

FOR LEASE

# 8575 Washington Blvd

CULVER CITY, CALIFORNIA 90232

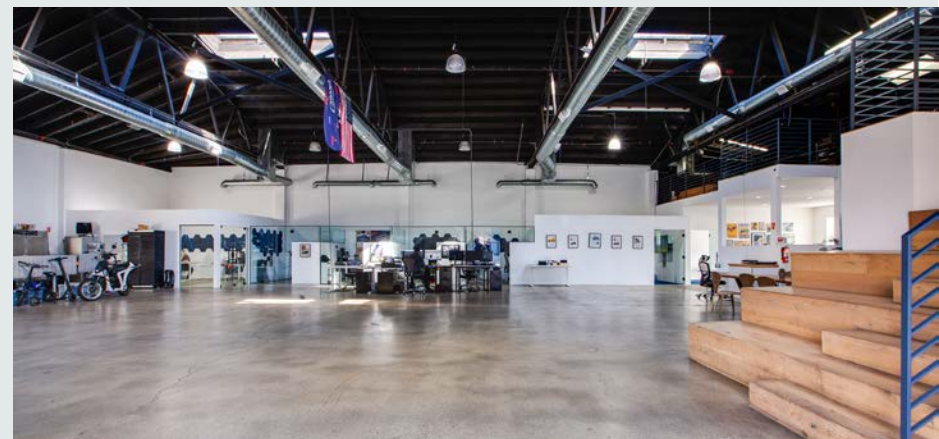


**CBRE**



# Freestanding Building Flex Office/Retail Showroom

- + Prime retail, showroom or creative office space located in the heart of Culver City.
- + Located three blocks from Helms Bakery and 6 blocks from the Expo Line rail station.
- + 5,874 SF move-in ready space with exposed ceilings, skylights, kitchen/break area, washer/dryer and two restrooms, one with shower.
- + Multi Purpose Mezzanine Level
- + Located at the NEC of Washington and Cattaraugus Ave. within 0.50 miles of 500,000 SF+ of new retail and office space and more than 590 residential units and hotel rooms.
- + Excellent access to the Santa Monica (10) Freeway and walking distance to the Metro Expo Line Culver City Station.



# The Opportunity



Available Immediately



\$3.95/SF/month, NNN



5,874 RSF



Parking - 6 total spaces (3 tandem)

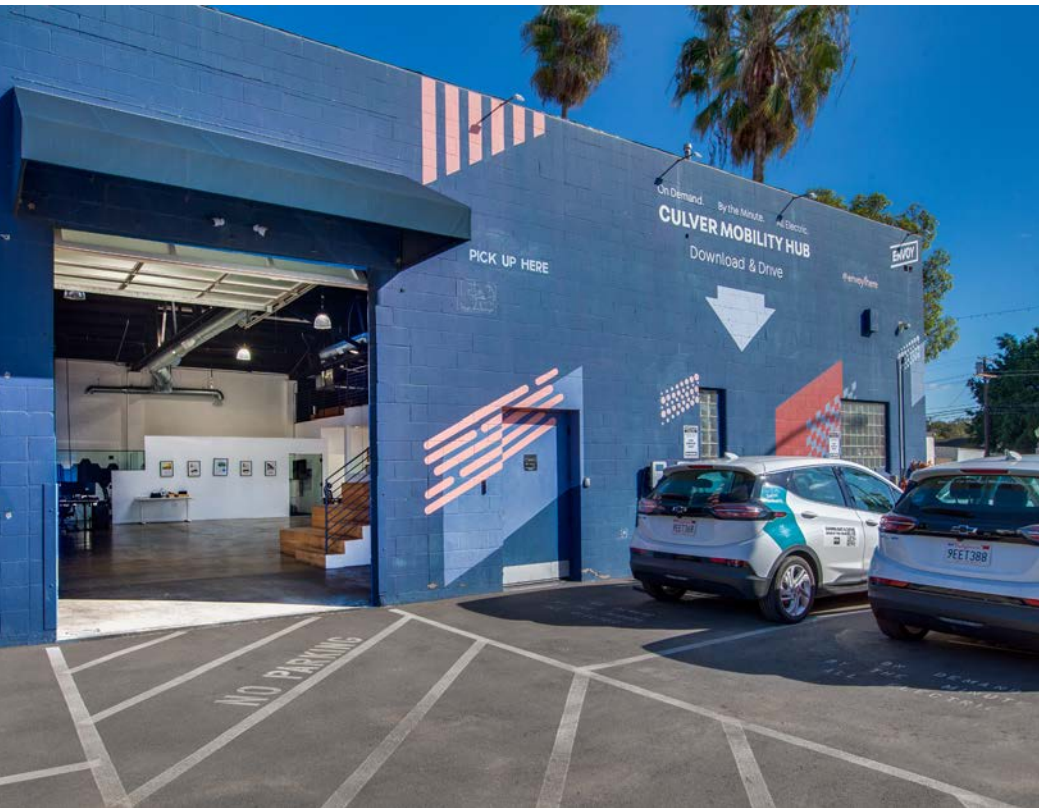


3 EV Charging Stations (2 exterior, 1 interior)



Power - 400 amps, Single Phase

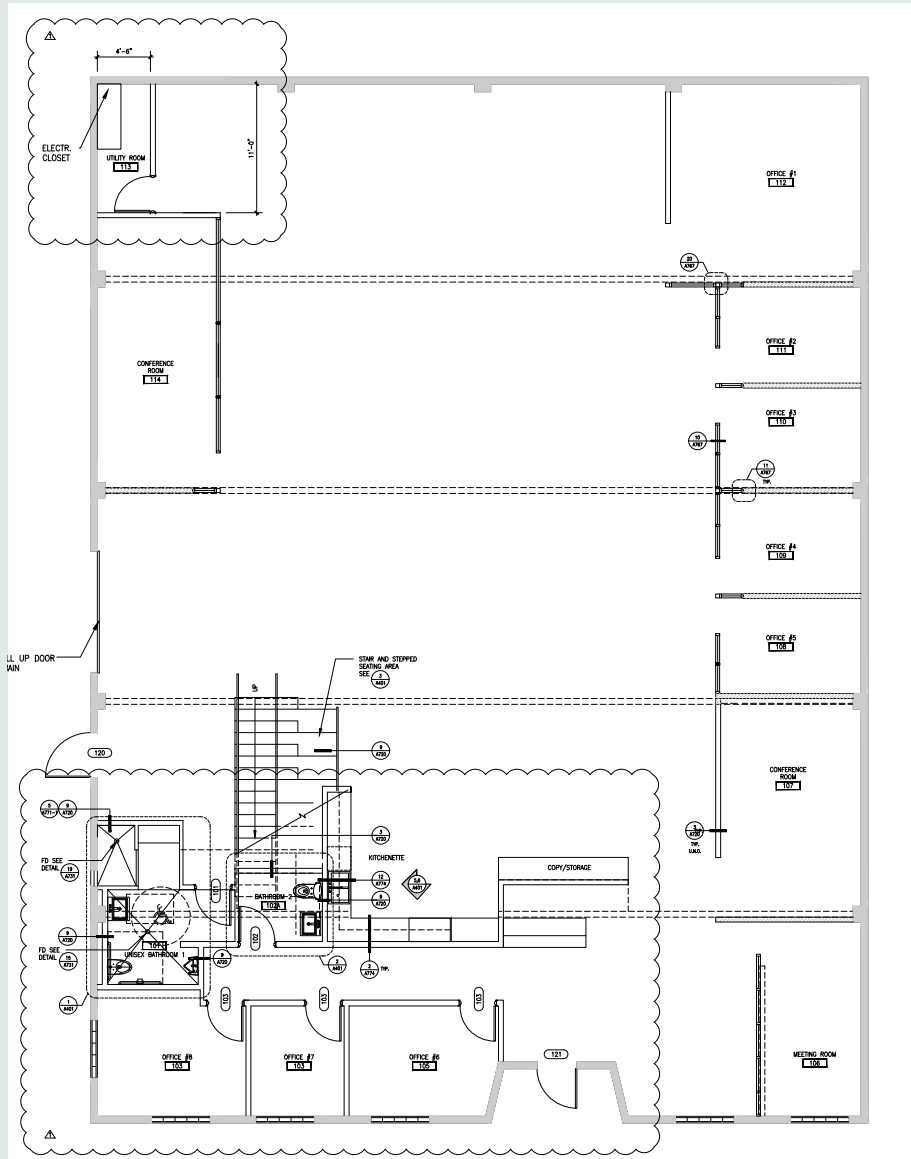




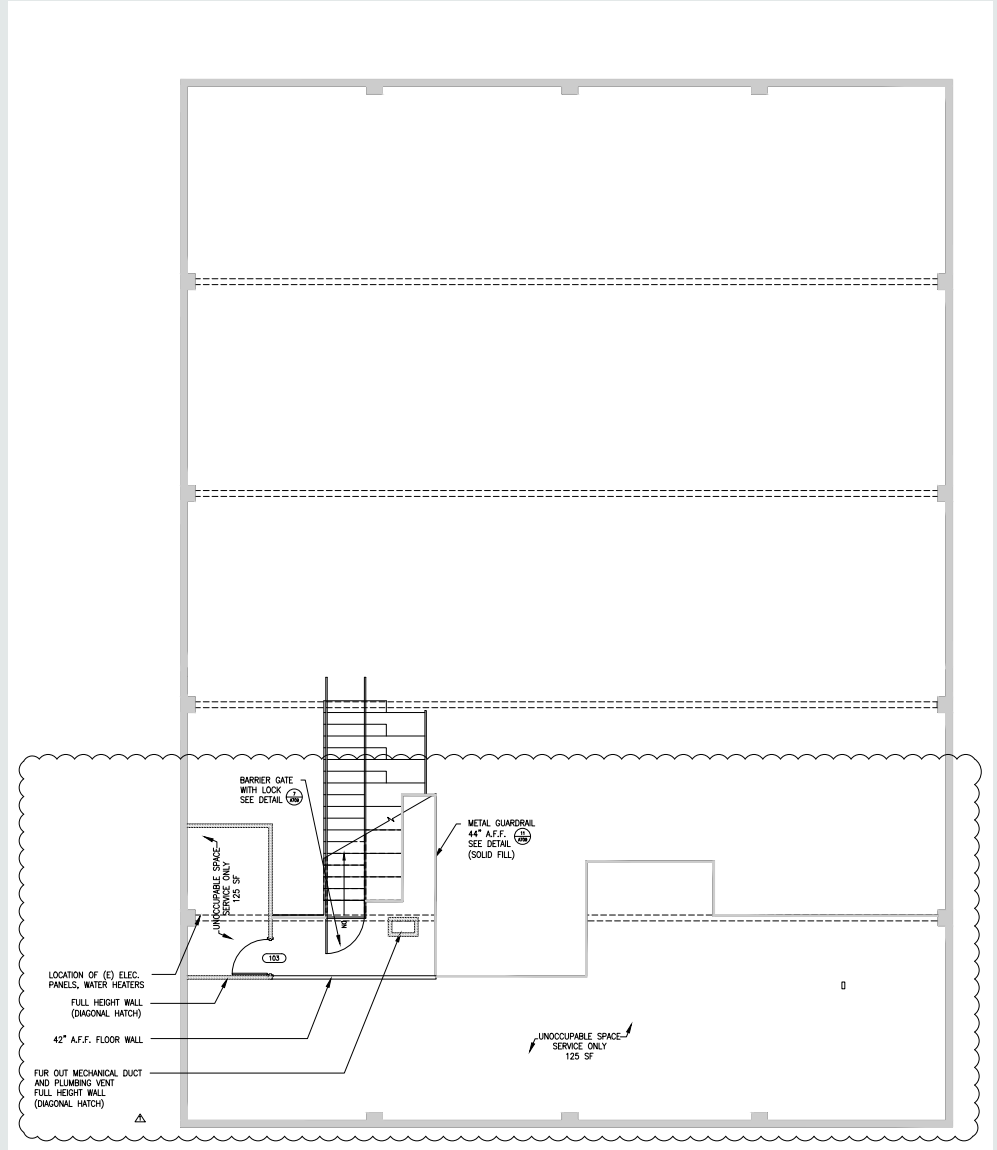


# Floor Plans

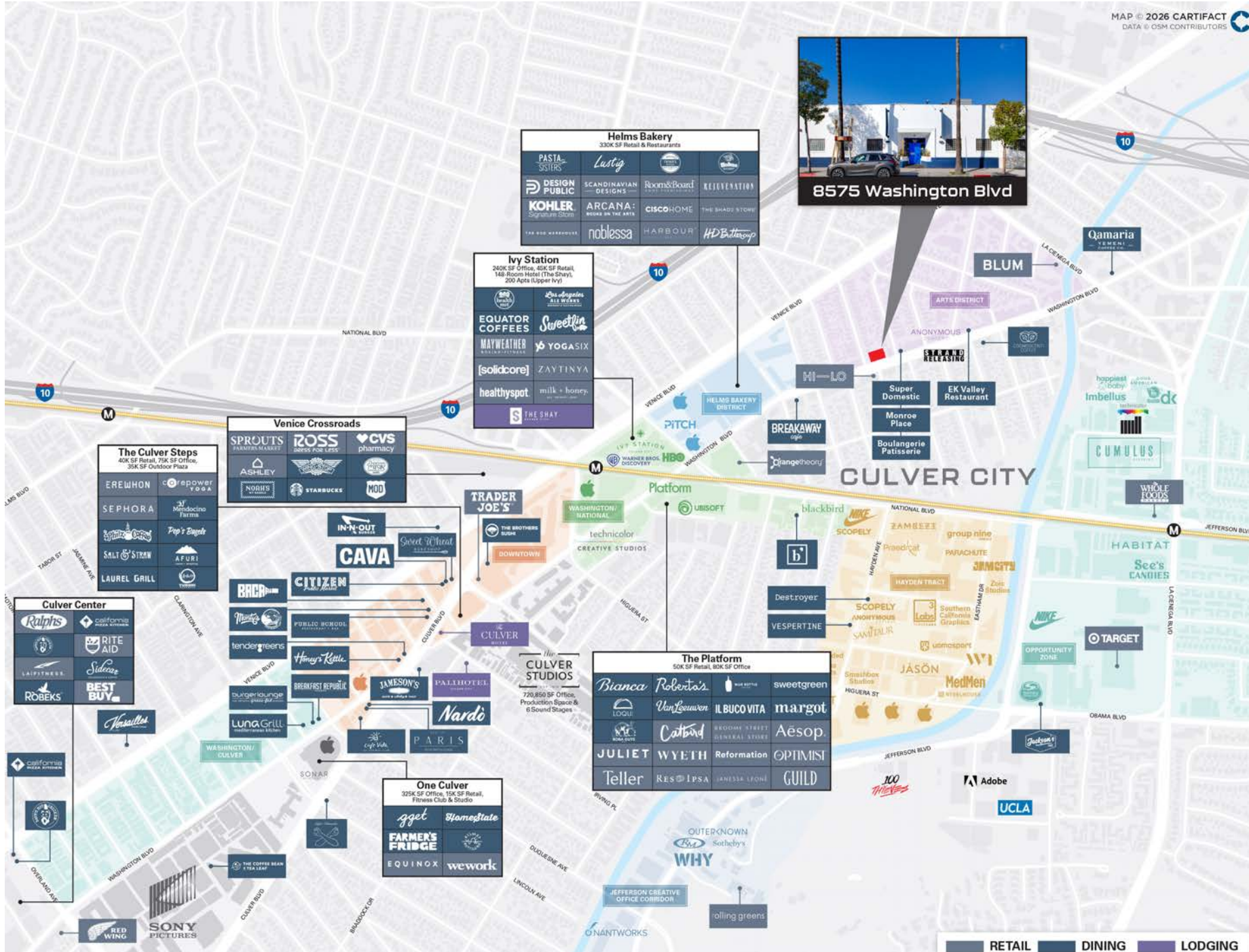
## GROUND FLOOR



## MEZZANINE



# The Location





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**CBRE**

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