

Creative Office Warehouse



CULVER CITY ARTS DISTRICT

3215 La Cienega Avenue
Culver City / Los Angeles

Gregory J. Batiste
310.966.4343
batiste@westmac.com
BRE# 01071488

Tobin M. McAndrews
310.966.4386
mcandrews@westmac.com
BRE# 01416801

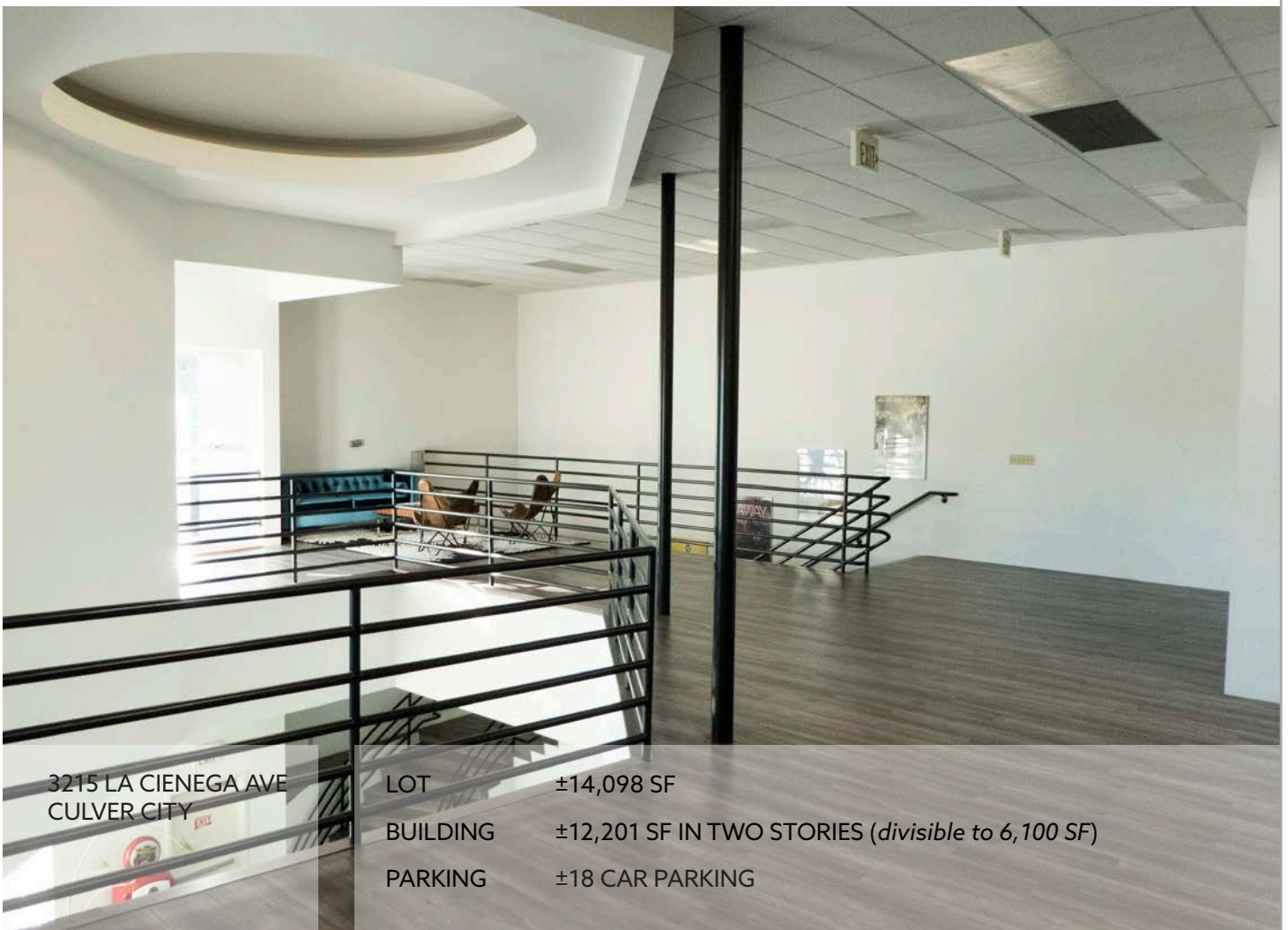


WESTMAC

Company BRE# 01096973

CULVER CITY ARTS DISTRICT

Freestanding adjacent to one of the hottest sections of Washington Blvd, this two story building offers one of the only opportunities for an owner-user creative office building. Investors also might find this an appealing trophy for the long term hold. The entire property is also for lease or can be divided to 6,100 square feet.

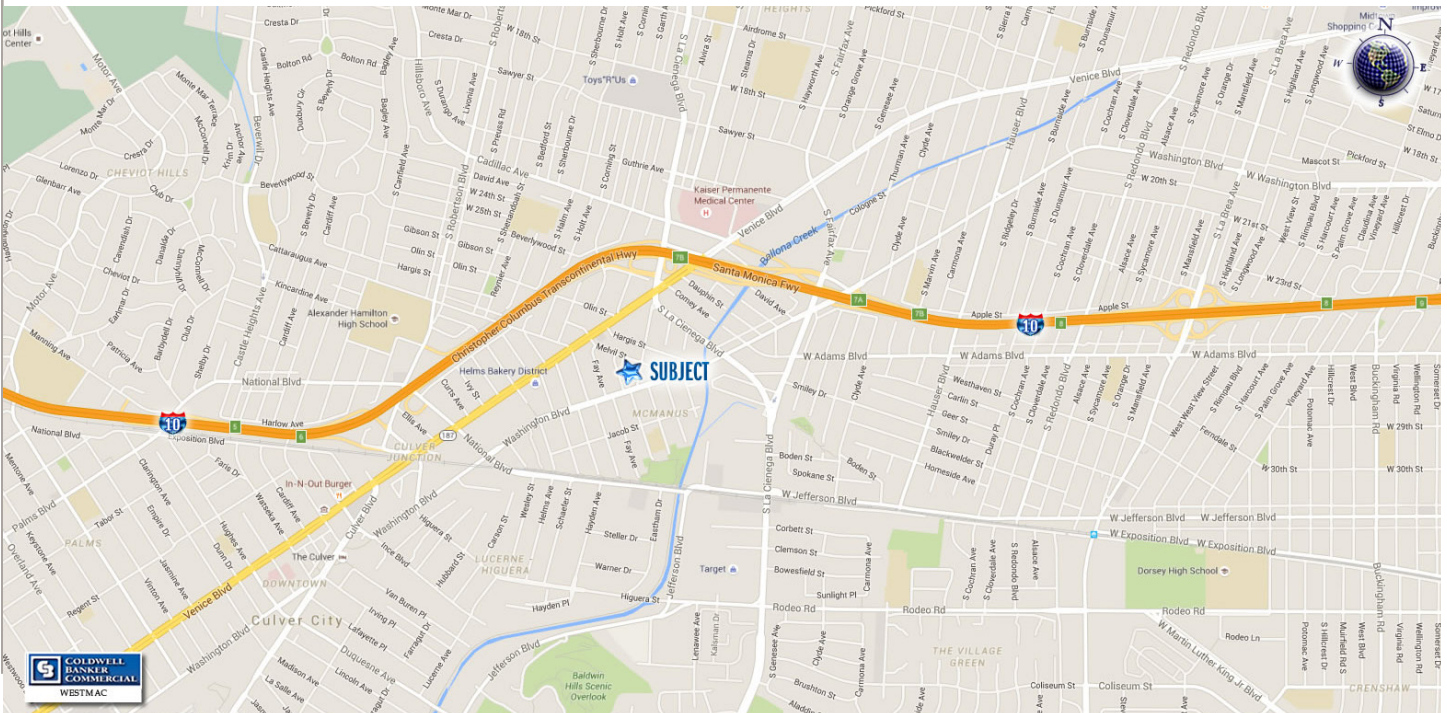


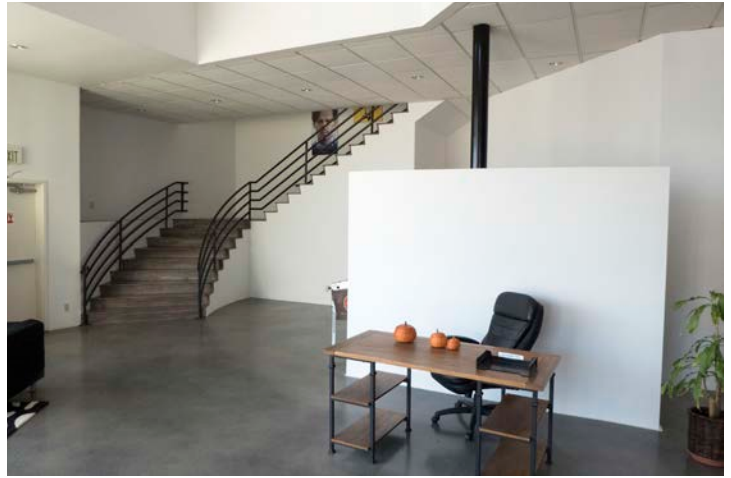
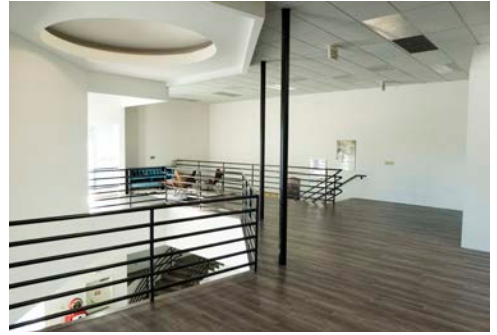
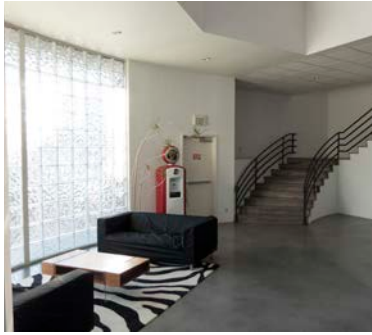
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CULVER CITY

LOT	±14,098 SF
BUILDING	±12,201 SF IN TWO STORIES (<i>divisible to 6,100 SF</i>)
PARKING	±18 CAR PARKING

PROPERTY INFORMATION

LOCATION	3215 La Cienega Avenue, Los Angeles, CA 90034 <i>[Located steps from Washington Boulevard]</i>
AVAILABLE SPACE	Approximately 12,201 rentable square feet (<i>divisible to two (2) 6,100 square feet spaces</i>).
SALE PRICE	Submit all offers.
LEASE RATE	\$2.95, net net net (<i>approximately \$0.20 per square foot</i>).
POTENTIAL USERS	All creative office users.
AVAILABILITY	Immediately. On a sale owner and existing tenants will consider short term lease backs.
PARKING	Approximately 18 car parking in electric gated area.
COMMENT	<ul style="list-style-type: none">▲ Prime Washington Boulevard/stand-alone building.▲ Excellent signage and branding/identity available.▲ Views of the Hollywood Sign.▲ Multiple new mixed-use developments within walking distance.▲ One (1) 20' x 20' ground level loading door.▲ Concrete block construction with 16 foot high ceilings and skylights.▲ Full HVAC throughout.▲ Walking distance to the National/Venice Expo Line Station.▲ Neighbors include architects, art galleries, movie production, tech company designers, restaurants, and many amenities.





NEARBY TENANTS

GALLERIES

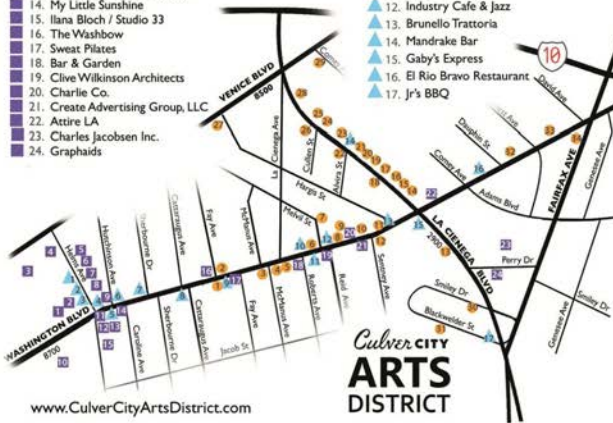
1. Hinge Modern
2. Hinge Parallel
3. Circa
4. Century Guild
5. Maxwell Alexander Gallery
6. Heart N' Soul Gallery
7. Prohibition Gallery
8. Koplin Del Rio Gallery
9. Sixty29 Contemporary
10. Klowden Mann
11. Thinkspace Gallery
12. Susanne Vielmetter Los Angeles
13. Fabien Castanier Gallery
14. Kopeikin Gallery
15. Western Project
16. Edward Cella Gallery
17. Lurie Gallery
18. Blum & Poe
19. Anat Ebgi
20. George Billis Gallery
21. Cherry and Martin
22. Luis De Jesus Los Angeles
23. Maloney Fine Art
24. Walter Marciel Gallery
25. LAXART
26. Samuel Freeman LLC
27. Herman Schwartz
28. Honor Fraser Gallery
29. China Art Objects
30. Bradford Stewart Contemporary Art
31. Glike Gallery
32. FP Contemporary/Fresh Paint
33. Roberts & Tilton
34. Mark Moore Gallery

SHOPS & SERVICES

1. Vitra
2. Room & Board
3. Plumbers
4. HD Buttercup
5. Rejuvenation
6. La Bella Cosa
7. In Bed With HD Buttercup
8. The Rug Warehouse
9. Arcana: Books on the Arts
10. Exceptional Children's Foundation
11. New School of Cooking
12. FrameStore
13. The Sliding Door Company
14. My Little Sunshine
15. Ilana Bloch / Studio 33
16. The Washbow
17. Sweat Pilates
18. Bar & Garden
19. Clive Wilkinson Architects
20. Charlie Co.
21. Create Advertising Group, LLC
22. Attire LA
23. Charles Jacobsen Inc.
24. Graphaids

DINING

1. Father's Office
2. Lukshon
3. La Dijonaise
4. Bucato
5. New School of Cooking Cafe
6. Pinches Tacos
7. El Baron Night Club
8. The Coolhaus Shop
9. Altano Sports Bar
10. E.K. Valley Restaurant
11. Cognoscenti Coffee
12. Industry Cafe & Jazz
13. Brunello Trattoria
14. Mandrake Bar
15. Gaby's Express
16. El Rio Bravo Restaurant
17. Jr's BBQ



www.CulverCityArtsDistrict.com

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