



CREATIVE OFFICE SPACE FOR LEASE



**11268 WASHINGTON BOULEVARD,
#200, CULVER CITY, CA 90232**

SIZE: Approximately 3,543 square feet

RATE: **\$1.95** per square foot per month, MG
(Net of utilities and janitorial)
Teaser Rate: Year 1

TERM: 3 - 5 years

PARKING: 3/1000 subterranean parking
spaces at \$150/month per space

AVAILABLE: Immediately

- Located in a dense population of Culver City with heavy foot and auto traffic
- Four offices, two bathrooms and a kitchenette
- On-site management company
- On a major thoroughfare in close proximity to the 405 freeway
- All parking is covered and gated
- Well maintained boutique building

GREG ECKHARDT

310.395.2663 X103

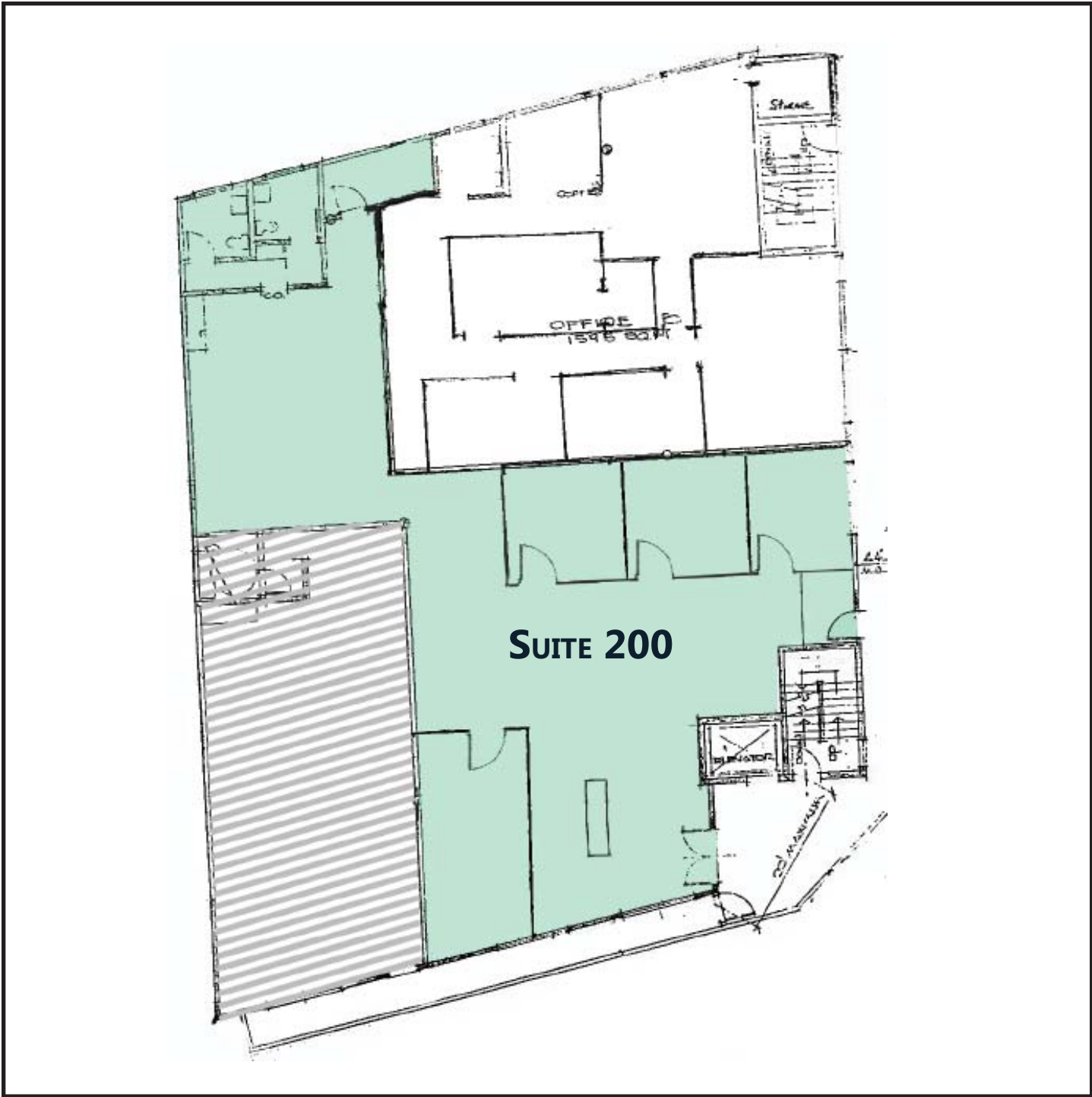
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

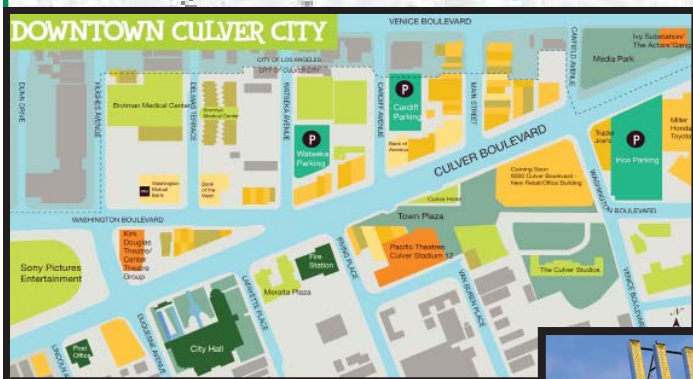
FLOOR PLAN



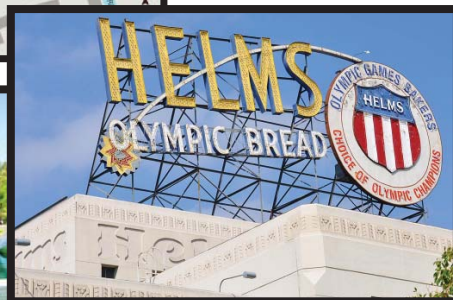
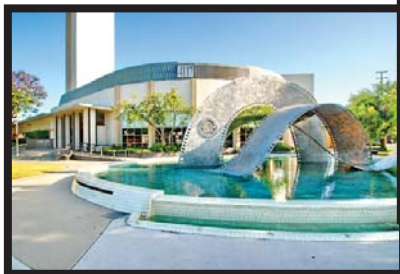
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STREET MAP & CITY INFORMATION



Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads, and interest throughout Southern California.



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