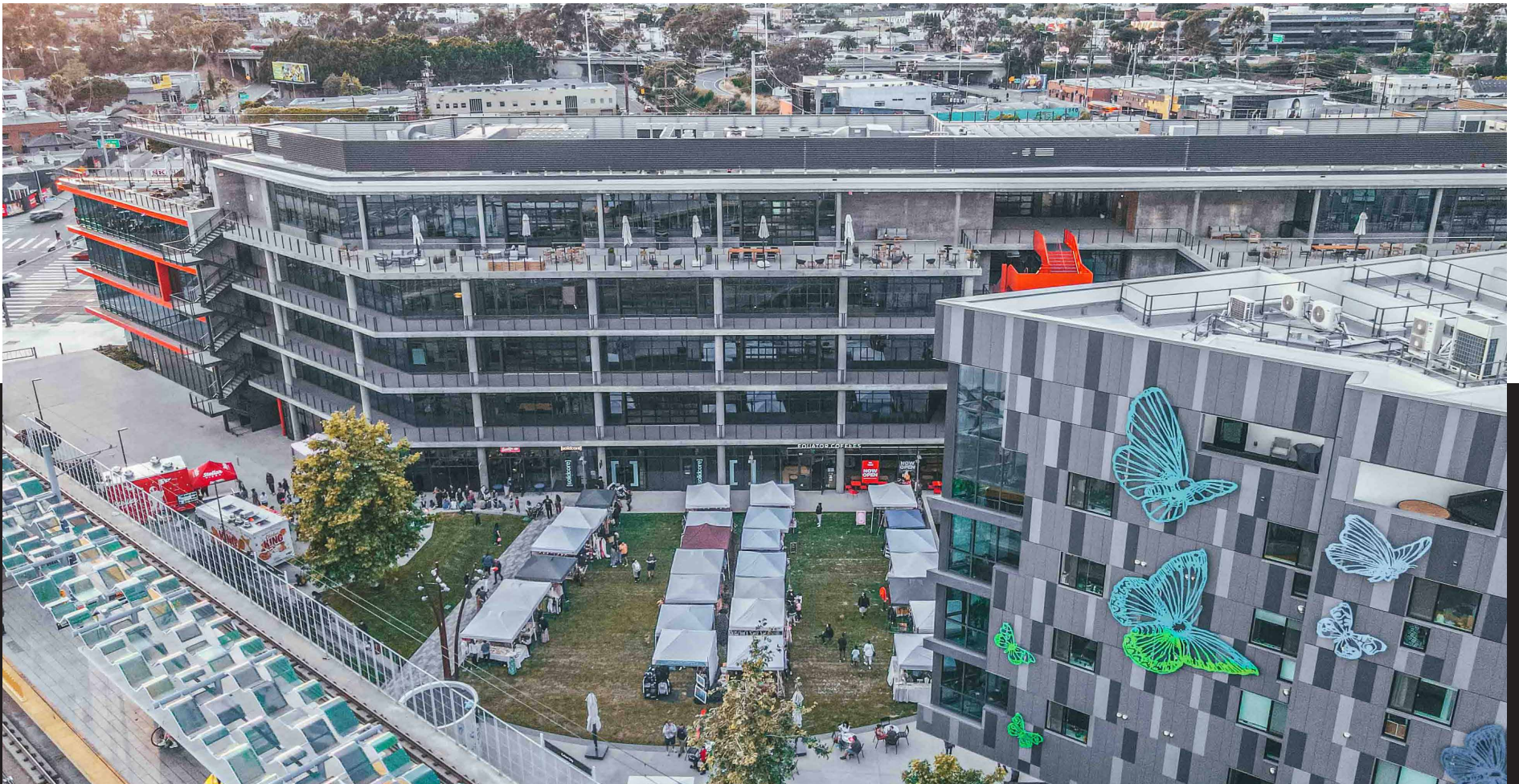




IVY STATION

CULVER CITY

RESTAURANT & RETAIL OPPORTUNITIES
8900 Venice Boulevard, Culver City, CA 90232



NEWMARK

In Good Company

ZAYTINYA

gget™

[solidcore]

Sweetfin

 WARNER BROS.
DISCOVERY


BUTTERFLY


Los Angeles
ALE WORKS
ESTD. DAILY

 THE SHAY
CULVER CITY


YOGASIX

milk + honey®

UPPER IVY


health nut
FRESH OBSESSED | SINCE 1988

Ivy Station by the Numbers



240,000
SF CREATIVE OFFICE



47,000
SF GROUND FLOOR RETAIL



1,550
PARKING SPACES



200
APARTMENT RESIDENCES



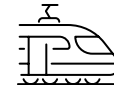
148
ROOM BOUTIQUE HOTEL



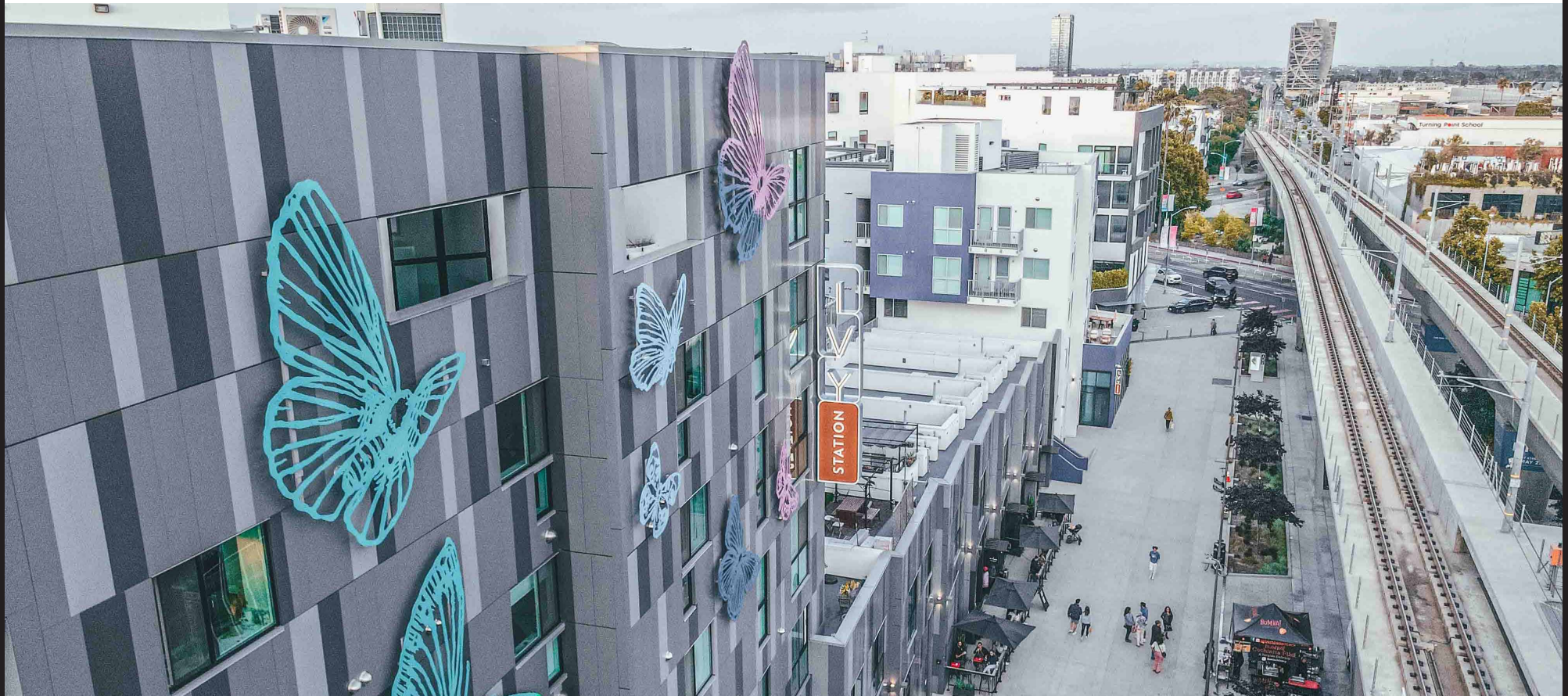
90
MINUTES FREE PARKING



2+
ACRES OPEN SPACE



1
EXPO LINE METRO STATION



Leasing Opportunities

2ND GEN RESTAURANT

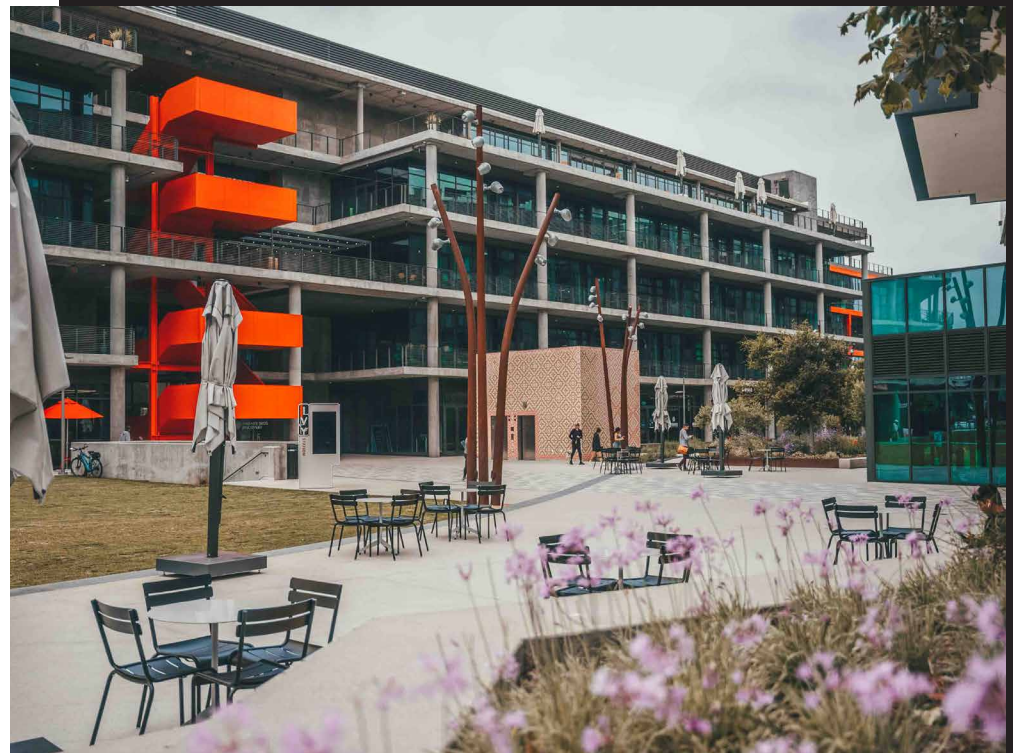
| Unit | Size (SF) | Notes |
|------|-----------|--|
| 101 | ±6,776 | 101 ±6,776 ±5,576 SF interior with ±1,200 SF patio CUP for Type 47 liquor license |

RETAIL

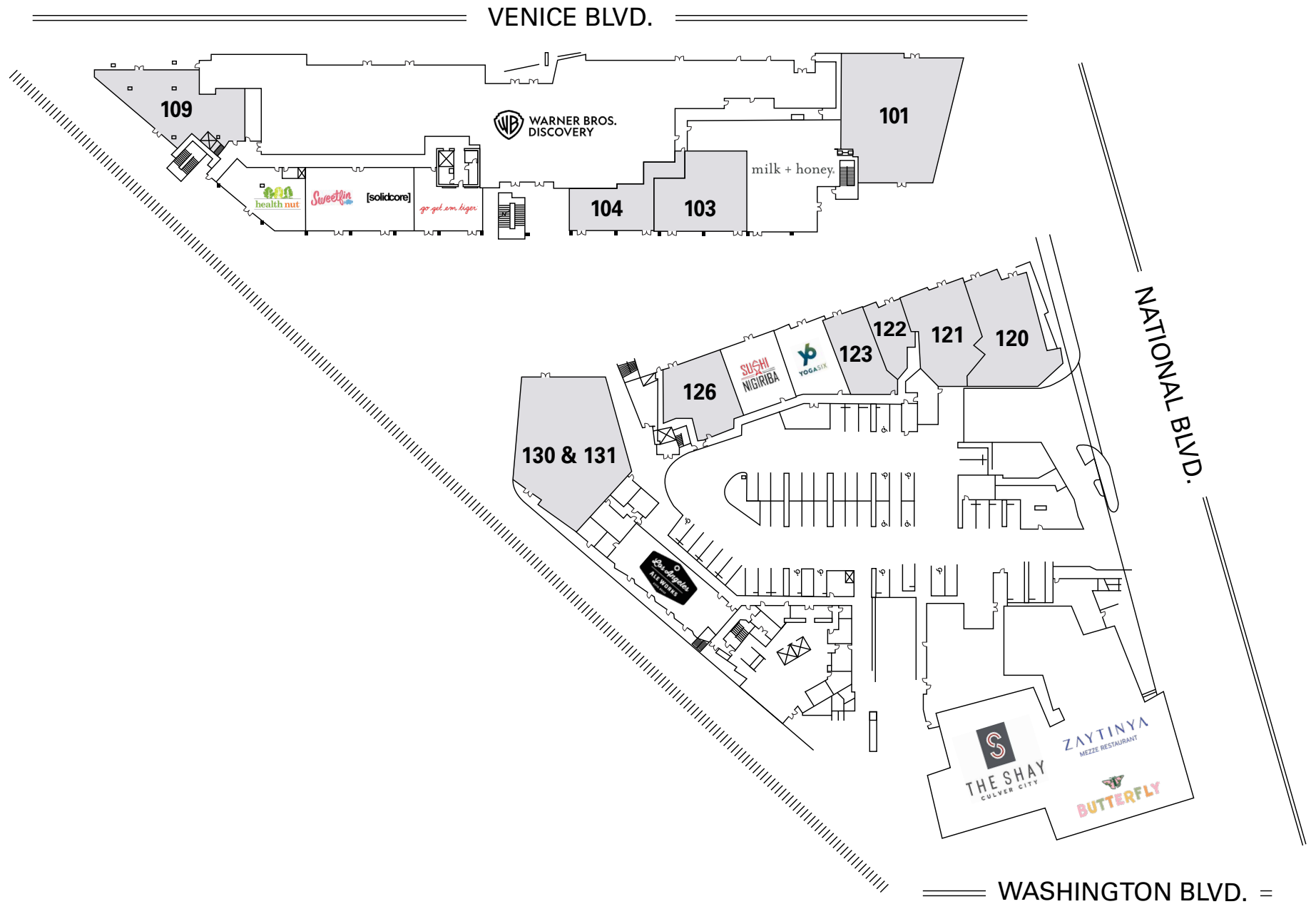
| Unit | Size (SF) | Notes |
|------|-----------|-----------------------|
| 103 | ±2,578 | 2nd Gen Fitness Space |
| 109 | ±3,447 | |
| 122 | ±1,060 | |
| 123 | ±1,575 | |
| 126 | ±2,088 | 2nd Gen Petcare Space |

RESTAURANT OR RETAIL

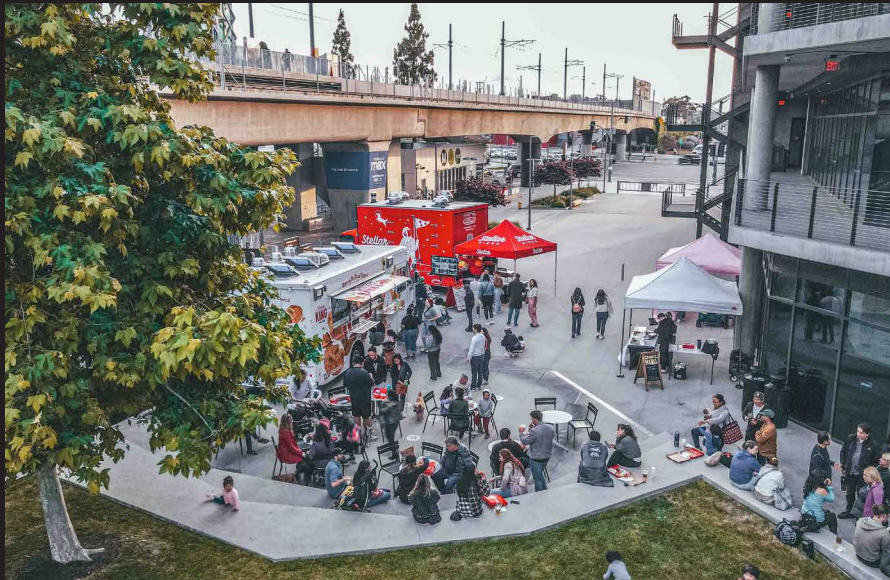
| Unit | Size (SF) | Notes |
|-----------|-----------|---|
| 104 | ±2,011 | |
| 120 | ±2,571 | May be combined for ±4,416 SF total |
| 121 | ±1,845 | |
| 130 & 131 | ±5,385 | May be demised to ±3,303 SF & ±2,082 SF |



Ivy Station Site Plan



A Dynamic Hub in the Heart of Culver City



Ivy Station Highlights

JOSÉ ANDRÉS GROUP CONCEPTS

The food and beverage operations for The Shay at Ivy Station are exclusively managed by José Andrés Group (JAG), inviting guests and locals to gather and enjoy two unique culinary concepts. At the Shay's lobby level, Zaytinya offers a contemporary take on Mediterranean cuisine, while Butterfly offers sweeping views and the quintessential SoCal Poolside rooftop dining experience.

WARNER BROS. DISCOVERY

A leading global media and entertainment company, Warner Bros. Discovery generates and distributes the world's most comprehensive & dynamic portfolio of content and brands across film, television, and streaming. They currently lease Ivy Station's entire 240,000 SF office portion.

UPPER IVY

Culver City's newest luxury apartments are located at Ivy Station. At Upper Ivy, cutting-edge amenities meet the comforts of home for an elevated living experience. Highlights include:

- 200 residences comprised of studio, one bedroom & two bedroom homes
- Private balconies & rooftop terraces with park & city views
- Landscaped courtyards with barbecues, fire pits & plenty of seating areas
- Indoor/outdoor fitness center
- Pool with club & cabana rooms
- Co-working area for residents' use
- On-site retail, restaurant & hotel amenities

THE SHAY HOTEL

The Shay is a 148-key boutique hotel alive with Culver City's creative spirit. Warm, eclectic touches invite you in—from lobby pop-ups and the gentle crackle of the fire pit to rooftop gatherings on a pool deck with views of downtown Los Angeles.

METRO E-LINE STATION

The Metro E-Line's Culver City Station is located at the Ground Level of Ivy Station, running daily between 4:30AM and 12:30AM. During peak hours Monday through Friday, trains run every 10 minutes, every 12 minutes during the daytime on weekdays, and all day on weekends after 8:00AM (leaving every 15 to 20 minutes during the early morning on Saturday and Sunday). Service at night sat every 20 minutes.





IVY STATION

CULVER CITY

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