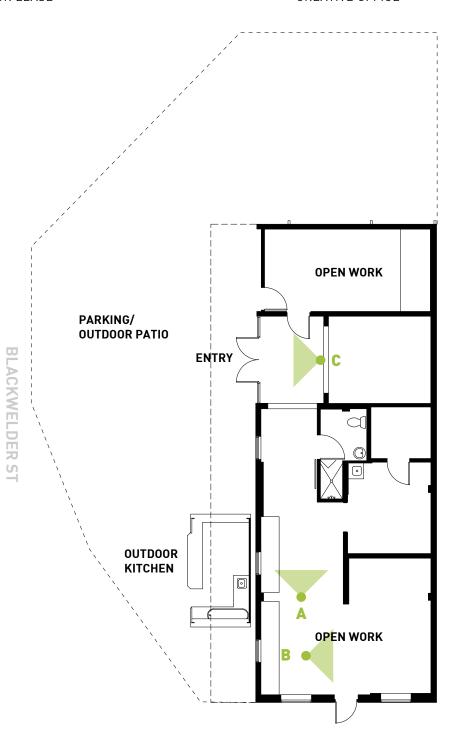


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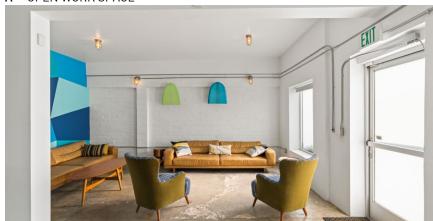
BUILDING DETAILS WHAT'S DIFFERENT

AVAILABLE AREA USE LEASE TERMS	±2,047 RSF OFFICE	Best-in-Class: + Former Microsoft office + Creative Office Conversion + Floor-to-ceiling windows + Outdoor bar area for events + Secure gated parking on-site + Shower
RATE	\$4.95/SF/mo./NNN	
TERM	Negotiable	
COMMENCEMENT	July 1, 2025	Location: + Located in the heart of Culver City Arts DistrictAdjacent to the Blackwelder Creative Campus
PARKING		+ 5-min walk from the La Cienega/National Blue Line Metro Stop + Adjacent to Ballona creek bike path + 5-min walk from Cumulus Whole Foods and retail center
RATIO	3/1000	
\$/PASS/Mo.	\$200/pass per month	





A— OPEN WORK SPACE



B— OPEN WORK SPACE



C— KITCHEN











5 WITHIN 10



CREATIVE OFFICE

Monroe Place is a friendly neighborhood sandwich shop that offers a variety of homemade sandwiches with a playful twist. Known for their unique creations like the "Serenity Now!" and "Big Bambino" sandwiches, they emphasize fun and flavor in a casual, welcoming atmosphere. They use fresh, high-quality ingredients and serve each sandwich with a distinctive touch.



Bar Nine. A specialty coffee shop that prides itself on sustainability and quality, Bar Nine offers a modern, minimalist atmosphere. It's the perfect spot for coffee aficionados looking to enjoy a meticulously brewed cup.



Father's Office Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.



Destroyer. This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.



Cognoscenti Coffee is a specialty coffee shop that prides itself on its expertly brewed coffee and minimalist ambiance. It's a haven for coffee enthusiasts who appreciate the finer nuances of coffee. The clean, modern space makes it an ideal spot for both working and relaxing.

AT CUMU-**LUS** 5 MIN WALK



CREATIVE OFFICE

The largest Whole Foods Market in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



Charcoal is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



Jinya Ramen Bar is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espressobased beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



GymTonic is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

THE AREA

FENANTS IN