



311
315
CULVER

Creative
Office
Campus

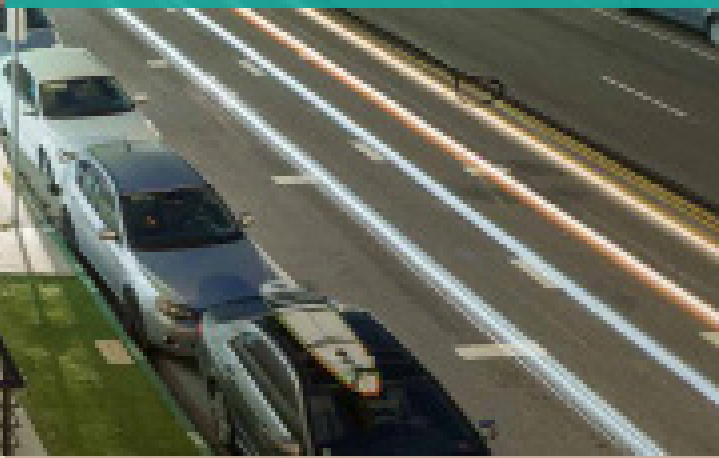
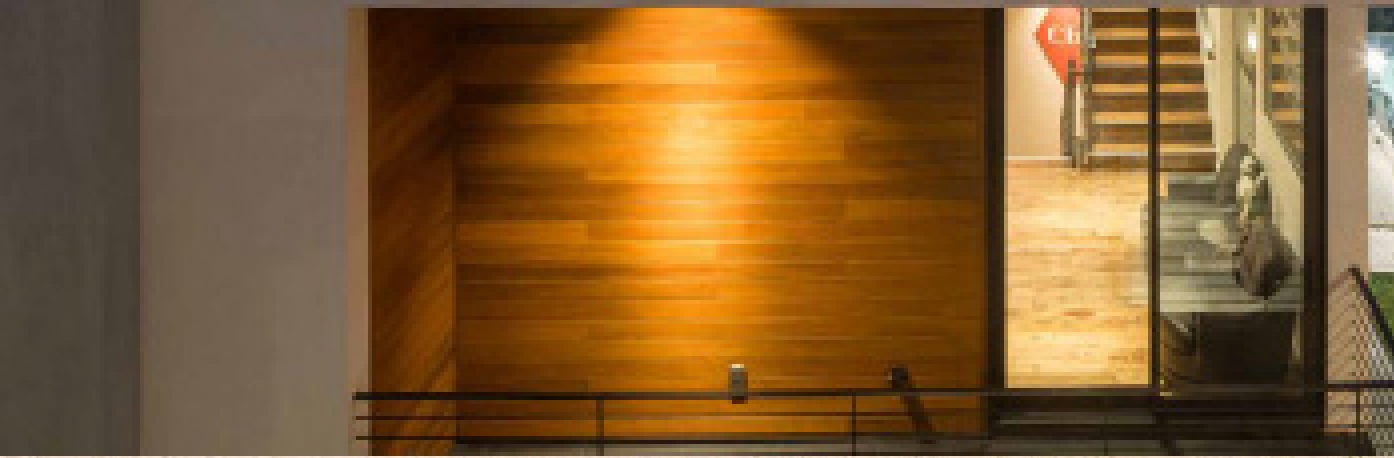
— CBRE



Creative by Design



A unique office space designed to inspire creativity and stimulate collaboration in a formal or casual atmosphere.



The Campus



Location

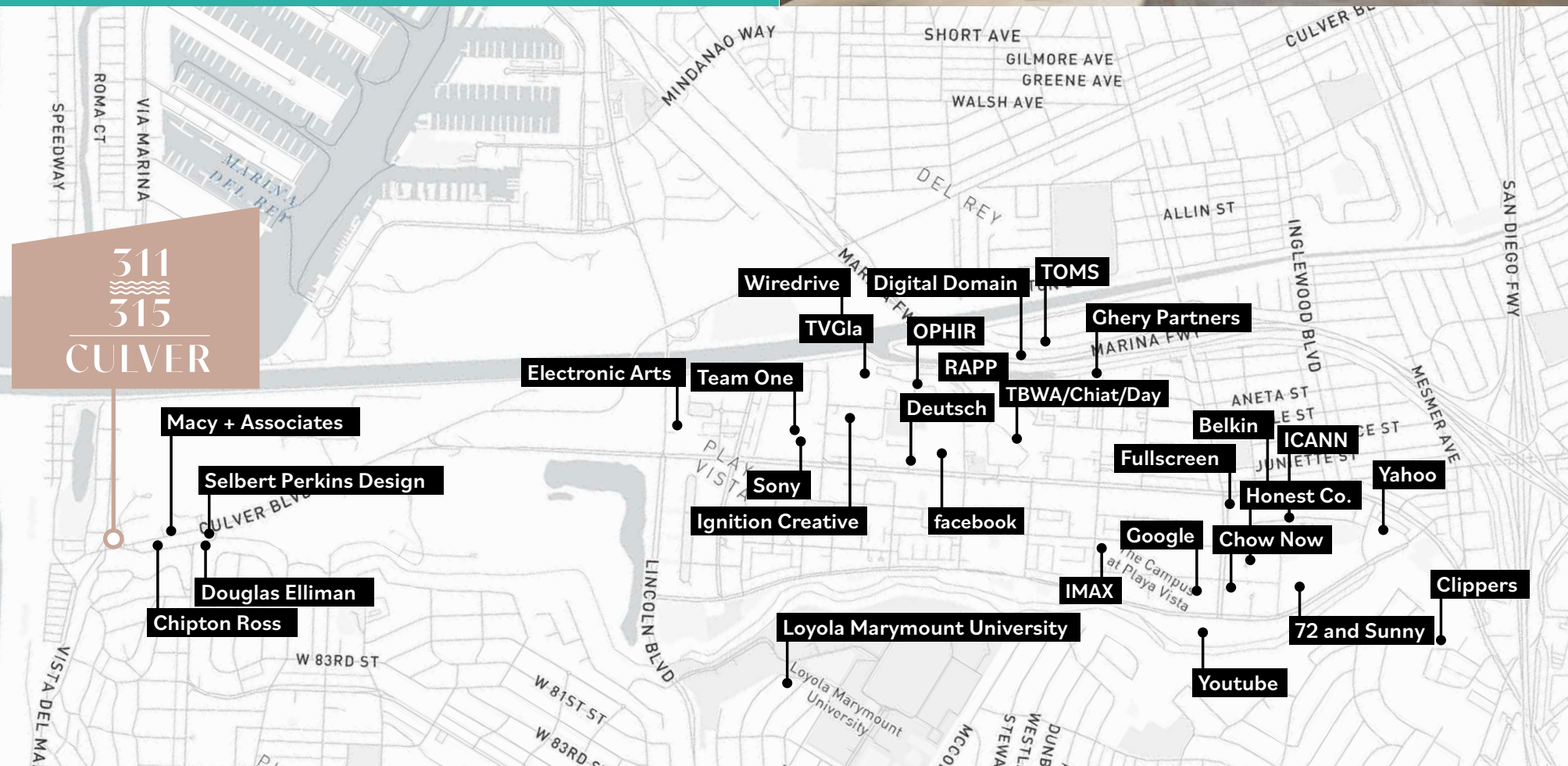
311
315
CULVER



Connected to It All

311-315 Culver is minutes away from Marina Del Rey, Venice Beach and Playa Vista with easy links to Santa Monica, Culver City, LAX and Beach Cities.

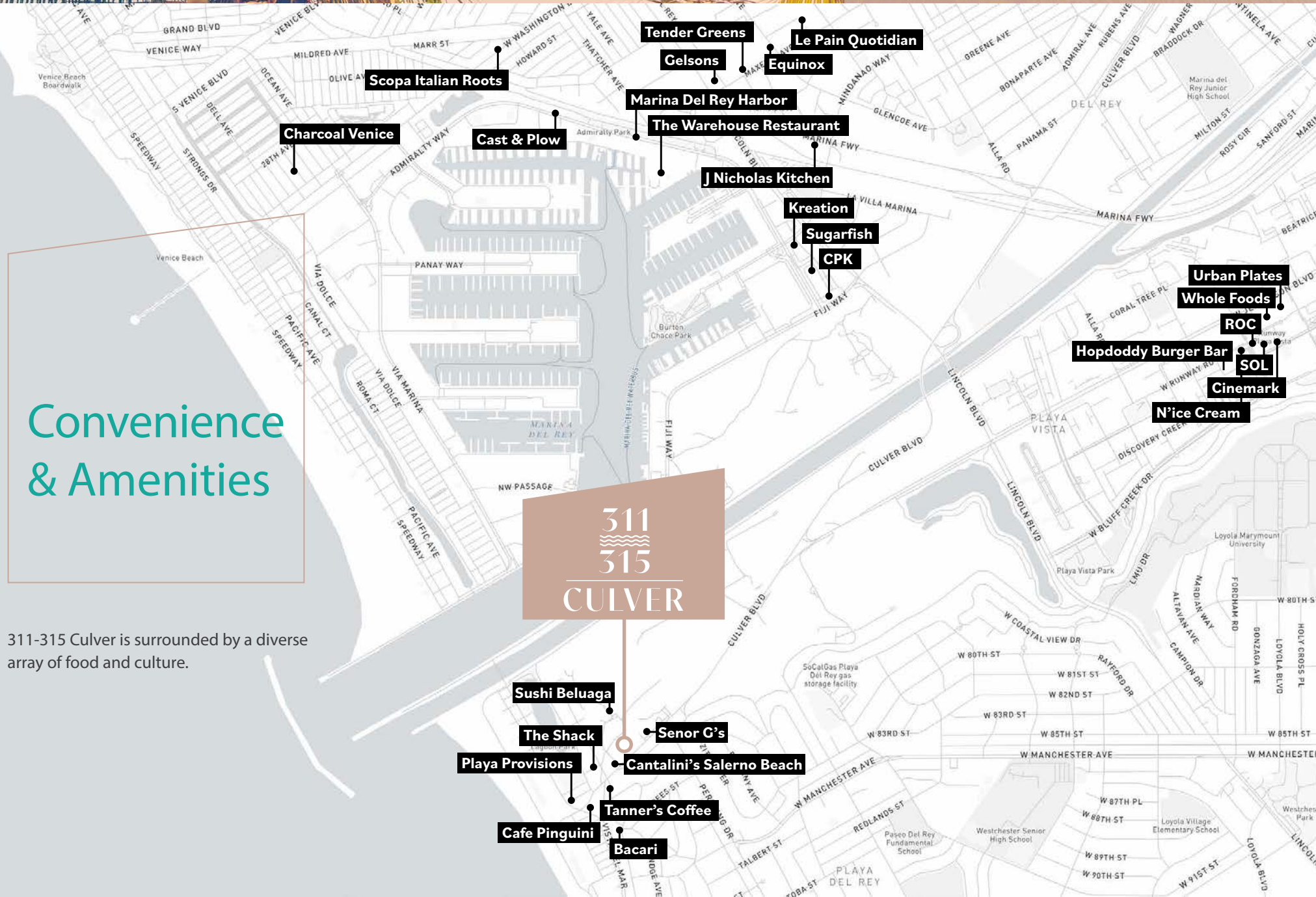
It's proximity of the Ballona Wetlands Preserve and the Pacific coast allows you to draw from nature's energy to recharge your batteries, break up the work day, or cleanse the mind of all of the day's work.



Convenience & Amenities

311-315 Culver is surrounded by a diverse array of food and culture.

311
315
CULVER



Livewell.
Create
more.

Operable windows for fresh air,
low density, enough space for
social distancing, and minimal
common area touch points.



Fuel the Creative



311
315
CULVER

About
the Property

311-315 CULVER BLVD
± 15,373 RSF TOTAL

Option to lease both buildings to create your own compound

311 CULVER BLVD
± 3,982 RSF 2nd Floor
± 3,600 RSF 3rd Floor
7,582 RSF Total
Option to lease single floor or both floors

315 CULVER BLVD
± 4,006 RSF 2nd Floor
± 3,785 RSF 3rd Floor
7,791 RSF Total
Option to lease single floor or both floors





Property Highlights



Two-Story Buildings With Contemporary Design Features

Private Balconies

Outdoor Decks

Operable Windows

Bike Path Access

Ocean Views

High Ceilings

Ample Parking

Wood Flooring

First-Class Finishes (Mahogany Garage Doors, Fleetwood-Style Sliding Doors, High Ceilings With Clean-Line Ducting)

Availability

Address

311 Culver Blvd

2nd floor 3,982 SF

3rd floor 3,600 SF

Total 7,582 SF

315 Culver Blvd

2nd floor 4,006 SF

3rd floor 3,785 SF

Total 7,791 SF

Both buildings available for a total 15,373 SF

Parking

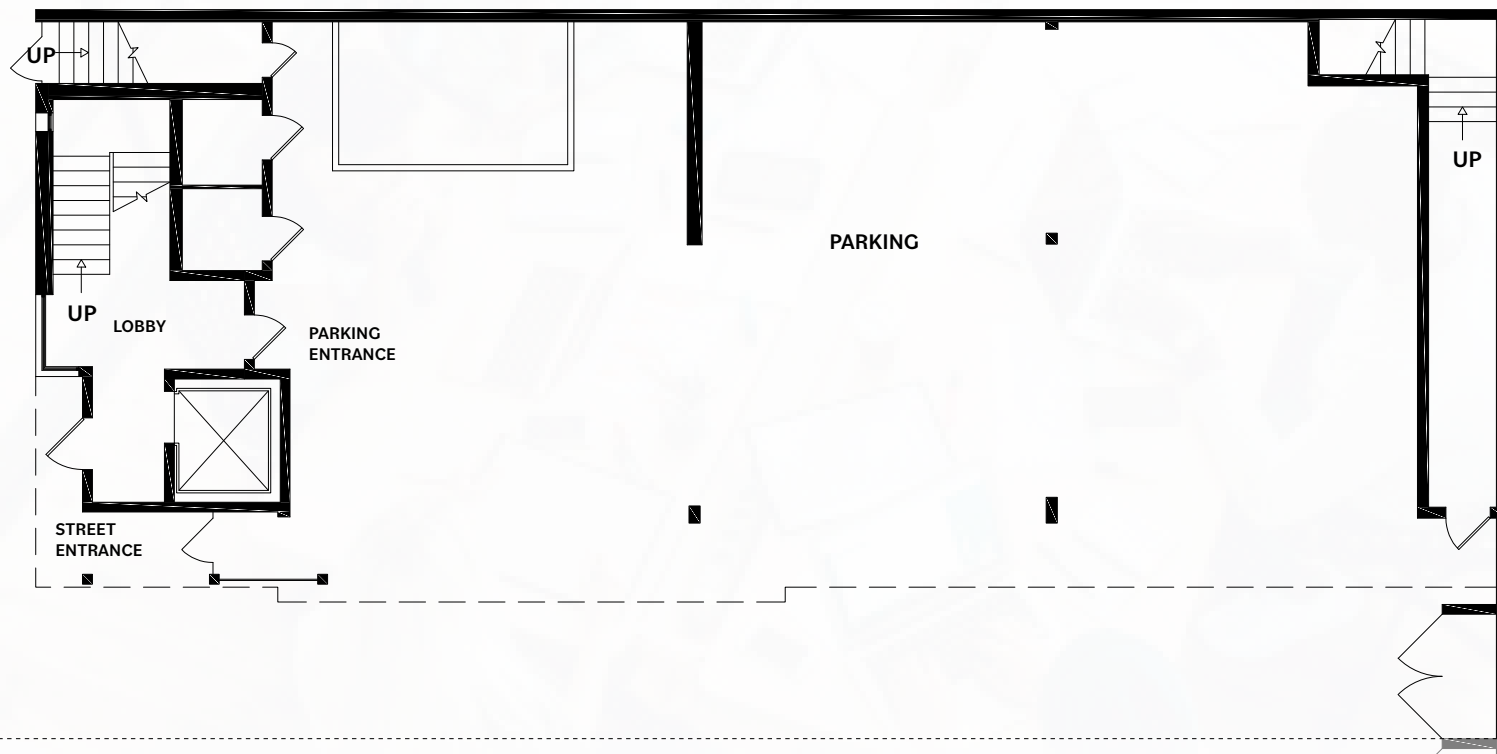
30 on-site spaces (2/1000 ratio) with additional off-site parking nearby

Rate

\$4.25/SF NNN (Estimated NNN is \$1.00/SF)

311 Culver

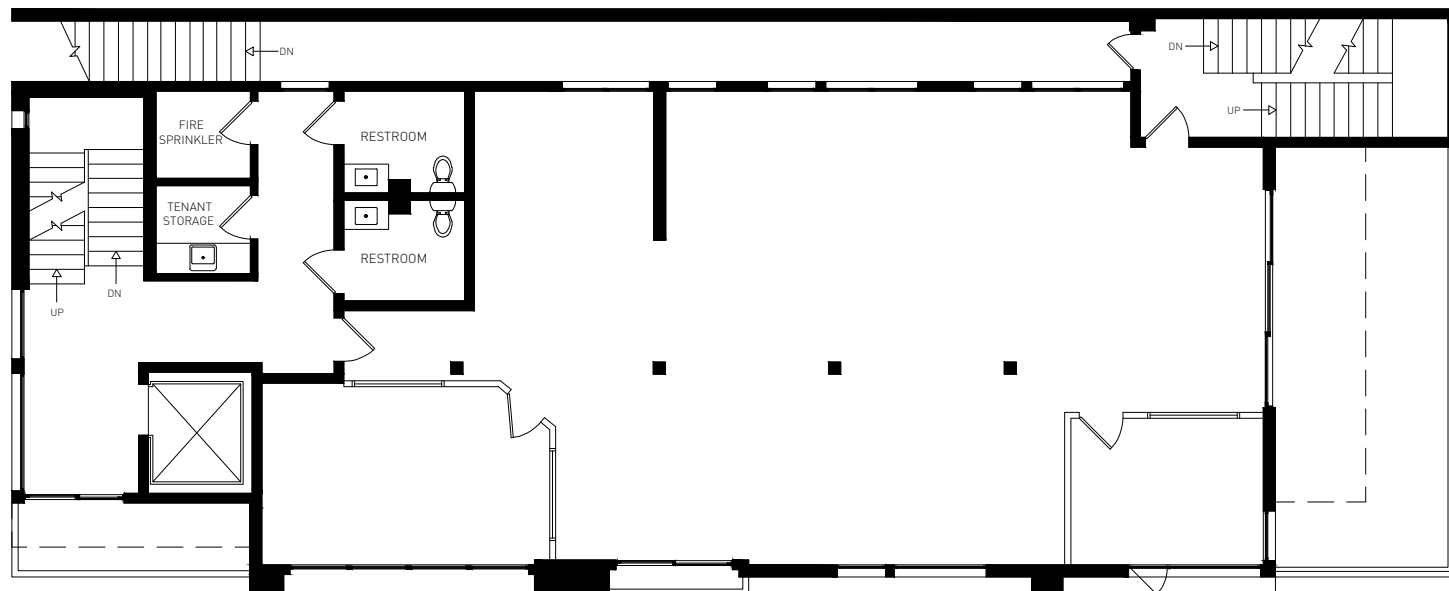
Lobby Floor



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

311 Culver

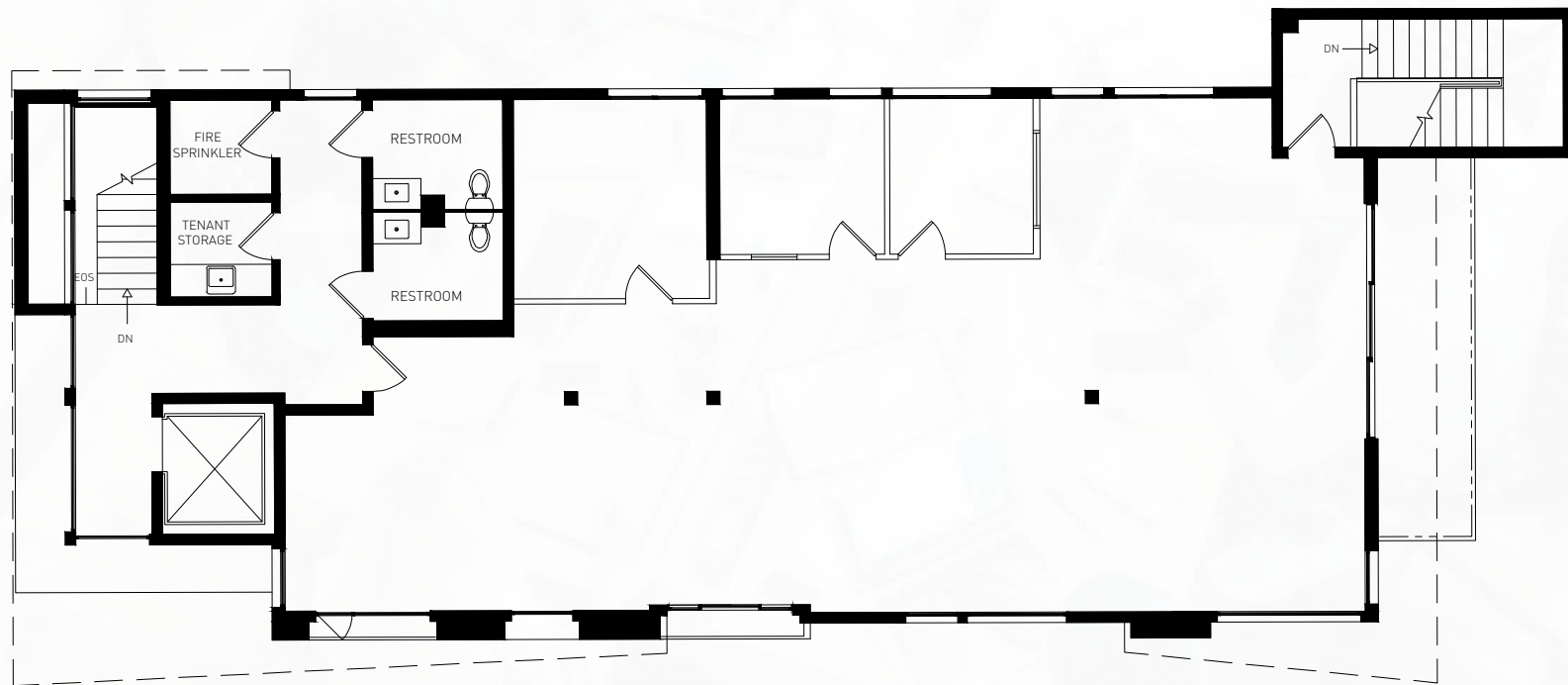
2nd Floor
±3,982 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

311 Culver

3rd Floor
±3,600 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

315Culver

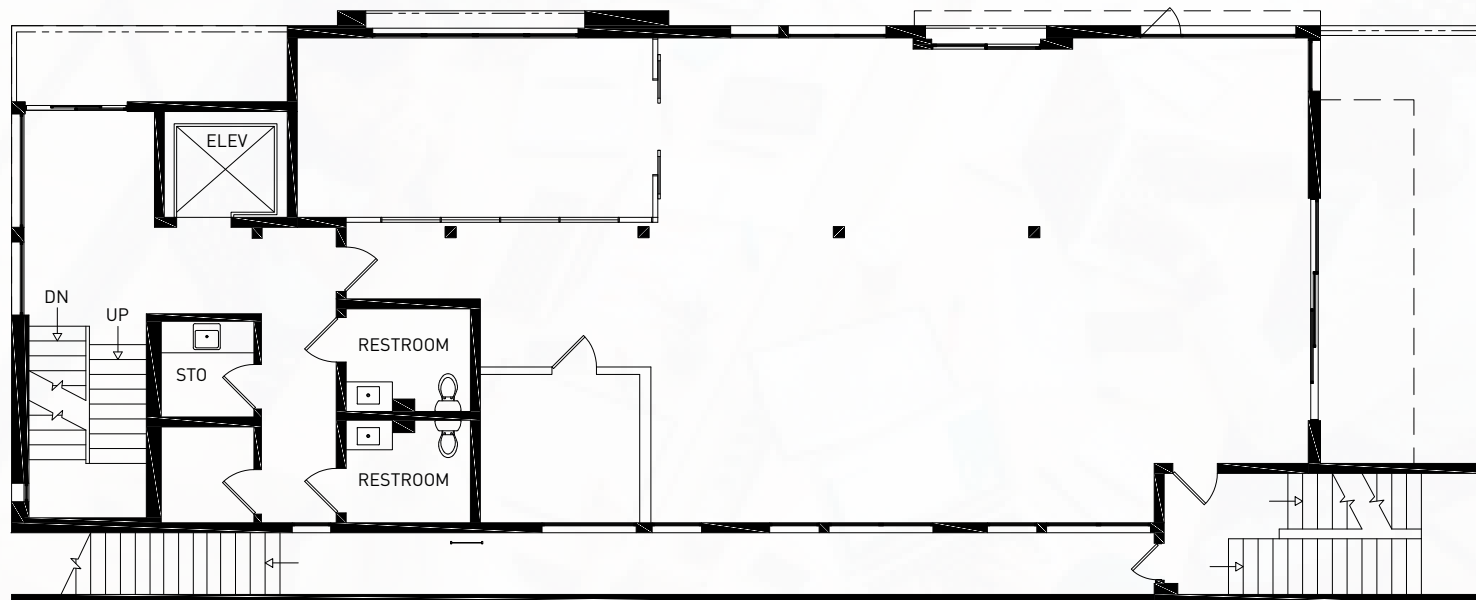
Lobby Floor



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

315Culver

2nd Floor
±4,006 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

315Culver

3rd Floor
±3,785 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



311
315
CULVER

Jeff Pion

Lic. 00840278
+1 310 550 2537
jeff.pion@cbre.com

Deron M. White

Lic. 00971786
+1 310 550 2547
deron.white@cbre.com

Michelle Esquivel-Hall

Lic. 01290582
+1 310 550 2525
michelle.esquivel@cbre.com

Drew Pion

Lic. 02085229
+1 310 550 2566
drew.pion@cbre.com

Bryce Tokatlian

Lic. 02099356
+1 310 550 2621
bryce.tokatlian@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE