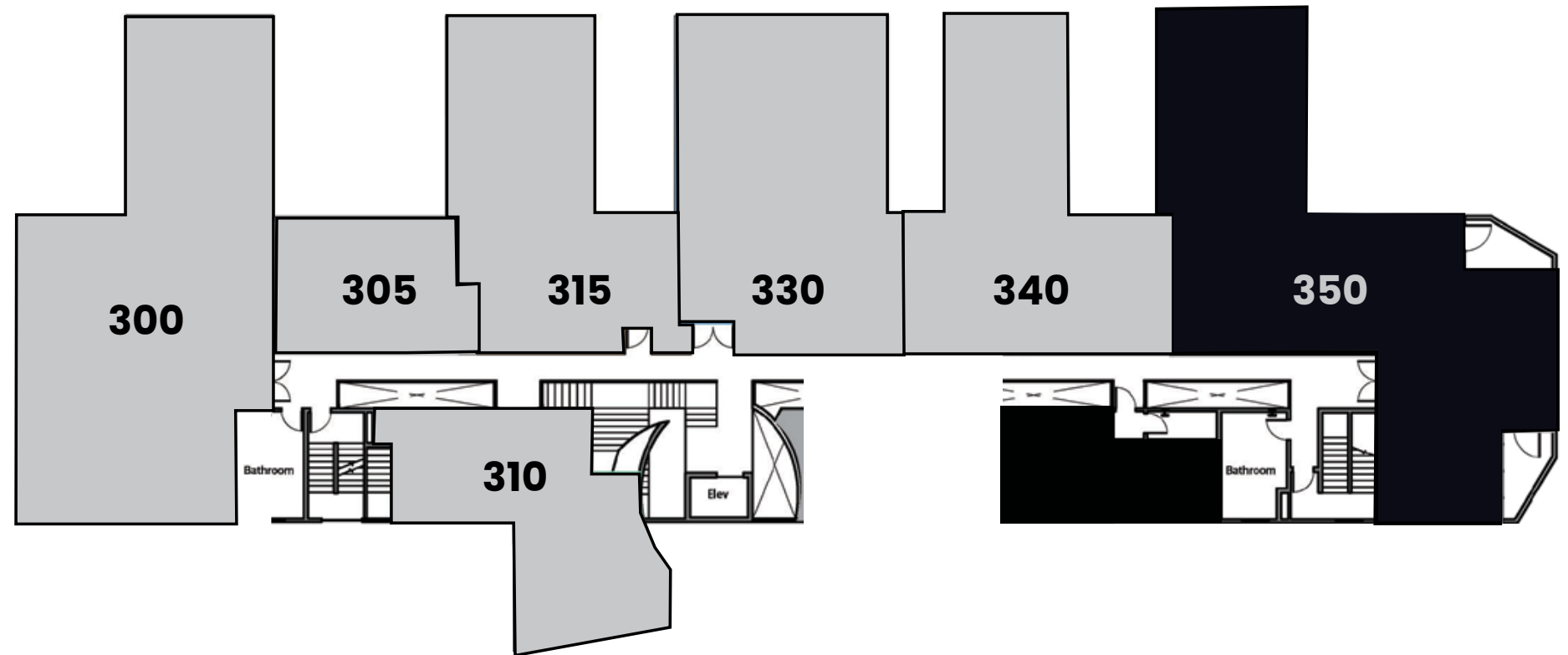
- SUITE 210: ±410 SF
- SUITE 250: ±6,724 SF
- SUITE 280: ±1,256 SF



FLOOR PLAN

3RD FLOOR

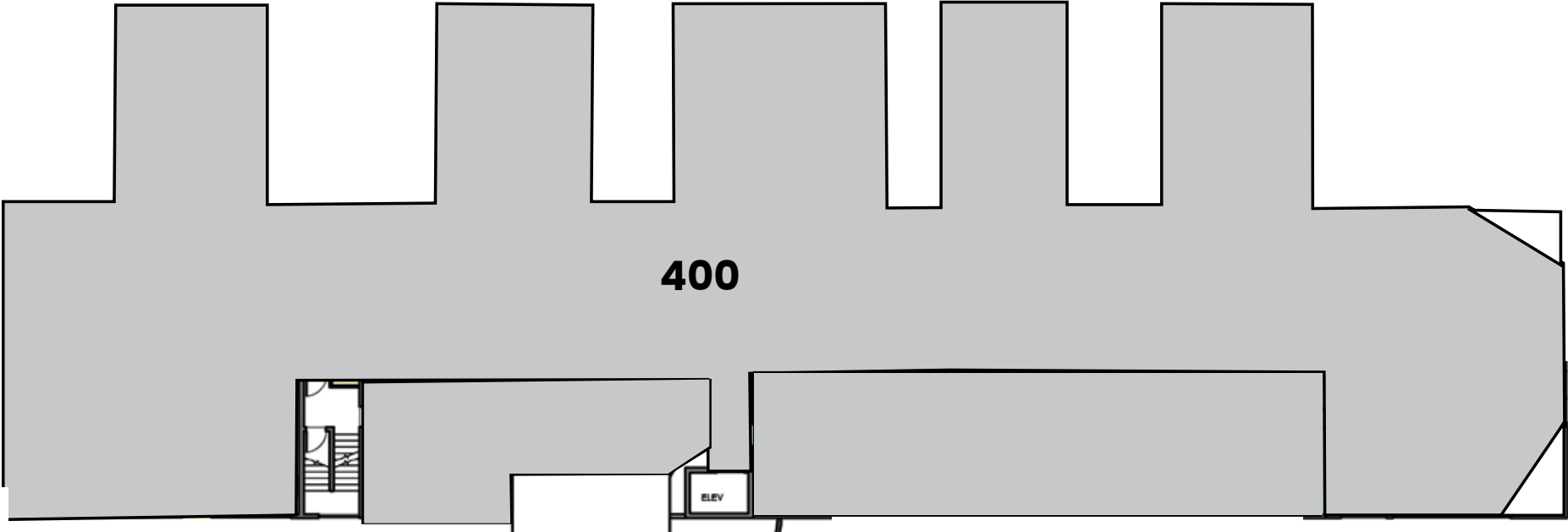
SUITE 300:	±2,571 SF
SUITE 305:	±643 SF
SUITE 310:	±994 SF
SUITE 315:	±1,423 SF
SUITE 330:	±1,729 SF
SUITE 340:	±1,508 SF



FLOOR PLAN

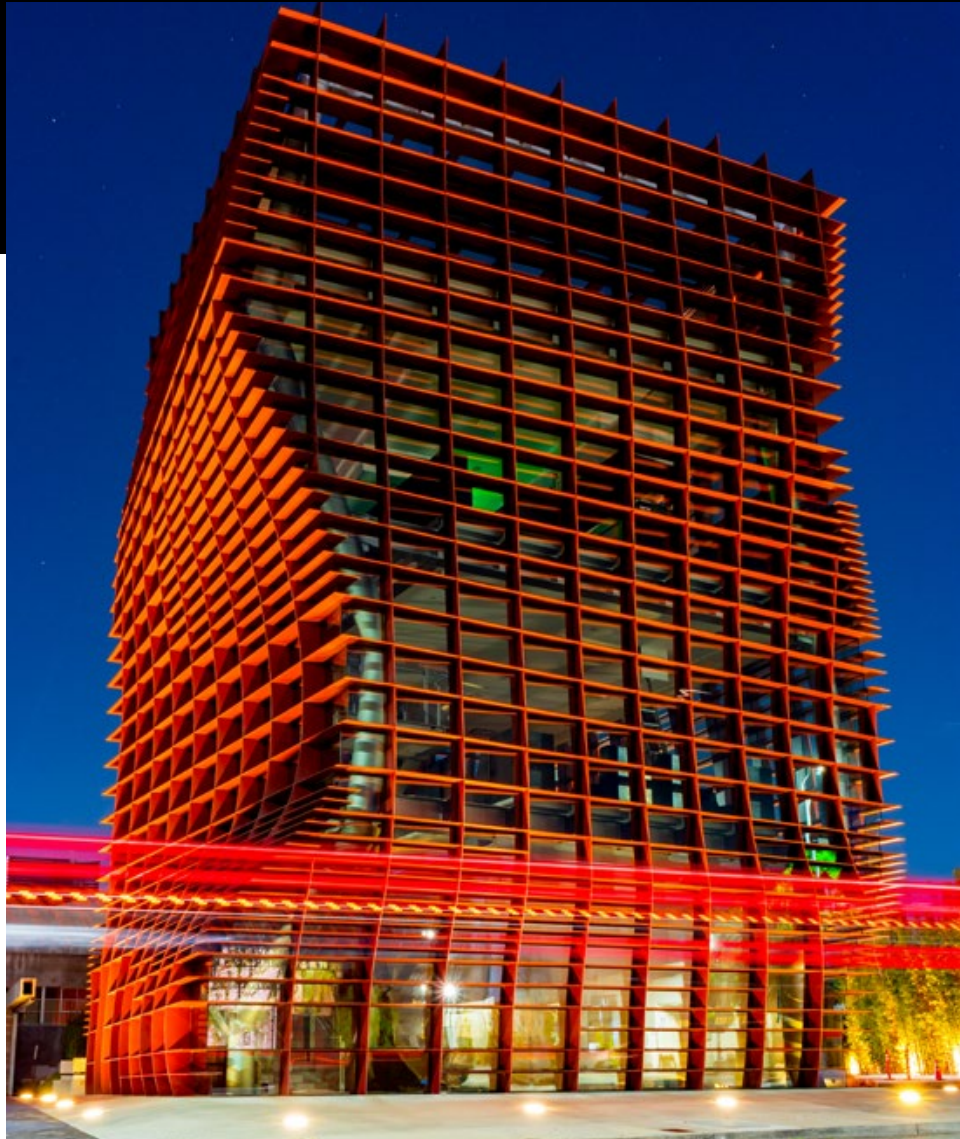
4TH FLOOR

SUITE 400: ±12,415 SF



AREA OVERVIEW

3535 Hayden Avenue is located in Culver City's most celebrated creative office district, and one of the most architecturally distinct commercial neighborhoods in Los Angeles. What began as a mid-century industrial corridor was gradually reimagined over three decades by Eric Owen Moss Architects and developer Samitaur Constructs into a campus of converted warehouses and bold new structures that has become a genuine destination for media, technology, and entertainment companies.



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Surrounded by marquee media and tech neighbors—Apple, Amazon Studios, Nike, HBO, Sony Pictures Animation, and Warner Bros—with Zoic, Jam City, and Scopely nearby, this Westside creative district (800,000+ SF) attracts companies for UCLA/USC talent, Silicon Beach access, and a highly walkable environment. Dining and retail standouts include Michelin-starred Vespertine, Destroyer, the Culver City Farmers Market, Platform, Cognoscenti Coffee, and Culver Steps, with a nearby Whole Foods at La Cienega & Jefferson serving as an amenity hub. Connectivity is exceptional via the Metro E Line, I-10/I-405, and the Ballona Creek bike path, reinforcing Culver City's status as a leading office submarket

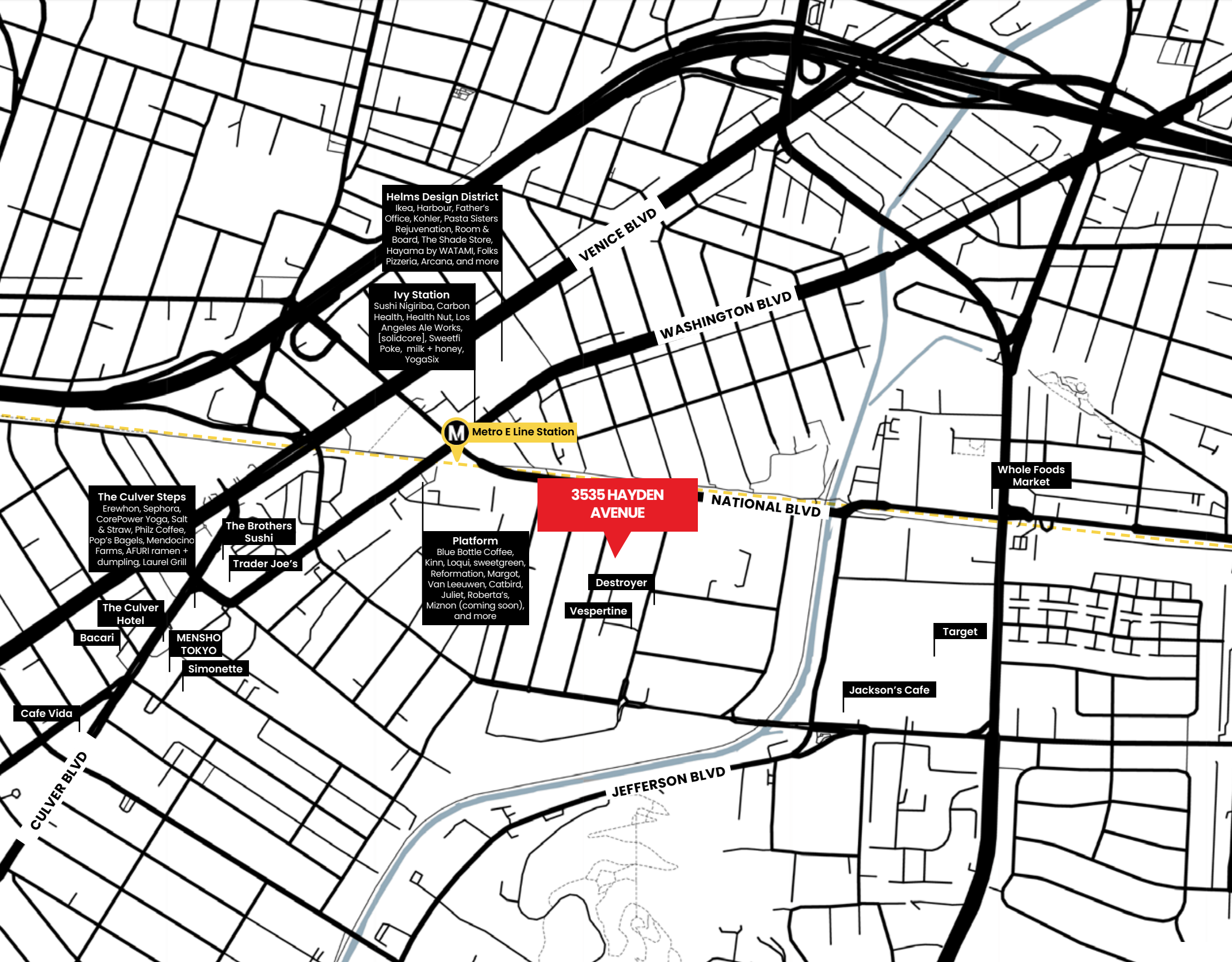
WALKER'S & BIKER'S PARADISE

77
WALK SCORE

62
TRANSIT SCORE

98
BIKE SCORE





NEARBY

OFFICES

VOX MEDIA

GROUP NINE

PARACHUTE

WILDCARD MEDIA

ARC CREATIVE
STUDIOS

APPLE

APPLE MUSIC

SMASHBOX

NIKE

SCOPELY

AMAZON

BEATS ELECTRONICS

ADOBE

BLACKBIRD

WEWORK

DISNEY

BABY2BABY

JUNKIN MEDIA

SMASHBOX STUDIOS

WC+A

WARNER BROS.
DISCOVERY

HBO

PLATFORM

UNISOFT

NPR

EQUINOX

LRM

WHY

SONY PICTURES
ANIMATION

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