

MODAA LOFTS

8601-8635 Washington Boulevard, Culver City, CA



PROPERTY DETAILS

PREMISES | **8609** Washington (1st floor): 12,700 SF
8627 Washington: 2,000 SF *Leased*
8631 Washington (1st floor): 2,300 SF
8633 Washington (2nd floor): 4,000 SF

RENT | \$3.95/SF MG

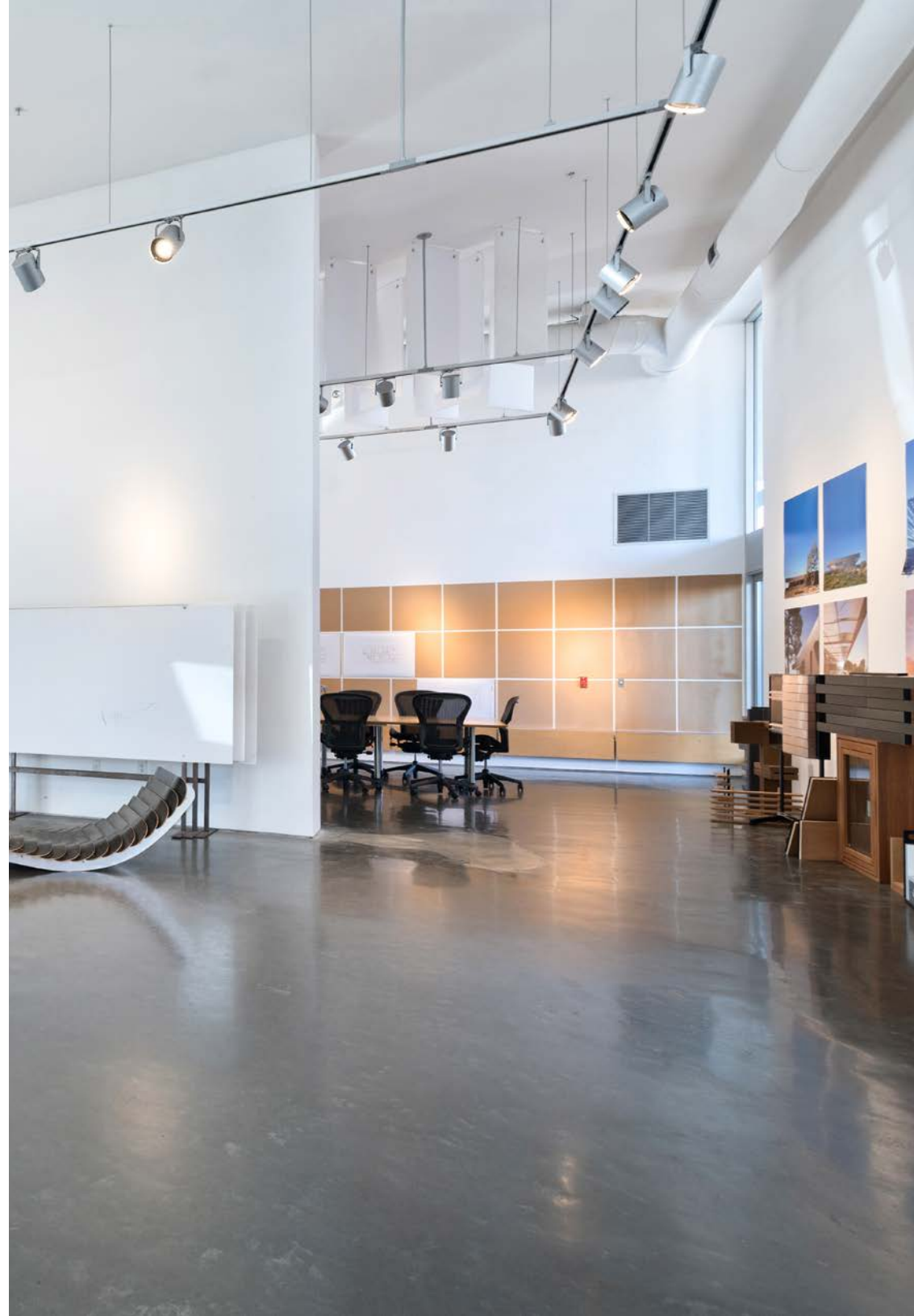
TERM | 2-5 years

OCCUPANCY | **8609** Washington (1st floor): *Within 90-120 Days*
8631 Washington (1st floor): *June 1, 2026*
8633 Washington (2nd floor): *Available Now*

PARKING | 3/1000 at \$175/car/month

FEATURES

- 21' ceilings
- Operable windows
- Concrete floors
- Abundant natural light
- Secure parking
- Full kitchen in every unit
- 90 Walk score
- Walking distance to Helms bakery, Platform, Ivy Station
- 5 minutes to 10 freeway



PHOTOS



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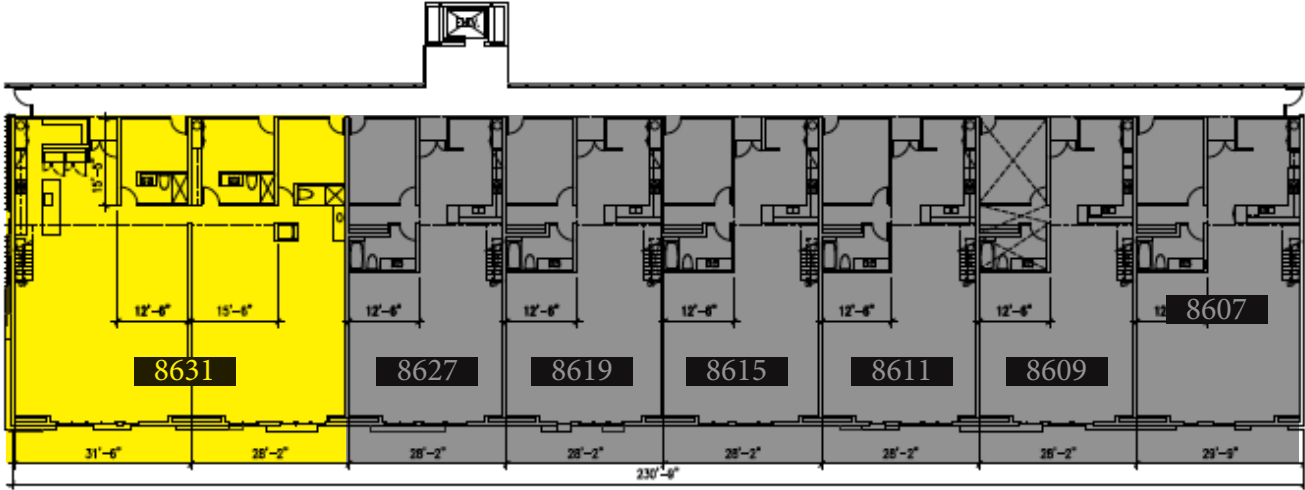


FLOOR PLANS

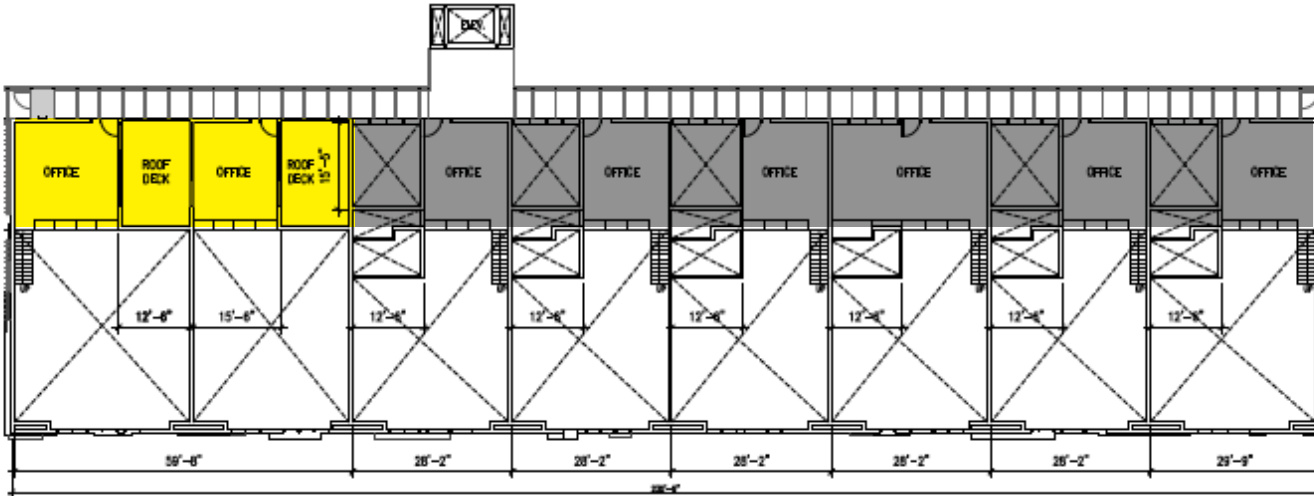
SECOND FLOOR

8631 Washington:

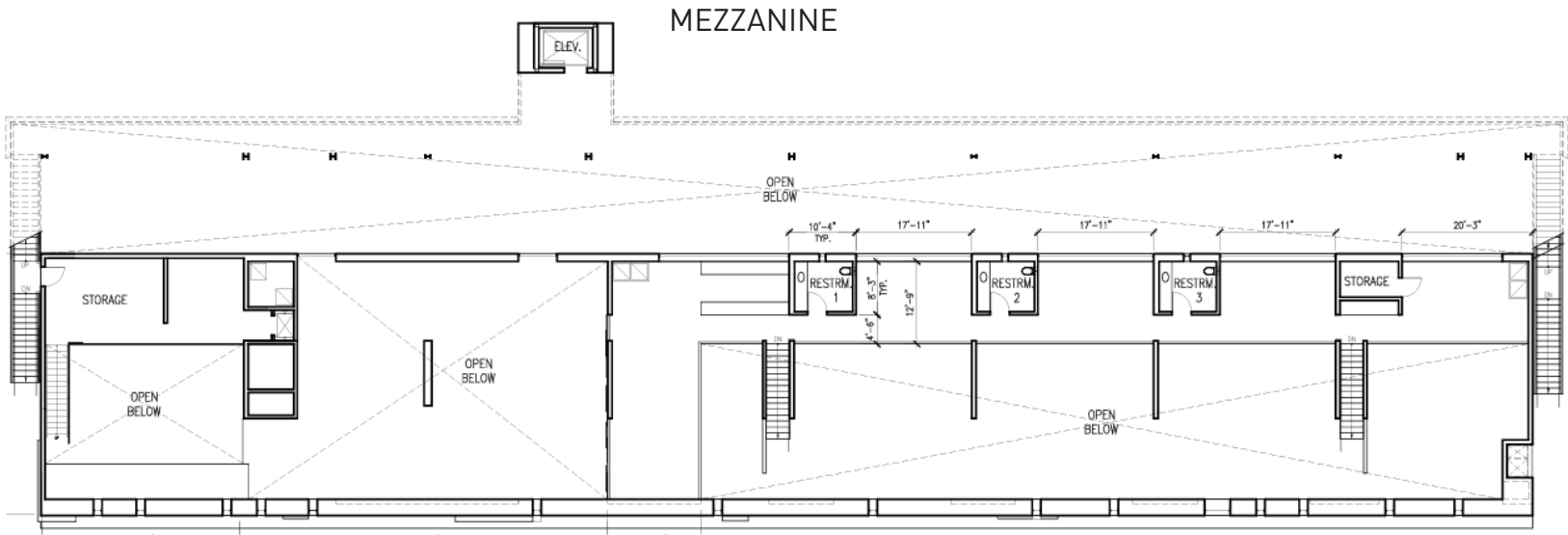
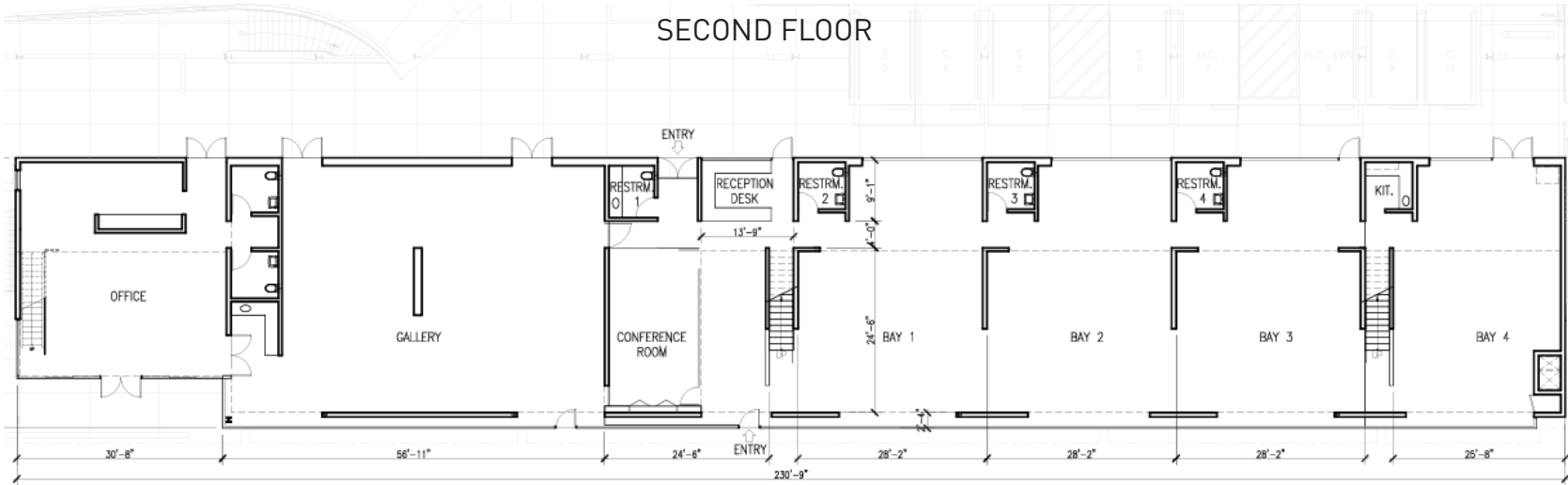
- 3 private offices, 3 restrooms, full kitchen, mezzanine office and 2 patios



MEZZANINE

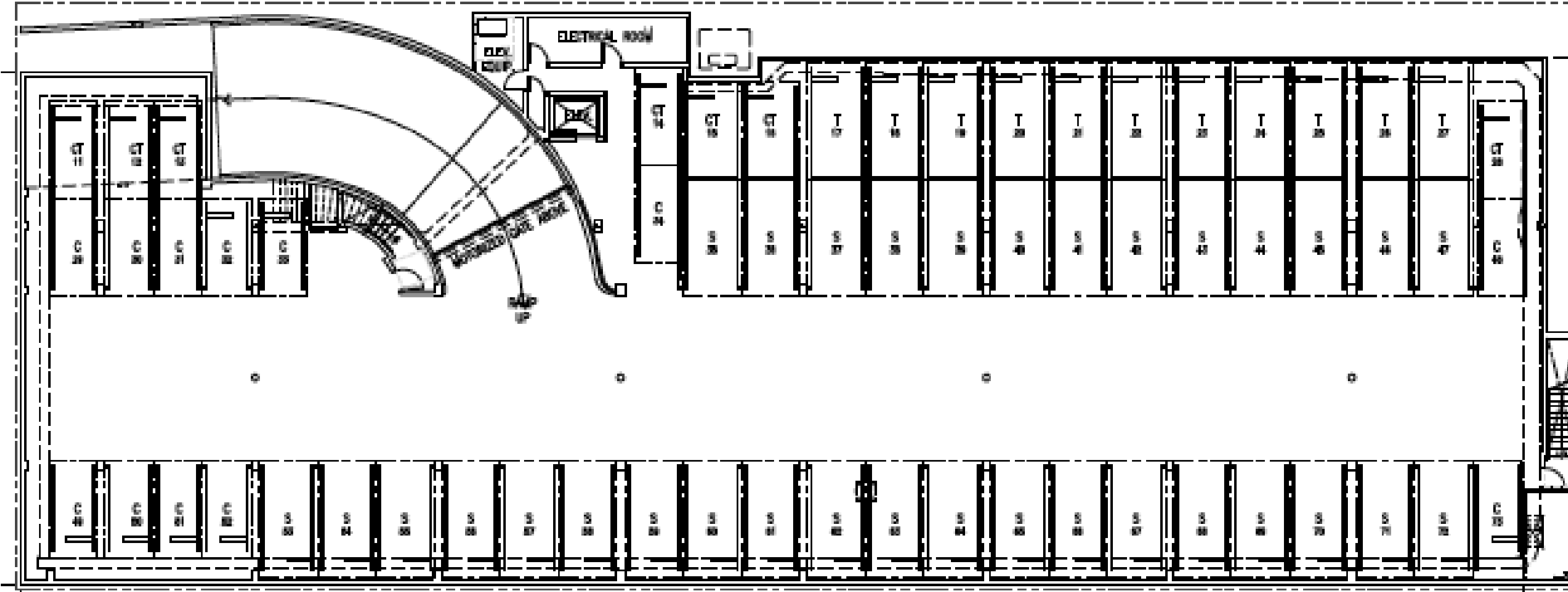


FLOOR PLAN - 8609 WASHINGTON (1st floor): 12,700 SF



PARKING

PARKING





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