

FOR LEASE IN PRIME CULVER CITY TRADE AREA

Creative Office / Flex Spaces Available



9005-9009 EXPOSITION BLVD., LOS ANGELES, CA 90034



FEATURES

Available



OFFICE ±1,850 SF

Spacious fourth floor creative office unit with versatile layout and an abundance of natural light

Roof access

WAREHOUSE ±2,222 SF

Perfect space for flex users who need small industrial space on the Westside

Open workspace with private office space

Heavy power, roll-up door, and high-speed fiber optic internet with speeds up to 5 gigs

PARKING

Two spaces per space and abundant street parking

LOCATION

Close to Silicon Beach, Apple, HBO, Amazon's new offices, Ivy station, and all major streaming media companies

Easy access to the 10-Freeway & Metro E Line

ASKING RENT

Call broker



Warehouse space entrance



Warehouse roll-up door



Office space - 4th floor



Office space - 4th floor



Office rooftop access



▾ CULVER CITY

Trade Area

HELMS DESIGN DISTRICT

CULVER STEPS

APPLE CAMPUS

IVY STATION

SONY PICTURES

AMAZON STUDIOS

HI-LO LIQUOR

COGNOSCENTI COFFEE

PINCHES TACOS



9005-9009 EXPOSITION BLVD., LOS ANGELES, CA 90034

➤ SURROUNDED BY COMMERCE & CREATIVITY

Culver City

1. CULVER CITY ARTS DISTRICT

One of the best arts districts in the nation, the CCAD includes a unique collection of contemporary art galleries, artist studios, boutique restaurants, and specialty shops and services.

2. PLATFORM

Housed in a repurposed industrial building, Platform is home to 130,000 SF of retail, restaurant and creative office space. The center won the LA Architectural Awards in 2017.

3. IVY STATION

Ivy Station offers a mix of retail, office, hotel and residential uses surrounding a large central open space conveniently served by light rail and bus transit.

4. HELMS DESIGN DISTRICT

Located within the Culver City Arts District is the Helms Design District. The former bakery location includes restaurants, a marketplace and design and home furnishing stores.



5. HAYDEN TRACT

The Hayden Tract is a Culver City neighborhood known for its unique architectural landscape and concentration of tech companies, advertising agencies, and creative studios.



TRADE AREA

Looking Southeast



Looking West



Your trusted *partners*

Caleb Hodge

Caleb.Hodge@kwprealestate.com
310-887-6413
DRE #02053613

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

KWPREALESTATE.COM