

**9,000 SF of Premier Office Space**

*In the heart of Downtown Culver City*

**FOR LEASE**

Entire 2nd Floor

Parking Structure

**9415**  
**Culver Blvd**  
Culver City, CA 90232

**JOE BOLOGNESE**  
Managing Director | Lic. #01966025  
M (310) 422-3891  
joe@saxumwest.com

**RAFAEL PADILLA**  
Principal | Lic. #00960188  
O (310) 395-2663  
rafael@parcommercial.com

**Saxum  
West**





**Premises** 9,000 SF, entire 2<sup>nd</sup> Floor  
**Rate** \$3.25 PSF MG\*  
**Occupancy** 30 days from lease execution  
**Term** 3 to 10 years  
**Parking** 200+ unreserved daily parking spaces in public parking structure shown (3864 Cardiff Ave) at a rate of \$12/day

**Features**

- 14 private offices
- 2 conference rooms
- Reception
- Employee lounge w/ kitchen
- Multiple open plan areas
- Private entrance on Culver
- Private elevator lobby

Located on the best corner in Downtown Culver City, directly across from Culver Steps.

Turn-key for general office but also offers conversion potential for medical office (TI for conversion not included in rate).

\*Landlord is responsible for water and common area electricity. Tenant is responsible for janitorial and all other utilities.

# Downtown Culver City

**Parking Structure**  
200+ unreserved daily spaces

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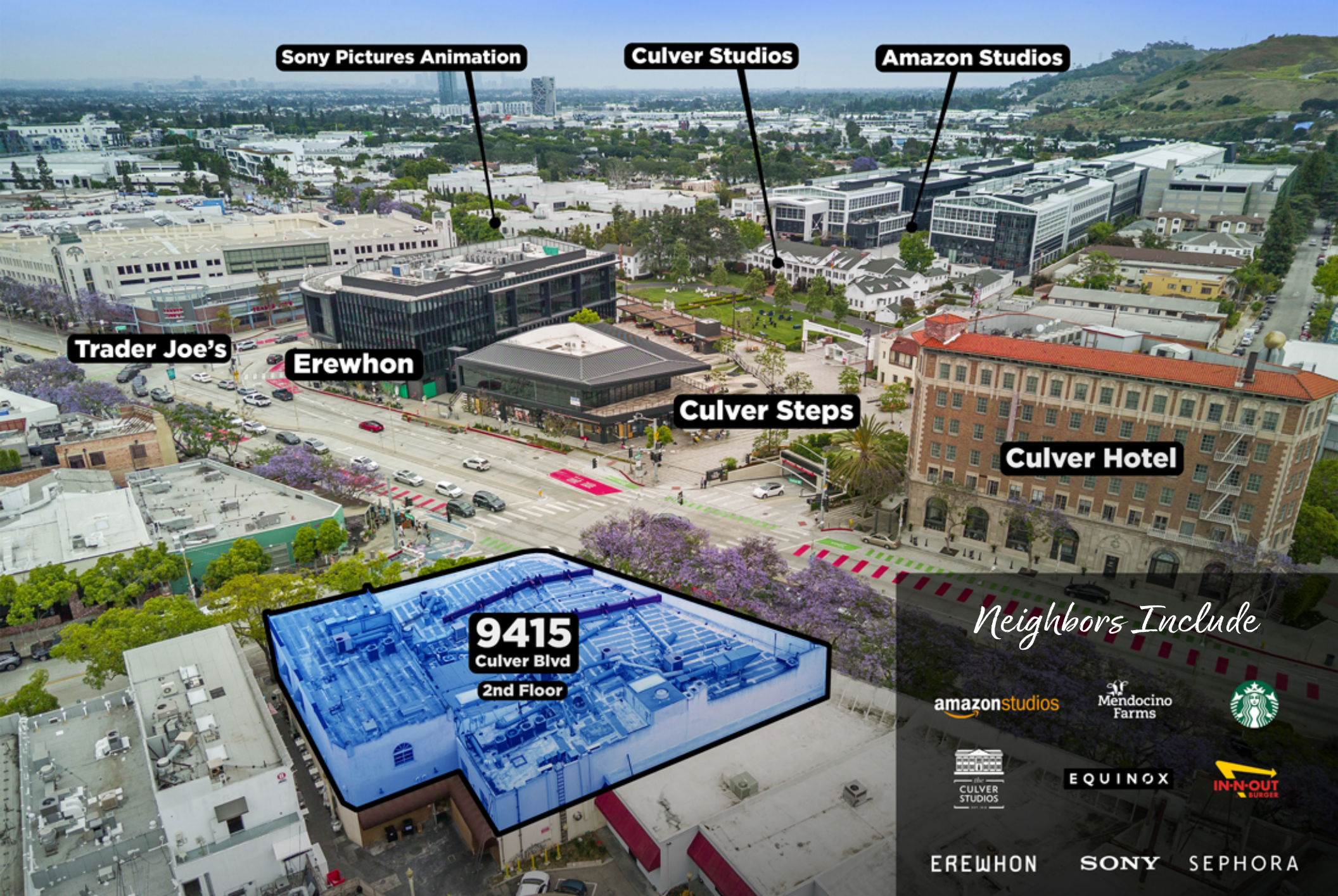
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 2nd Floor

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# 3846 Cardiff Ave

## Public Parking Structure



200+ unreserved spaces at a rate of \$12/day



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## Culver Blvd

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