

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

CREATIVE SPACE FOR LEASE

La Cienega Place

3350 S. La Cienega Blvd
Los Angeles, CA

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Exclusive
Leasing Agent



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CULVER CITY

THE HEART OF SCREENLAND

Proposed Space

Property Highlights:

- Minutes from Culver City - A highly attractive area for media, creative and tech companies
- Two Blocks from Hayden Tract - a popular area for media and creative agencies
- Easily accessible by the 10 freeway
- Extremely High Traffic Counts - The Intersection at La Cienega and Jefferson sees about 180,000 cars per day
- Across from the Newly extended Metro Expo Line - Weekday ridership averages 45,000 and is steadily increasing
- Directly across from a Cumulus development - A massive multi-use complex with apartments, offices, and a grocery store
- Ample onsite and offsite parking - 12 on-site stalls available at monthly rate, newly constructed, parking garage available across the street (La Cienega/Jefferson Station) Park & Ride
- High Average household income - \$90,000 within a 5 mile radius
- Expected 5 year population growth - 3.72% within a 5 mile radius
- Estimated NNN: \$0.95 SF / Month

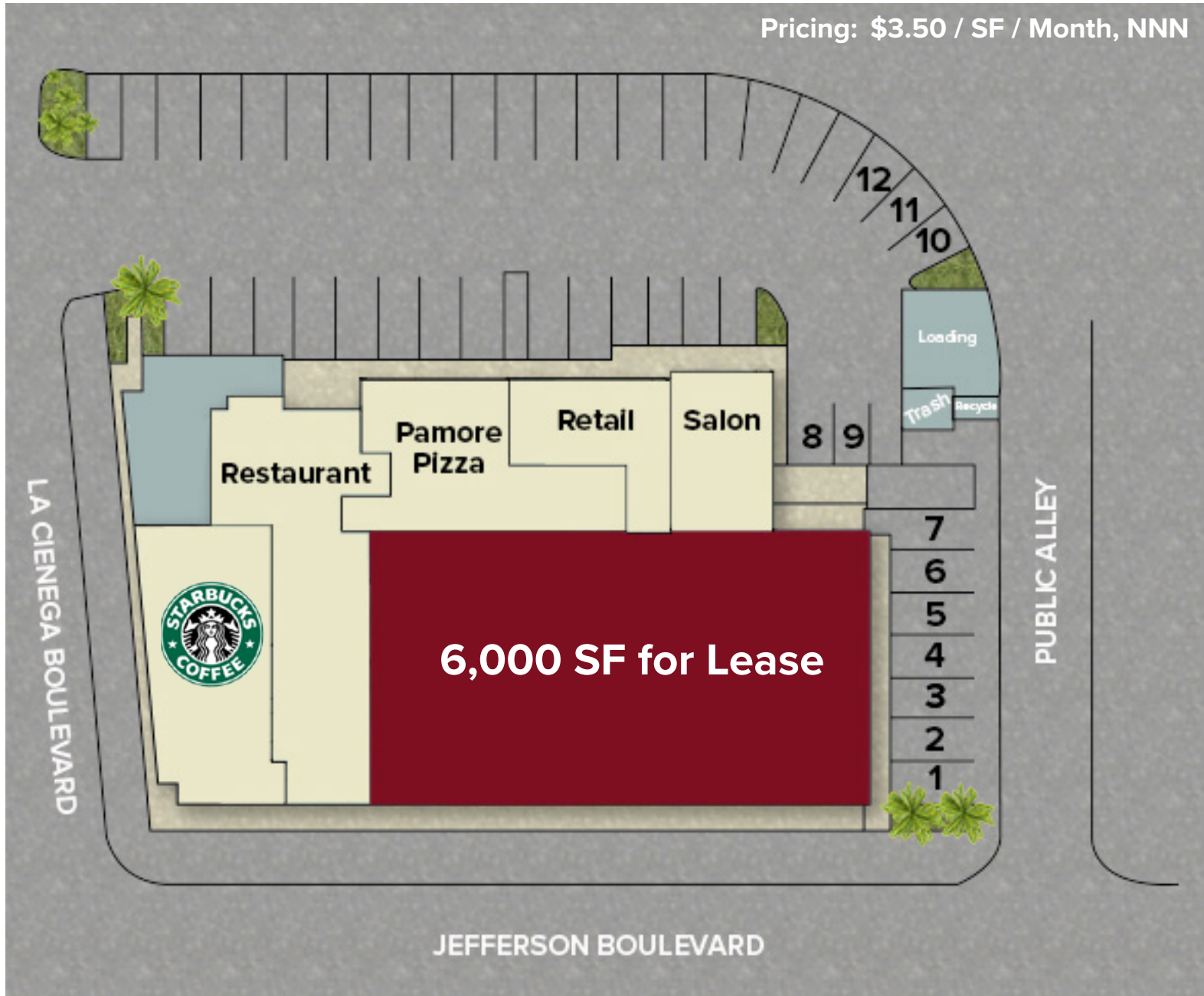
Address	SF	Rate PSF
3350 S La Cienega Blvd Los Angeles, CA	6,000	\$3.50 NNN

* Estimated NNN: \$0.95 SF / Month

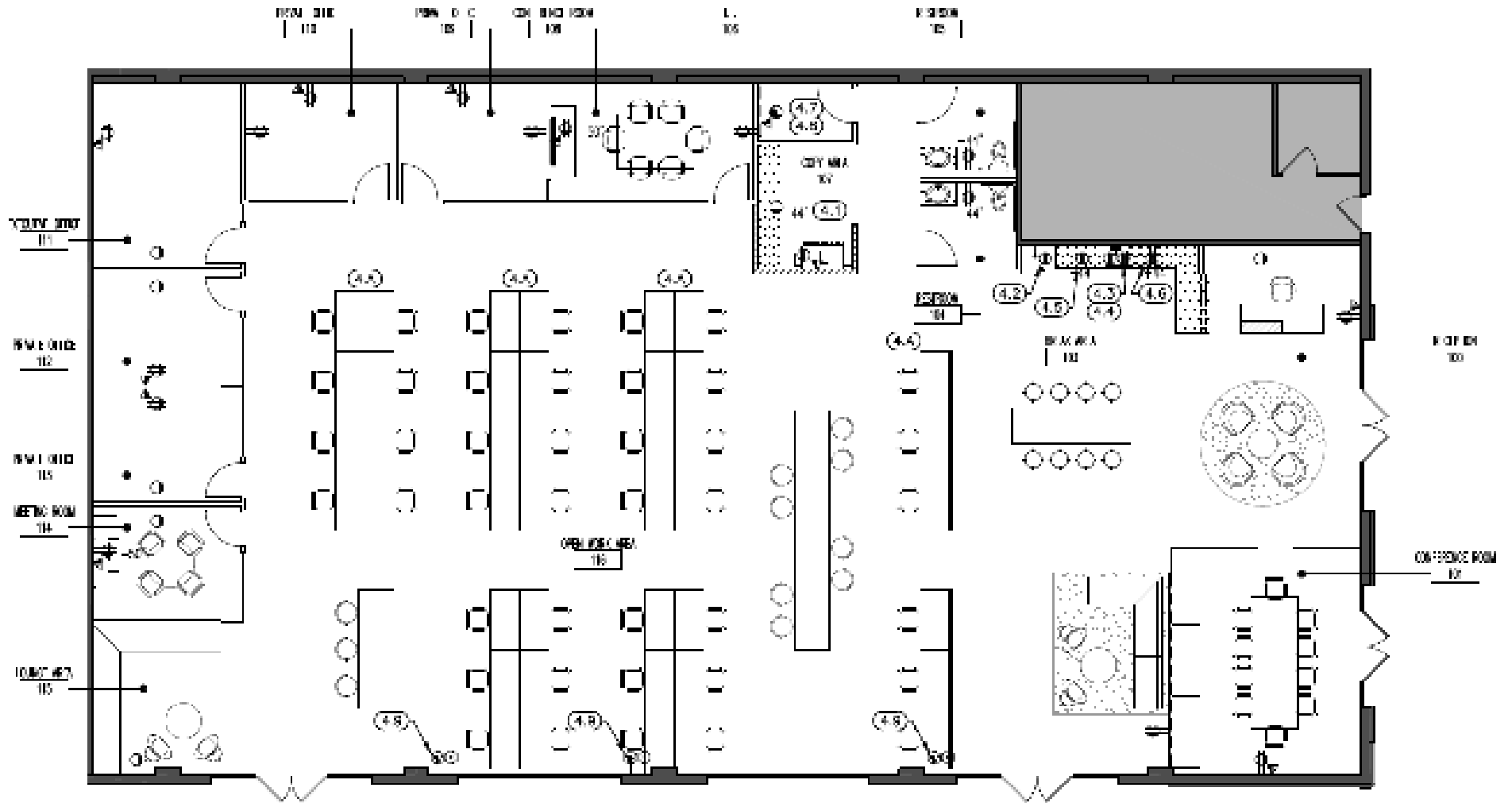


CREATIVE SPACE FOR LEASE

Pricing: \$3.50 / SF / Month, NNN



Space Plan



CREATIVE SPACE FOR LEASE



Metro Expo Line & Developments



La Cienega/Jefferson Metro Stop

INCREASING EXPO LINE PASSENGERS

According to The Source, by Metro estimates, the Expo Line had its best month ever in February. Average weekday ridership jumped to 55,388 from 53,473 the previous month.

According to Metro's user surveys, almost 70 percent of Expo Line riders at the route's new stops were not regular users of the train prior to the opening of the extension to Santa Monica. Of those new riders, more than half would have previously made the trip by car, with 44 percent driving solo and eight percent carpooling. Another six percent said they would have traveled by taxi or ride-hailing service.



55,388

Record Breaking Ridership

45,876

Average
weekday boardings

34,844

Average
Saturday boardings

35,995

Sunday and Holiday
Boardings



CUMULUS DEVELOPMENT

At the corner of La Cienega and Jefferson, this massive development project will include almost 2 million square feet of residential, retail, and office space, including more than 1,200 units of housing and a grocery store, the project will include 1,500 bike parking spaces and a landscaped bike trail in addition to 2,371 automobile parking spaces.



WASHINGTON CENTINELA MARKET HALL PROJECT

A 1.6 acre project located on the two northerly corners of Washington Boulevard at Centinela Avenue. The project is a public market featuring artisanal vendors under one roof to sell their products such as specialty cheeses and charcuterie, a bakery, chocolatier and related confections, wine, locally grown produce, specialty coffee, flowers, organic meats, and other high-quality products

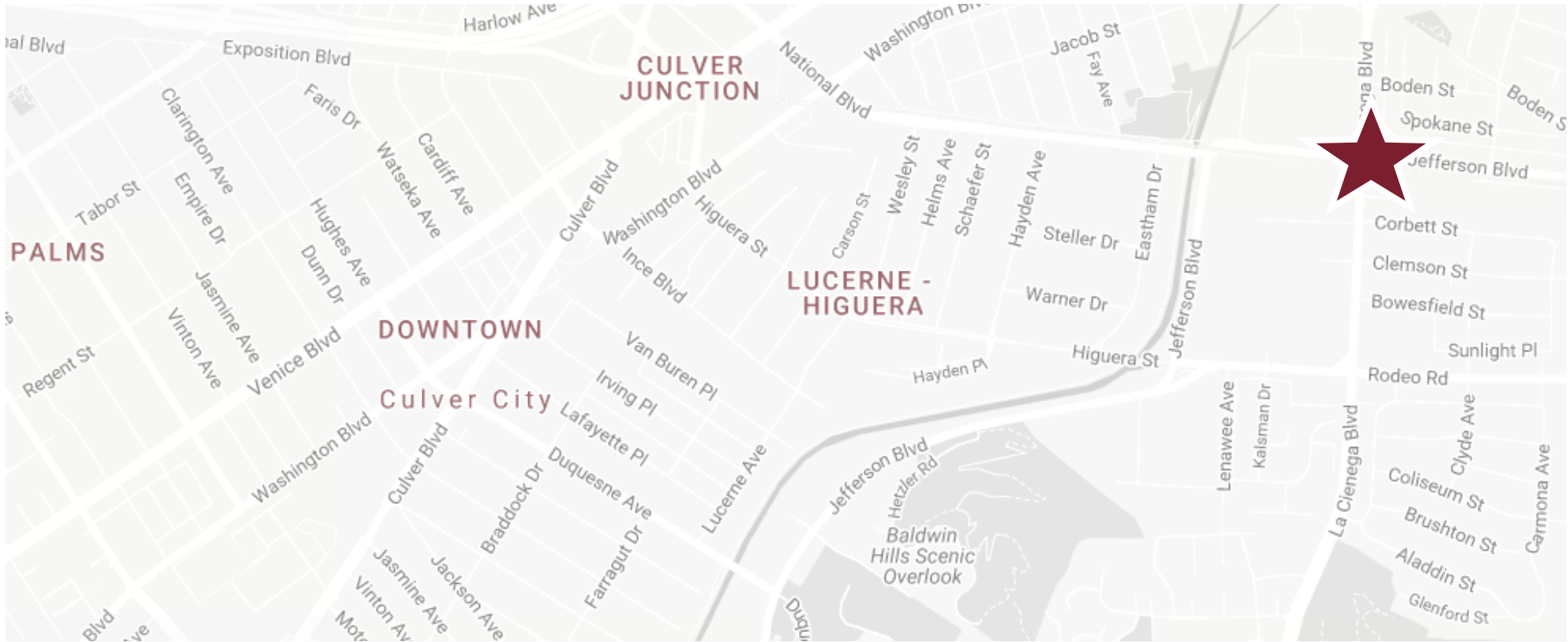


PARCEL B

The City has plans to turn what is known as parcel B into a 110,000 square-foot-office and retail complex. Hackman Capital Partners will develop the parcel at 9300 Culver Boulevard. The City is collaborating with Hackman to bring a vibrant office and retail development near the historic Culver Studio. This will include new creative office, retail, and restaurants.

Area Overview





Demographics

POPULATION	1 Mile	3 Mile	5 Mile
2022 Projection	32,650	338,244	1,033,033
2017 Estimate	31,445	326,322	995,980
2010 Census	30,198	313,723	955,726
Growth 2017 - 2022	3.83%	3.65%	3.72%
Growth 2010 - 2017	4.13%	4.02%	4.21%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Projection	11,315	140,467	426,112
2017 Estimate	10,899	135,407	410,135
Growth 2017 - 2022	3.82%	3.74%	3.90%
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$75,866	\$90,671	\$90,013



HAYDEN TRACT

A couple of blocks from La Cienega Place lies Hayden Tract an area of formerly abandoned industrial warehouses that are now studios and offices for people like graphic designers and software engineers. Hayden tract is one of LA's largest and oldest industrial areas that has turned into one of LA's hottest areas. It's an eclectic group of businesses ranging from traditional manufacturing to design and entertainment-related firms. Hayden tract is home to some well known media and advertising companies.

The original goal of Hayden Tract was to improve the economy, which it has, and introduce art and culture. There is an amazing history of creative companies in Hayden Tract. Hayden Tract is home to big names including Apple's Beats Headquarters, Maker Studios, Sony Pictures, and Smashbox Studios. Other featured businesses include award winning architects such as Eric Owen Moss and Don Dimster, Oglivy & Mather, Animax Entertainment, and Debbie Allen Dance Studio.

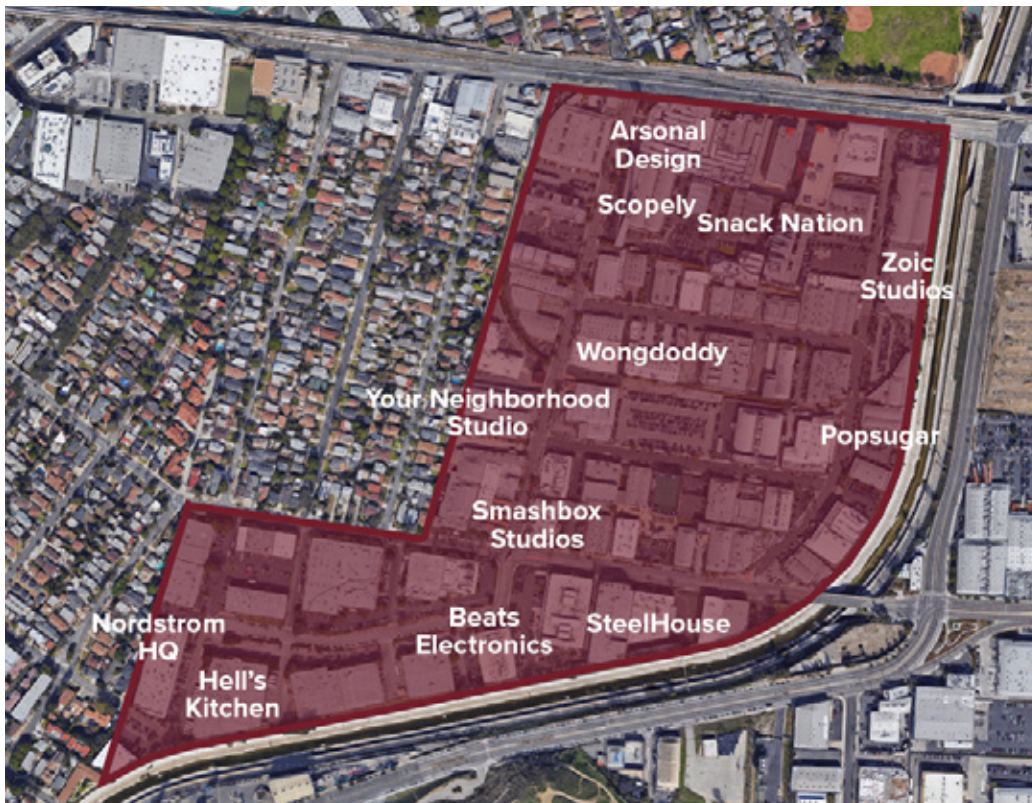
Platform is Hayden Tract's newest attraction. Sprawled across four acres in the middle of Hayden Tract it is an indoor-outdoor urban oasis that showcases high-end fashion retailers, top-chef restaurants, a skin-care apothecary, and design store from around the world.

EXPANDING MULTIMEDIA HUB

Culver city continues to be sought after by both people and business looking to call home. Culver City's studios, officially nicknamed "The Heart of the Screenland" have produced hundreds of films.

While media is still king in Culver City and has a heavy presence, start-ups including Criteo, MeUndies, and Steelhouse all make their homes in town are more are likely to follow.

MAP OF HAYDEN TRACT



CULVER CITY

Culver city is a hip, modern and progressive community that sits right between the beach and downtown Los Angeles. Culver City combines unique restaurants and entertainment with a rapidly expanding multimedia hub. Culver City is an ideal retail location on Los Angeles' Westside, just minute. from LAX, Marina Del Rey, Santa Monica, and Downtown Los Angeles. Surrounded by nearly 295,000 households within a five mile radius, and a network of high-volume freeways (the 405 (San Diego) and the 10 (Santa Monica), Culver City offers great opportunity for businesses.

A daytime population of 60,000 creates tremendous demand for retail and personal services in the City's business districts. Culver City captures more than twice its share of Los Angeles County employment and 3x its share of sales tax revenues.

TOP EMPLOYERS





Confidentiality and Disclaimer statement

This Leasing Package contains select information pertaining to the business and affairs of La Cienega Place located at 3350 S. La Cienega Blvd, Los Angeles, CA (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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