



CREATIVE / FLEX SPACE  
± 2,166 SF to ± 10,372 SF | **FOR LEASE**

3361, 3343 - 3345, 3355 S. LA CIENEGA PL  
5805 W. JEFFERSON BLVD

## Creative Flex Space Steps from the *Hayden Tract*

A rare flex space opportunity across four properties in the heart of West LA's most dynamic commercial corridor. Perfectly positioned near the 10 freeway with seamless access to Culver City, Downtown LA, and the Westside, these versatile units are built for businesses that need room to grow and the freedom to operate on their own terms. Whether you're looking for light industrial, creative office, showroom, or a true hybrid, this collection of spaces delivers the flexibility, location, and connectivity that modern businesses demand.



### PROPERTY OVERVIEW

<b>Address:</b>	3361 S La Cienega: ± 2,166 SF 3343-3345 S La Cienega: ± 3,160 SF 3355 La Cienega: ± 2,400 SF 5805 W. Jefferson: ± 2,646 SF
<b>Rent:</b>	\$2.90/SF, IG
<b>Term:</b>	Negotiable
<b>Parking:</b>	TBD
<b>Zoning:</b>	LAMR-1
<b>Features:</b>	<ul style="list-style-type: none"><li>- Ground Level Roll Up Doors</li><li>- Exposed Ceilings</li><li>- Walking Distance to Expo Line Stop</li><li>- 2 Minute Drive to Downtown Culver City</li></ul>

INTERIOR PHOTOS



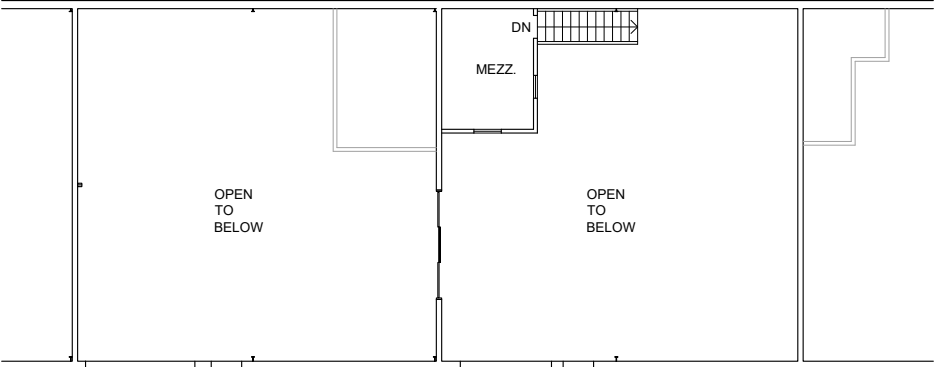
INTERIOR PHOTOS



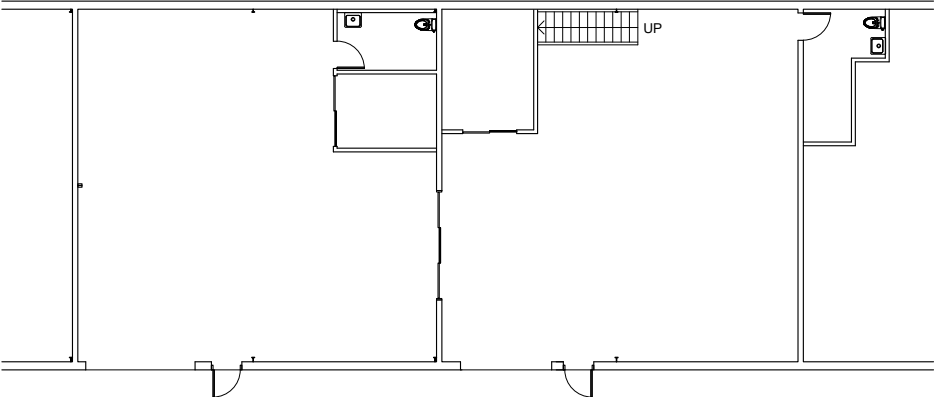
INTERIOR PHOTOS



3343 LA CIENEGA - FLOOR PLAN

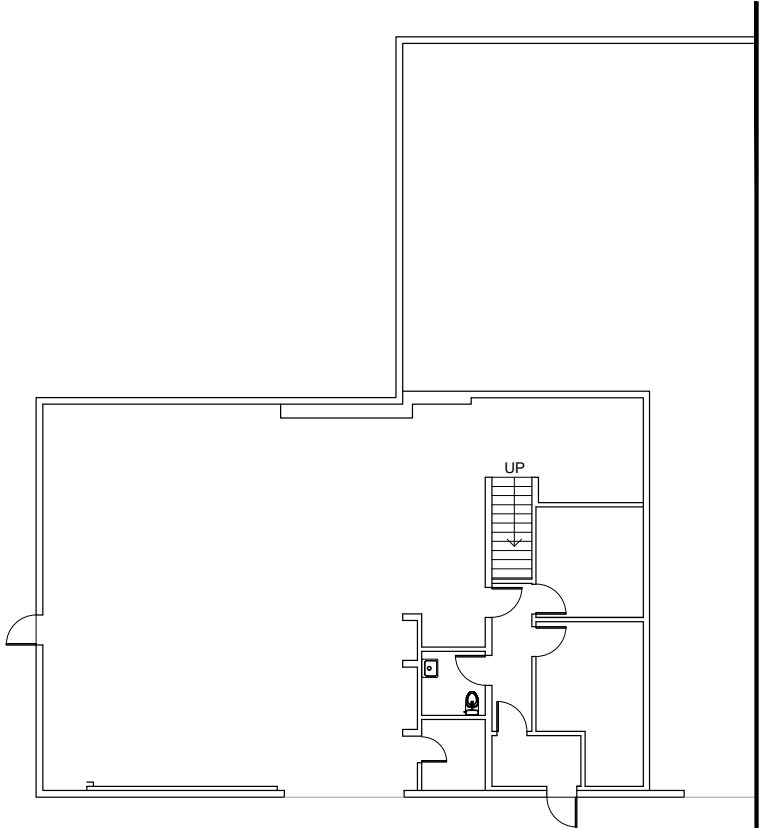


MEZZANINE FLOOR 

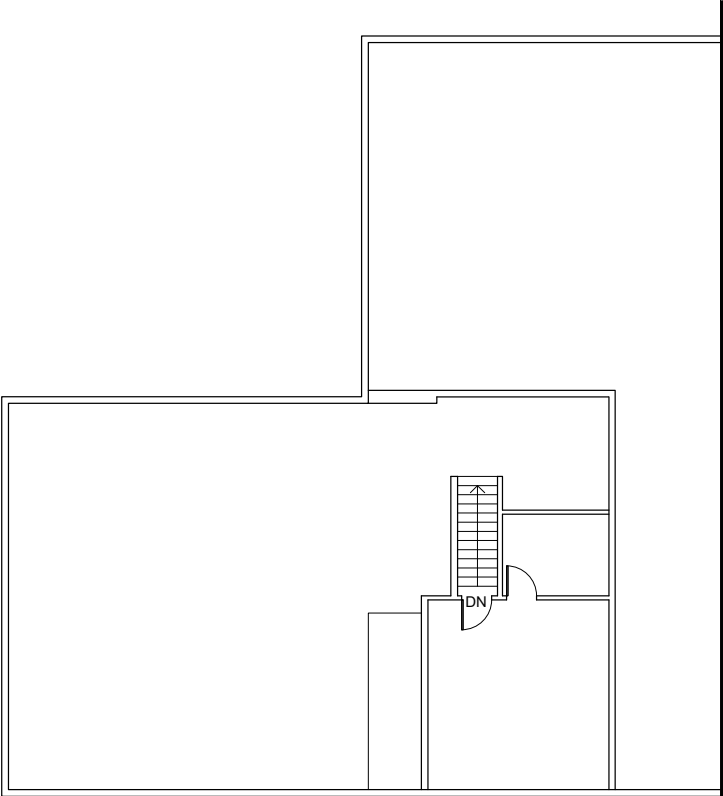


1ST FLOOR 

3355 LA CIENEGA - FLOOR PLAN

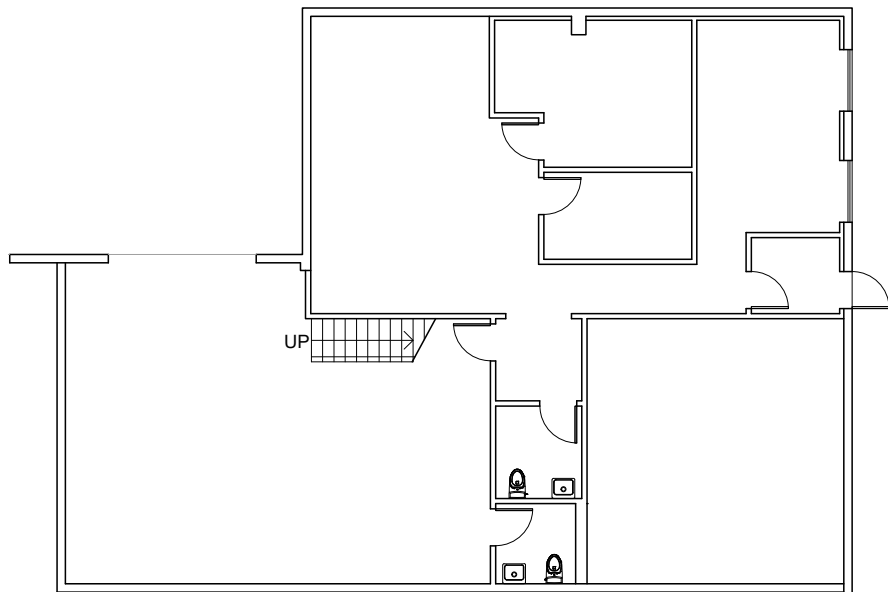


1ST FLOOR

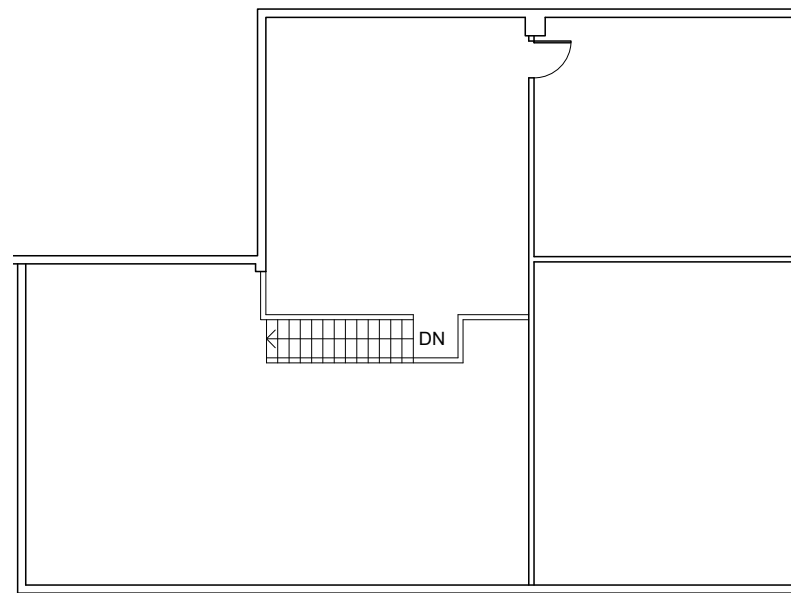


2ND FLOOR

# 3361 LA CIENEGA - FLOOR PLAN

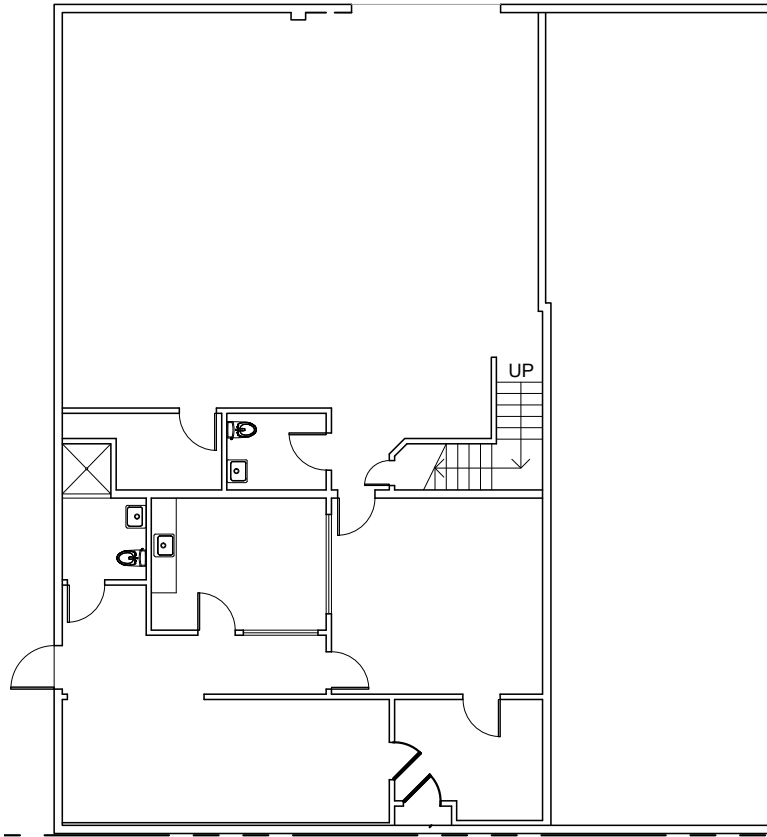


1ST FLOOR

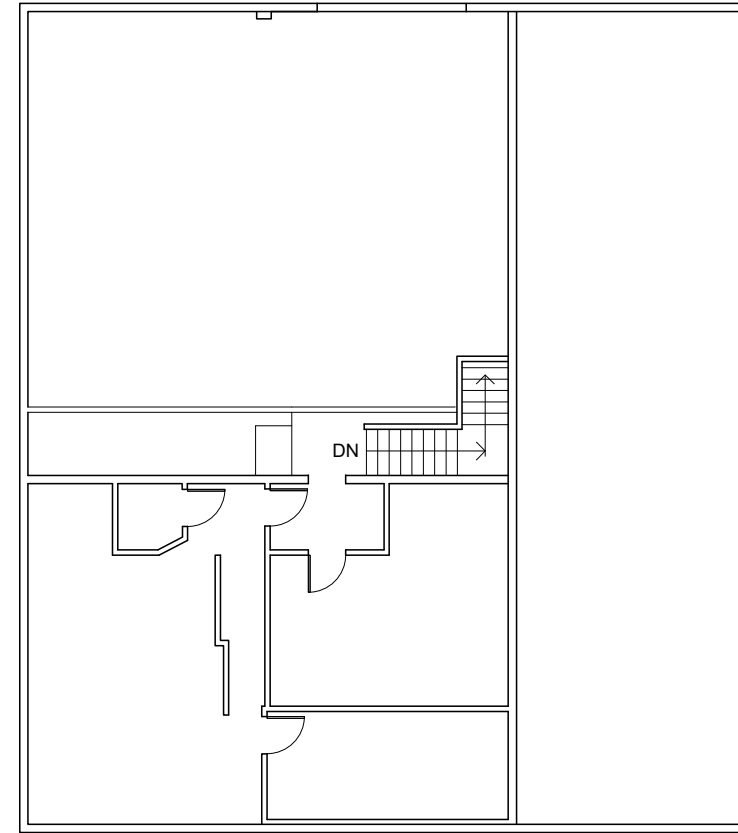


2ND FLOOR

5805 W. JEFFERSON - FLOOR PLAN



1ST FLOOR



2ND FLOOR

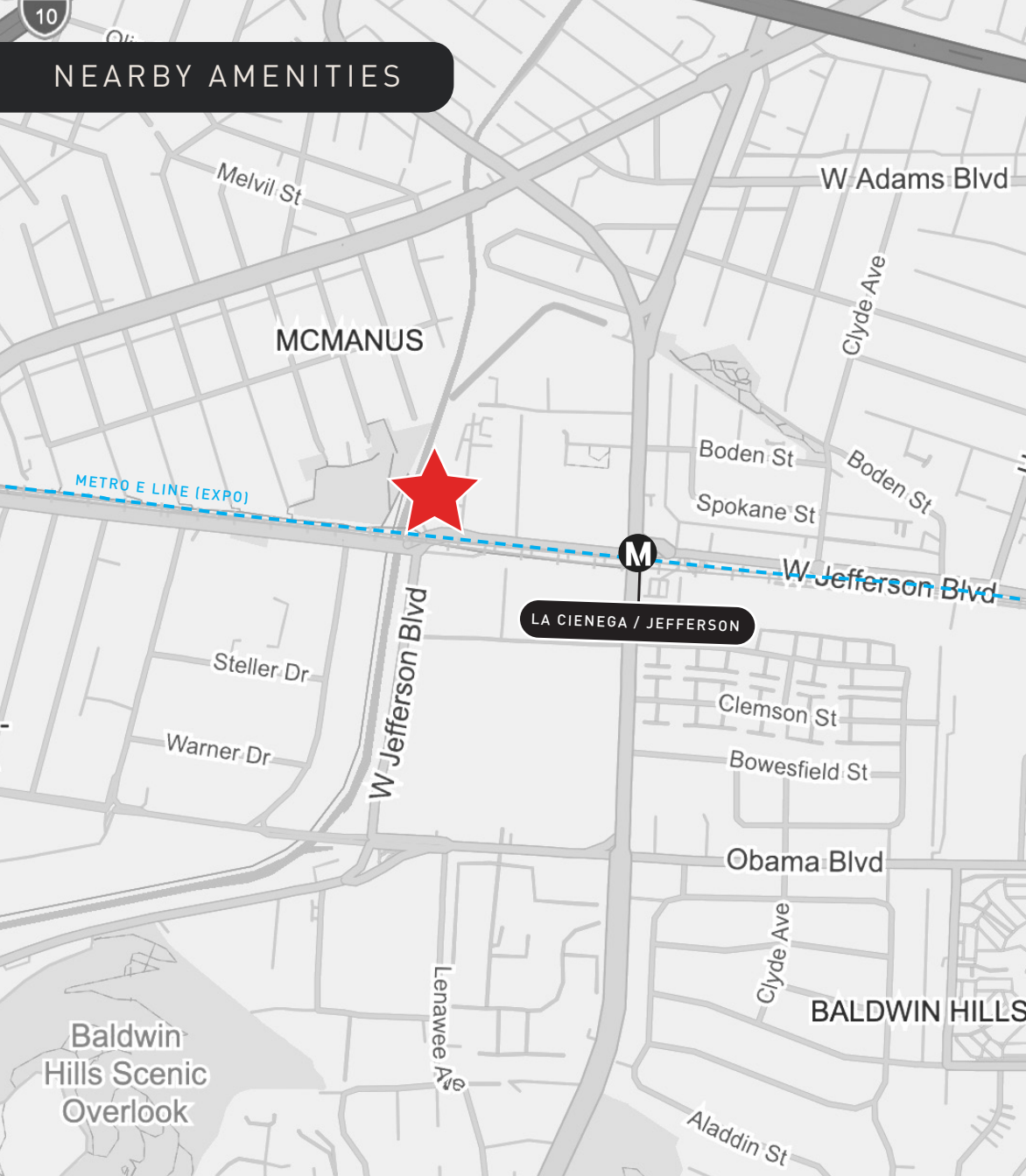


## The Heart of the Hayden Tract

Nestled at the edge of the iconic Hayden Tract and the thriving creative hub of Culver City, these properties sit at the epicenter of Los Angeles' most dynamic business district. The Hayden Tract — renowned for its cutting-edge architecture and home to some of the world's most innovative companies has long set the standard for creative and flex space in Southern California. With immediate access to the 10 and 405 freeways, this location connects you to all of LA while keeping you rooted in one of its most sought-after zip codes.



# NEARBY AMENITIES



EREWHON



VanLeeuwen

The CULVER HOTEL

CAFE/5 LOS ANGELES



corepower YOGA



CAVA



rolling greens



MIZ LA LA



BEETHOVEN MARKET





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