



## 3535 Hayden Avenue

# DESIGNED TO INSPIRE

3535 Hayden Avenue is an architecturally brilliant, four-story, creative office building that sets the standard for modern design and fuels artistic expression from the heart of Culver City's vibrant Hayden Tract community. Spanning 51,000 square feet, the building features a striking concrete structure, exposed wooden beams and brick walls, blending modern industrial design with inspiring, dynamic workspaces.

3535 Hayden Avenue also sits just steps from the Expo Light Rail and premier dining and retail, to seamlessly combine convenience with a workplace that elevates creativity and productivity.



**AVAILABLE NOW: 410 - 51,000 RSF**

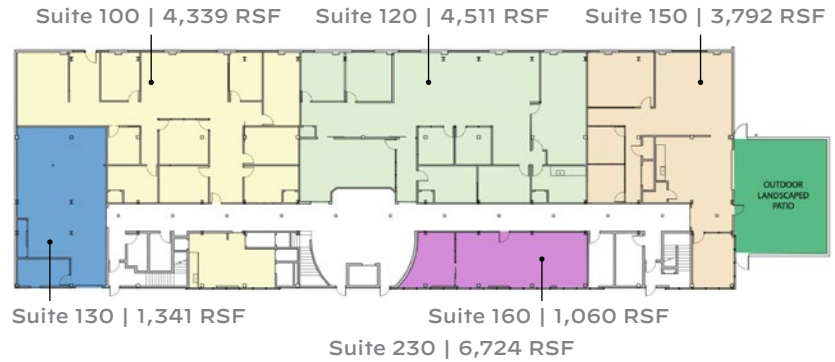


# SPACE FOR BIG IDEAS

With spacious floorplans, sweeping views, and polished concrete floors, the building's unique character sets the stage for film, media, and creative professionals to bring their visions to life.

**AVAILABLE NOW: 410 - 51,000 RSF**

## GROUND FLOOR



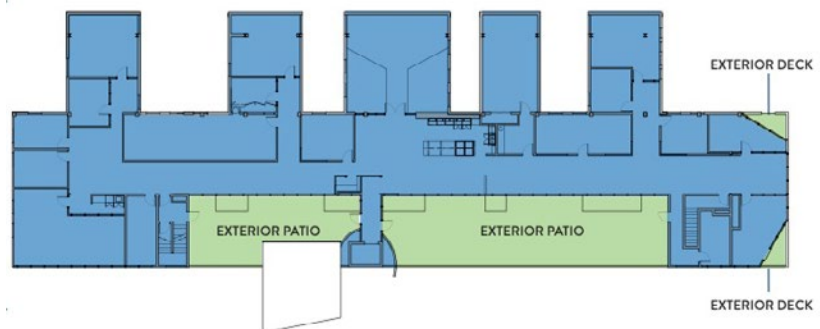
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR PENTHOUSE - 12,578 RSF





# THE FOREFRONT OF LA'S CREATIVE SCENE

3535 Hayden Avenue 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

**\$175 UNRESERVED | \$275 RESERVED**

# YOUR LINK TO THE CITY

With easy access to I-405 and I-10, 3535 Hayden Avenue 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 LA.



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