

FOR SUBLEASE | ± 12,022 SF

CREATIVE OFFICE | AVAILABLE NOW



12100 W. WASHINGTON BLVD.
CULVER CITY, CA 90066

The Phronesis Group
CA DRE Lic# 01423006

WWW.THEPHRONESISGROUP.COM



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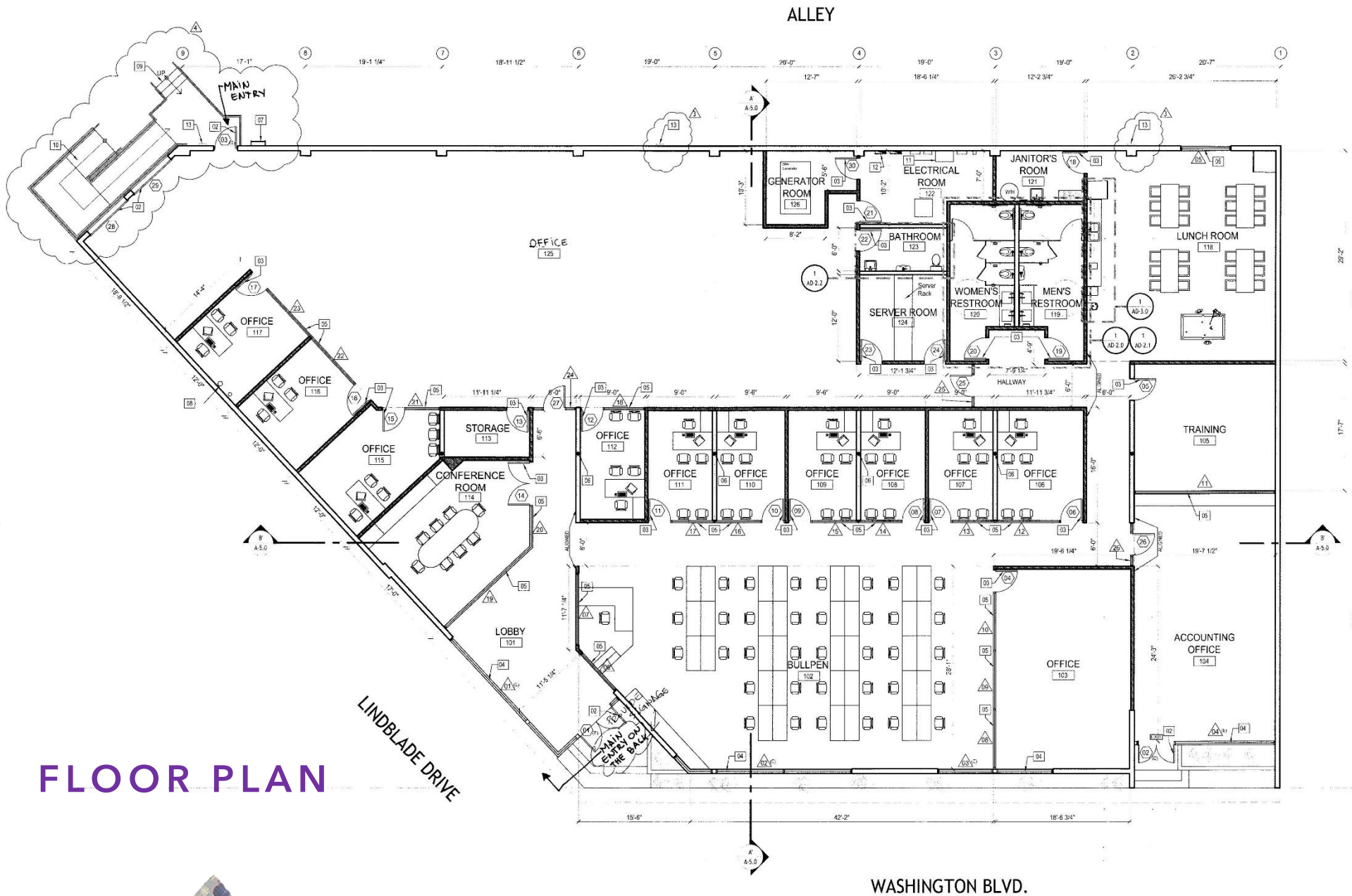
PROPERTY HIGHLIGHTS

- Well located in the heart of Culver City, CA
- Excellent access to the 10 / 405 freeways
- Cross streets are Washington Blvd / Lindblade Drive
- Amenity rich Culver City West location within walking distance to restaurants, cafes and other amenities
- Lobby, Kitchen-Lunch Room, 10 private offices, 4 conference / training rooms and large open bull-pen areas
- Three ADA Restrooms (some multi-stall with double sinks and one gender neutral in warehouse area)
- State of the art server room and Kastle Security System

(Formerly a Call Center):

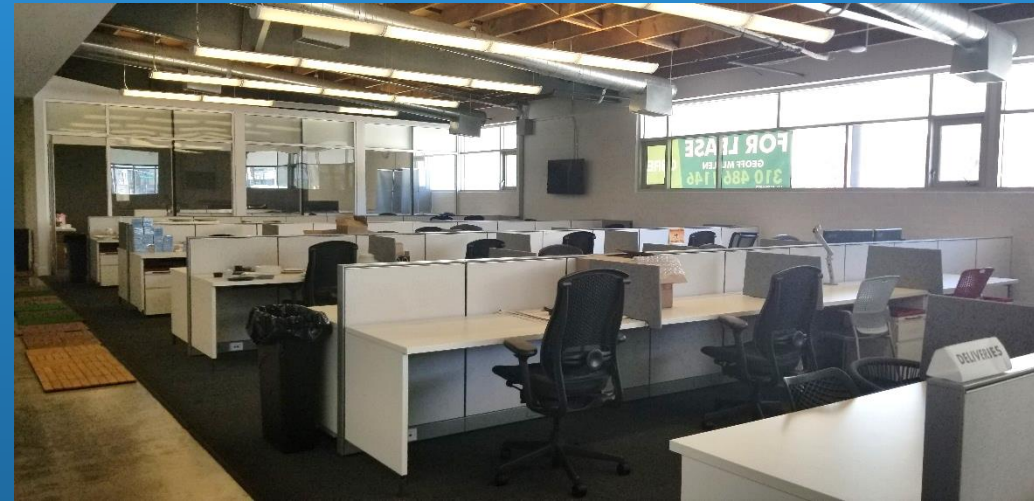
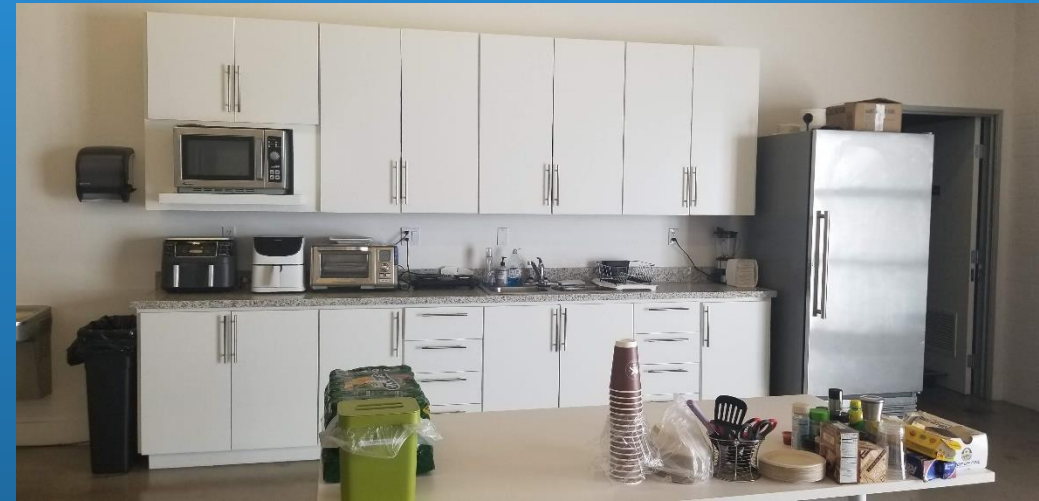
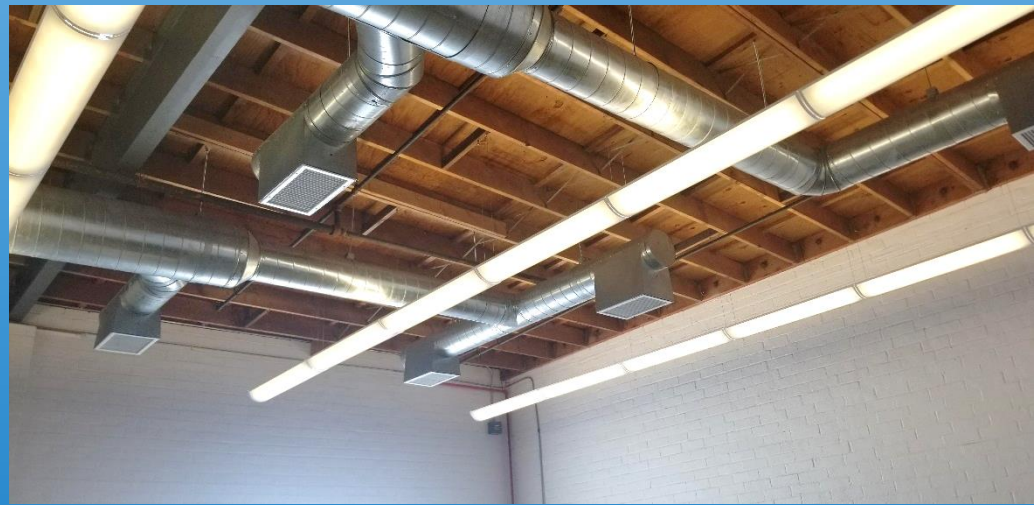
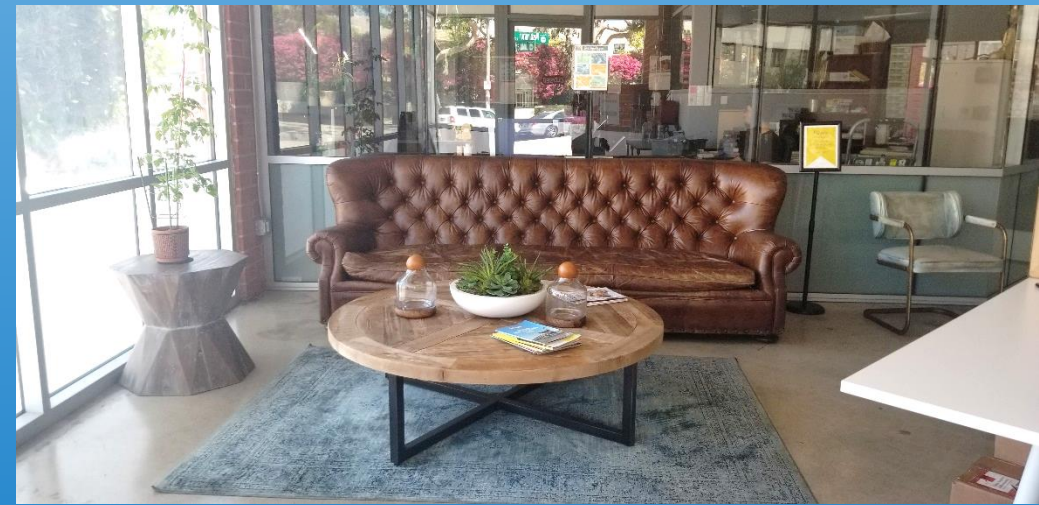
- **±12,022 SF Creative Office Space**; which includes approximately **±4,022 SF** of on-site storage or warehouse area and **±8,000 SF** of Class A inspired offices with 100% HVAC
- Ceiling heights vary between 9'11" to 16'4" minimum clear
- **400 AMPS** | With multiple subpanels
- Two Roll Up Doors 7'x8' each
- One Glass Framed Door 6'x7'
- Double wide rear entry doors
- **25 Car Parking** (2 disabled stalls, 22 tandem, 1 single)
- Zoned CCC3YY | Warehouse Industrial

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FLOOR PLAN

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For more information,
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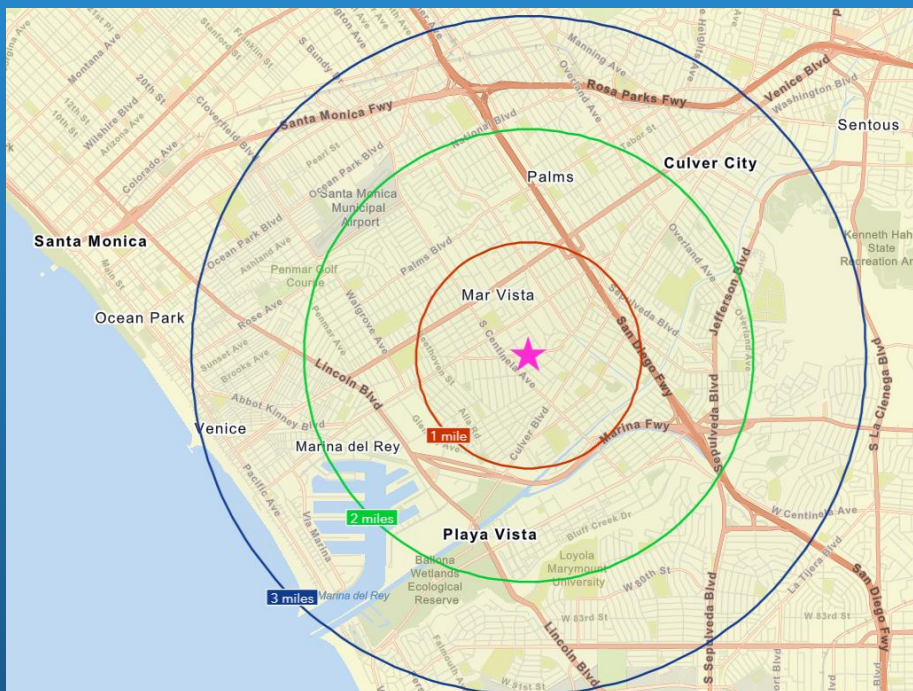
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