

# POTENTIAL BUILDING SIGNAGE

YOUR SIGN  
HERE

10811

10811 WASHINGTON BLVD CULVER CITY, CA

4th FLOOR PENTHOUSE OFFICE SPACE



DOWNTOWN  
CULVER CITY

SONY

## 10811 WASHINGTON AVENUE CULVER CITY, CA 90232

**SIZE:** Approximately 6,851 square feet

**RATE:** \$3.15 Modified Gross  
(net of electrical and janitorial)

**PARKING:** 3/1000 at \$95 per space per month

**TERM:** 3-10 years

**AVAILABLE:** August 2024

### AREA AMENITIES:

- Baldwin Hills Scenic Overlook
- Ballona Creek Bike Path
- Culver Hotel
- Culver City Farmers Market
- Helms Bakery District
- Kirk Douglas Theater
- Museum of Jurassic Technology
- Platform
- Sony Picture Studios
- Star Eco Station
- The Culver Studios

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.





## 10811 WASHINGTON AVENUE CULVER CITY, CA 90232

---

- Located next to the Culver Center with numerous amenities including banks, restaurants, cafes and national retailers
- On-site ownership and management
- Adjacent to Sony Studios
- Easy access to 405 freeway
- Near Downtown Culver City
- Unobstructed views to the East-West and North-South

Culver City is situated in Los Angeles County's western area. Culver City is home to a variety of businesses, entertainment companies, and a growing technology sector. The city is a great place to live or do business in Los Angeles because of its convenient position near major freeways and public transportation. Culver City has a thriving business in addition to being a wellliked travel destination for both residents and visitors. The historic Culver Hotel, the Baldwin Hills Scenic Overlook, and the Helms Bakery District, which offer a wide range of food and retail options, are some of the other attractions in Culver City. The city's thriving arts sector, which includes theaters, museums, and galleries, draws tourists from all over the world.

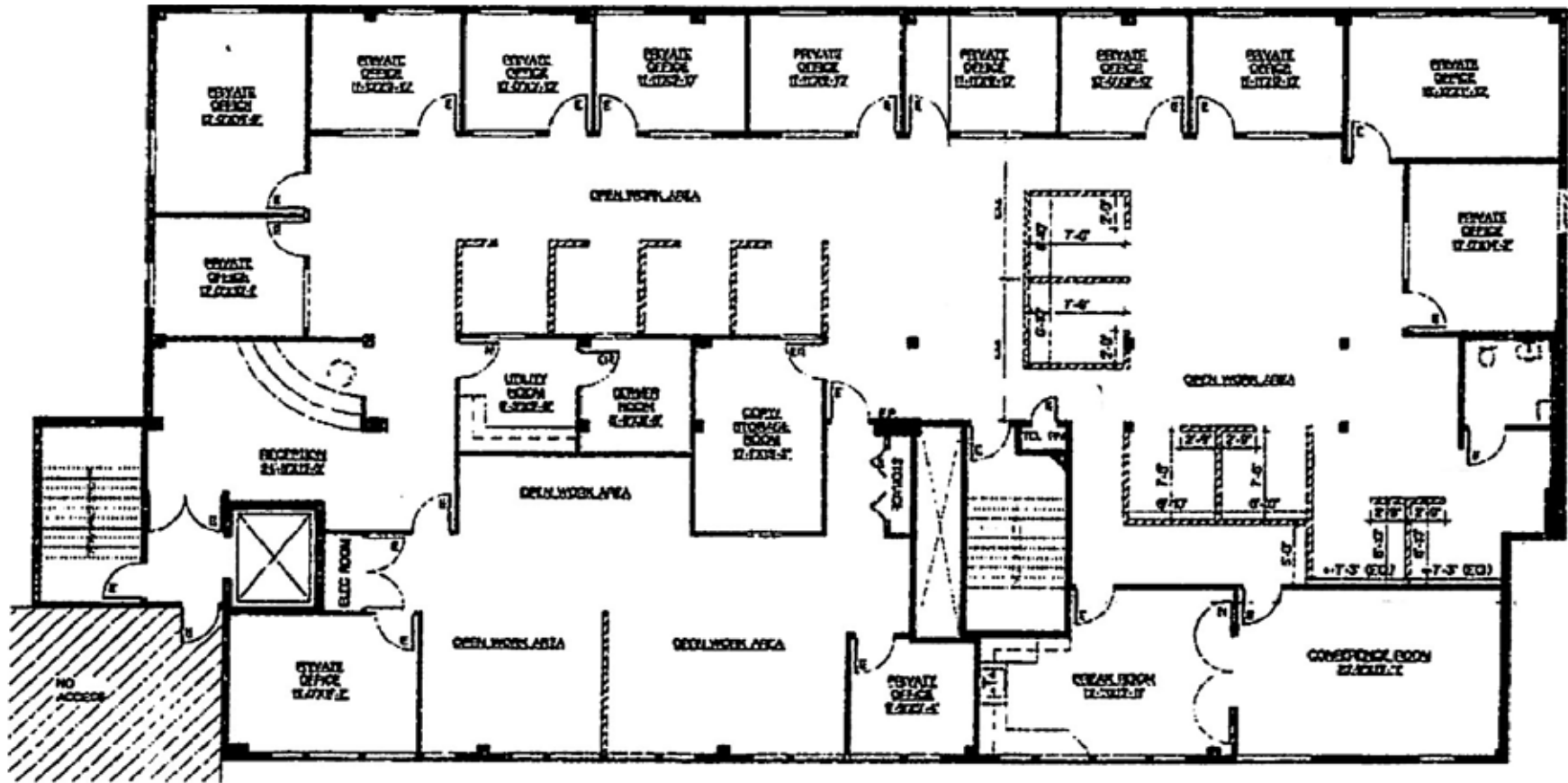






# FLOOR PLAN

# 10811 WASHINGTON AVENUE, CULVER CITY, CA 90232



# AREA MAP

# 10811 WASHINGTON AVENUE, CULVER CITY, CA 90232



**RAFAEL PADILLA**  
rafael@parcommercial.com  
310.395.2663 x102  
LIC#00960188



**GREG ECKHARDT**  
gecko@parcommercial.com  
310.395.2663 x103  
LIC#01255469