

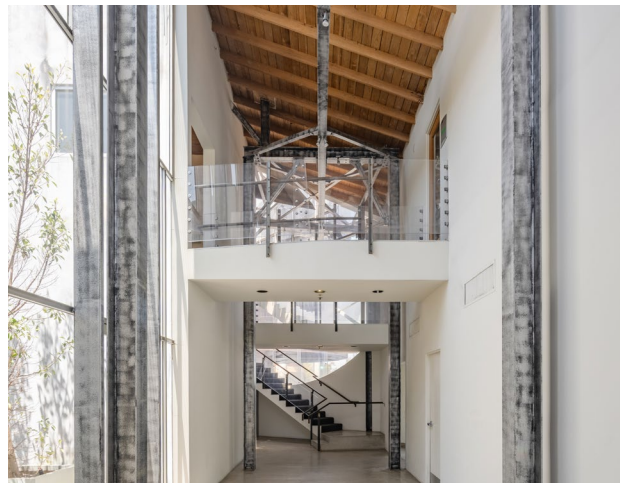
ART TOWER

3520-3524 Hayden Ave

A CANVAS FOR BOLD IDEAS

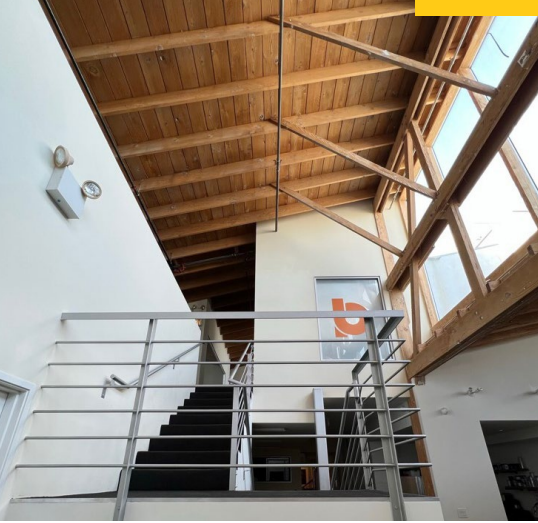
Nestled in the vibrant Hayden Tract community, the Art Tower Building is where bold innovators push boundaries and ignite inspiration for the next generation. Spanning 20,152 square feet, this extraordinary creative hub combines open workspaces with private offices, creating a dynamic environment that encourages collaboration and vision.

Distinguished by a saw-tooth roof from Eric Owen Moss Architects, the building boasts high ceilings and concrete floors, blending industrial charm with versatility. Perfectly positioned at the corner of Hayden Avenue and National Boulevard, the property offers seamless access to the Expo Light Rail station, bike paths, and top-tier dining and retail options like Platform, Ivy Station, and Destroyer.



AVAILABLE NOW:

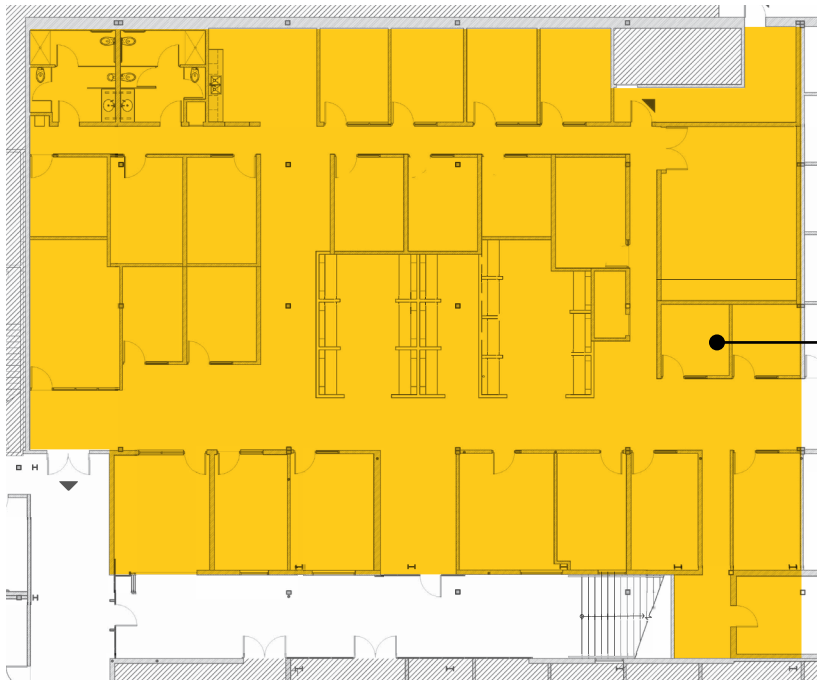
3524 HAYDEN SUITE 100: 9,575 RSF
3520 HAYDEN SUITE 100A: 10,577 RSF
CAN BE COMBINED FOR **20,152 RSF**



LIGHT-FILLED SPACES FOR BIG IDEAS

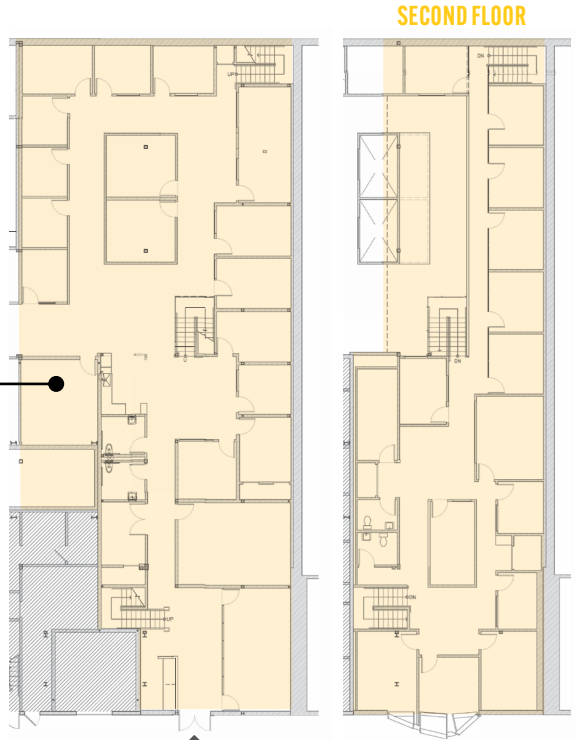
With expansive floorplans, soaring ceilings, and a seamless mix of open layouts and private offices, Art Tower Building fosters a bright, inspiring, and productive workspace.

***AVAILABLE NOW:**
3524 HAYDEN SUITE 100: 9,575 RSF
3520 HAYDEN SUITE 100A: 10,577 RSF



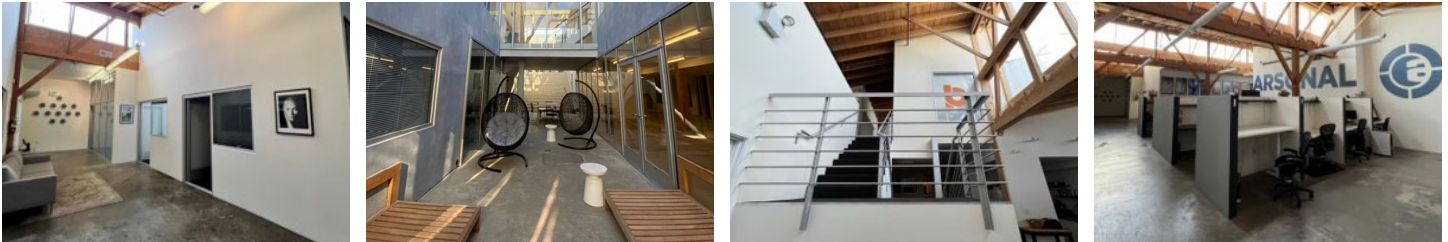
**3524 HAYDEN
SUITE 100: 9,575 RSF**

**3520 HAYDEN
SUITE 100A: 10,577 RSF**



*Can be combined for 20,152 RSF

THE FOREFRONT OF LA'S CREATIVE SCENE



Art Tower Building empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like Amazon, UCLA, and Apple. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



BALLONA CREEK BIKE PATH

METRO EXPO LINE

PARKING RATIO: 3:1,000 RSF (W/VALET)

\$175 UNRESERVED



YOUR LINK TO THE CITY

With easy access to I-405 and I-10, the Art Tower Building puts you minutes from West Los Angeles, Santa Monica, and Century City, streamlining your daily commute. The nearby Ballona Creek Bike Path, a favorite among walkers, runners, and bikers, offers a scenic route straight to Santa Monica Bay, connecting you to the best of the Westside.



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