

8637 - 8663 HAYDEN PLACE

ROBERTS CAMPUS

CULVER CITY



Creative Industrial Campus Opportunity in Culver City's *Hayden Tract*

8637 - 8663 Hayden Place offers a unique opportunity to lease within a multi-building creative industrial campus in the heart of Culver City's acclaimed Hayden Tract. Designed to support modern creative, production, and flex users, the property features adaptable layouts, expansive open work areas, high ceilings, and abundant natural light. The campus environment encourages collaboration while providing the functionality demanded by today's occupiers. Enhanced by multiple access points, and flexible growth opportunities, the property is well-suited for companies seeking a dynamic workplace. Located minutes from Downtown Culver City, Playa Vista, Marina del Rey, the 405 Freeway, and LAX, the campus offers exceptional connectivity throughout the Westside. This is a rare opportunity to establish a presence within one of Los Angeles' most recognized creative industrial districts.

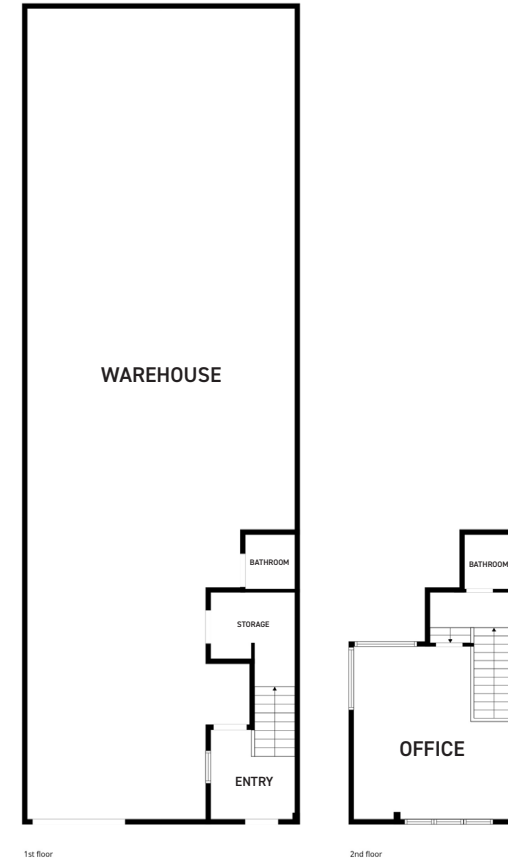


PROPERTY OVERVIEW

Premises:	8637 - 8663 Hayden Place Culver City, CA 90232
Unit:	8643 - 3,000 SF 8647 - 3,000 SF
Rate:	\$3.25/SF, Industrial Gross (CAM \$0.11)
Term:	Flexible
Availability:	Immediate



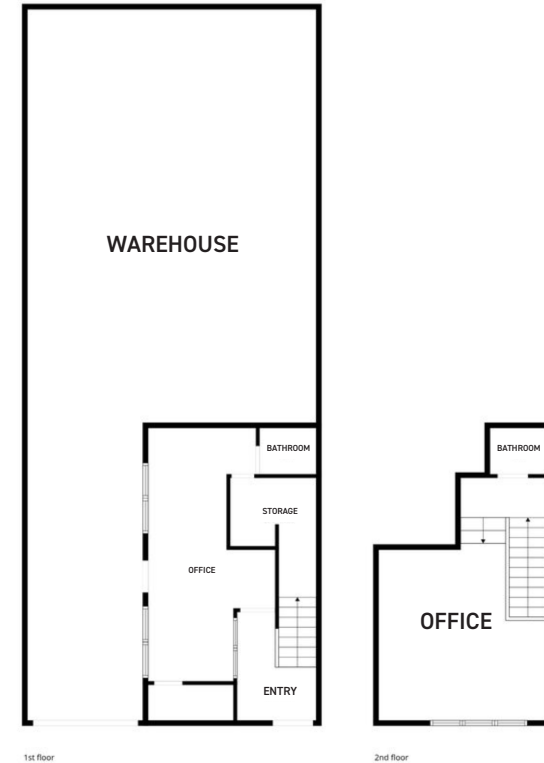
UNIT 8643 - 3,000 SF



- Power - 200 Amps - 120/208V
3 Phase (tenant to verify)
- One Dock High 10' x 10' Loading Door
- Upper Floor Office Space
- 23' ft Ceilings



UNIT 8647 - 3,000 SF



- Can be combined with Unit 8649 for **6,200 SF**
- Power - 400 Amps - 120/208V
3 Phase (tenant to verify)
- One Dock High 10' x 10' Loading Door
- Upper Floor Office Space
- 23' ft Ceilings
- HVAC throughout the entire premises





Prime Creative District

Positioned in the heart of Culver City's thriving creative corridor, the property is surrounded by an energetic mix of acclaimed restaurants, cafés, and boutique retail that contribute to a vibrant and highly walkable business environment. The location offers convenient access to Downtown Culver City, the 405 and 10 Freeways, Marina del Rey, and Los Angeles International Airport, providing seamless connectivity across the Westside for both employees and visitors.



NEARBY NEIGHBORS



EREWON

Mendocino
Farms

VanLeeuwen

The
CULVER
HOTEL

CAFE/5 LOS ANGELES

ORE
GATEWAY
BAND COFFEE

SOUTH LA
CAFE

Peets
COFFEE

HOUSE
COFFEE CO.

PASTA
SISTERS

corepower
YOGA

WEST ADAMS
PILATES

ANYTIME
FITNESS

TRADER
JOE'S

WHOLE
FOODS
MARKET

Levi's Cookies

target

CAVA

BEETHOVEN
MARKET

esme

WING STOP

rolling greens

MAVDAH
MARKET

The Coffee Bean
& Tea Leaf

Panera
BREAD

SALT & STRAW

Starbucks

MIZ
LA
LA

Public
Storage

gget



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