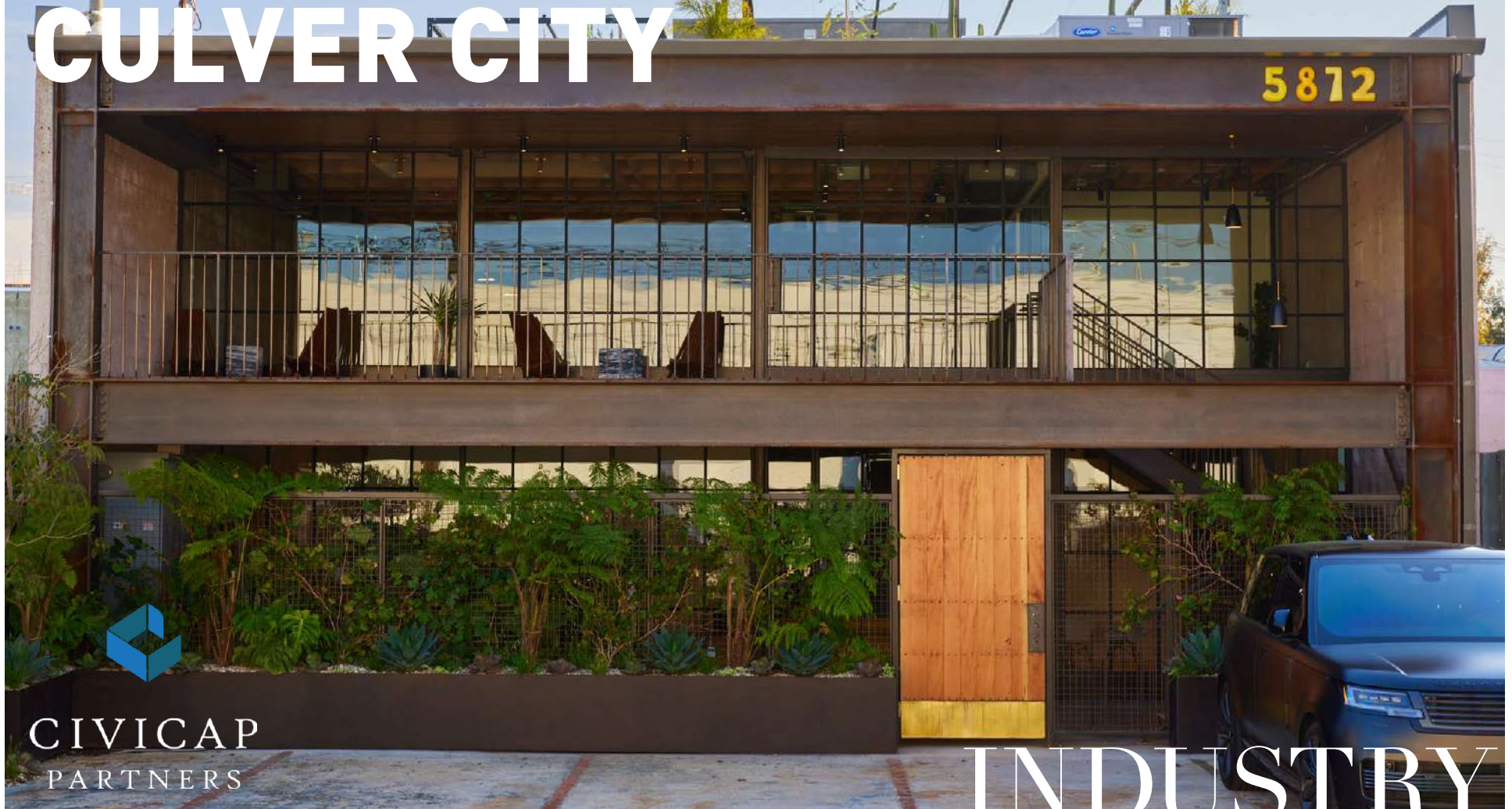


5872 SMILEY DR CULVER CITY

FOR LEASE ± 6,878 RSF

JUST RENOVATED
TURN KEY STAND ALONE
SINGLE TENANT
CREATIVE OFFICE BUILDING



CIVICAP
PARTNERS

INDUSTRY

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

RICH MALOOF
rm@industrypartners.com
CA BRE No. 02009527



CREATIVE OFFICE

PROPERTY DETAILS

BUILDING DETAILS

AVAILABLE AREA ± 6,878 RSF

LEASE TERMS

RATE \$4.95/SF per Mo. NNN

TIMING Immediate

TERM Negotiable

PARKING

PARKING PASS RATIO 2:1,000 SF

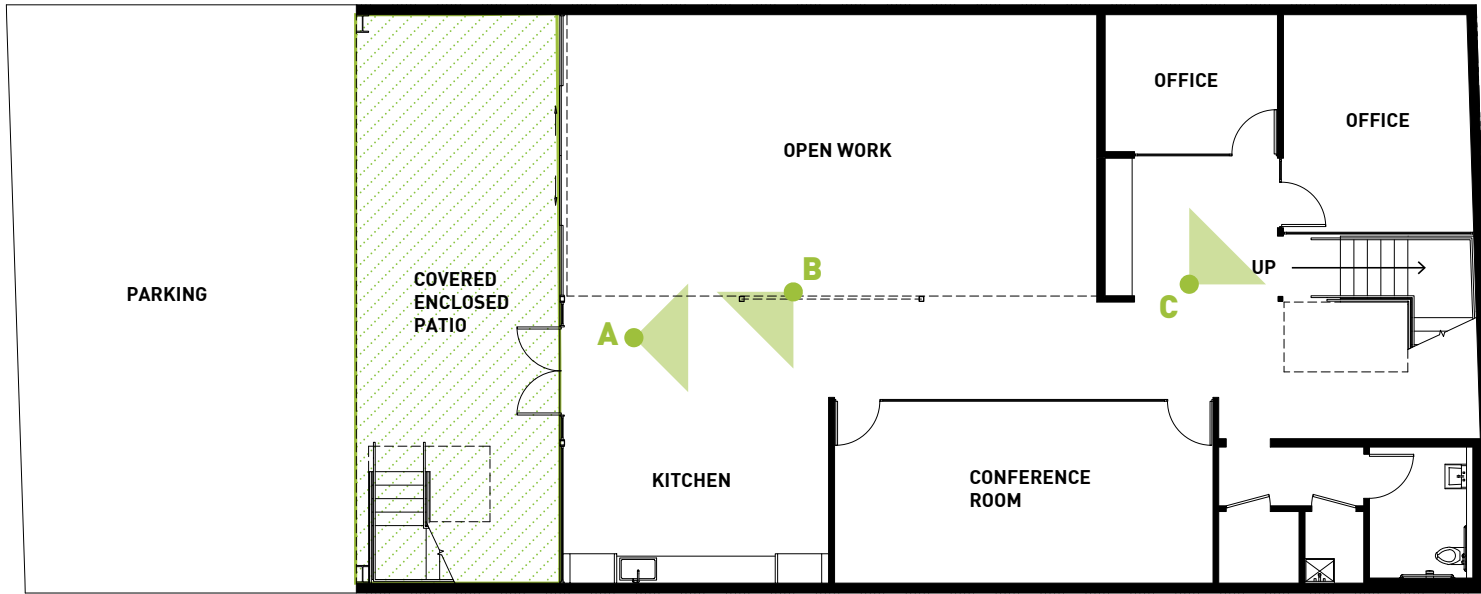
With valet assist and offsite

WHAT'S DIFFERENT**Custom:**

- Steel windows and doors fabricated in LA using the highest design and material standards
- Industrial Conversion with 18 ft high ceilings
- New custom skylights and exterior patio and rooftop deck
- Exposed block wall, steel/wood mezzanine, and polished concrete floors
- New Perimeter offices and conference rooms built on spec
- New best in class kitchenette and restrooms

Secure: Latch security / access system installed**Location:**

- In short proximity to Metro expo Line
- Quick access to the Santa Monica Freeway (10)
- Strong amenity base with the largest Whole Foods in LA opening soon at Cumulus
- Over 50K SF of new retail / restaurant space at Cumulus slated to be open in 2023
- Short walk to new West Adams restaurants



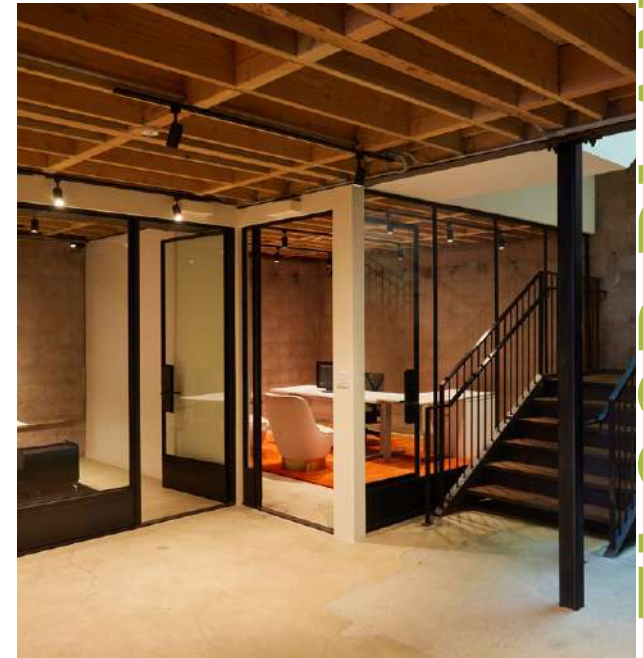
±6,878 RSF



A— OPEN WORK AREA

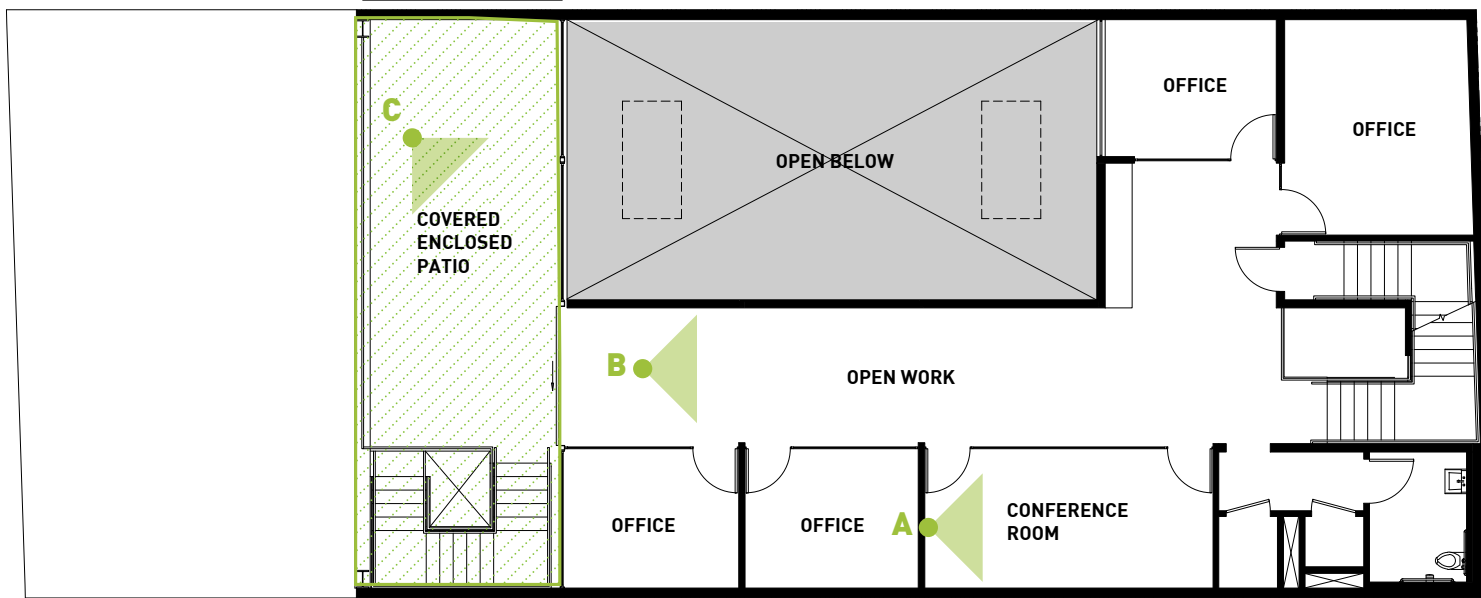


B— KITCHEN & CONFERENCE ROOM



C— PRIVATE OFFICES

FLOOR PLAN | 1ST FLOOR



±6,878 RSF



A— CONFERENCE ROOM



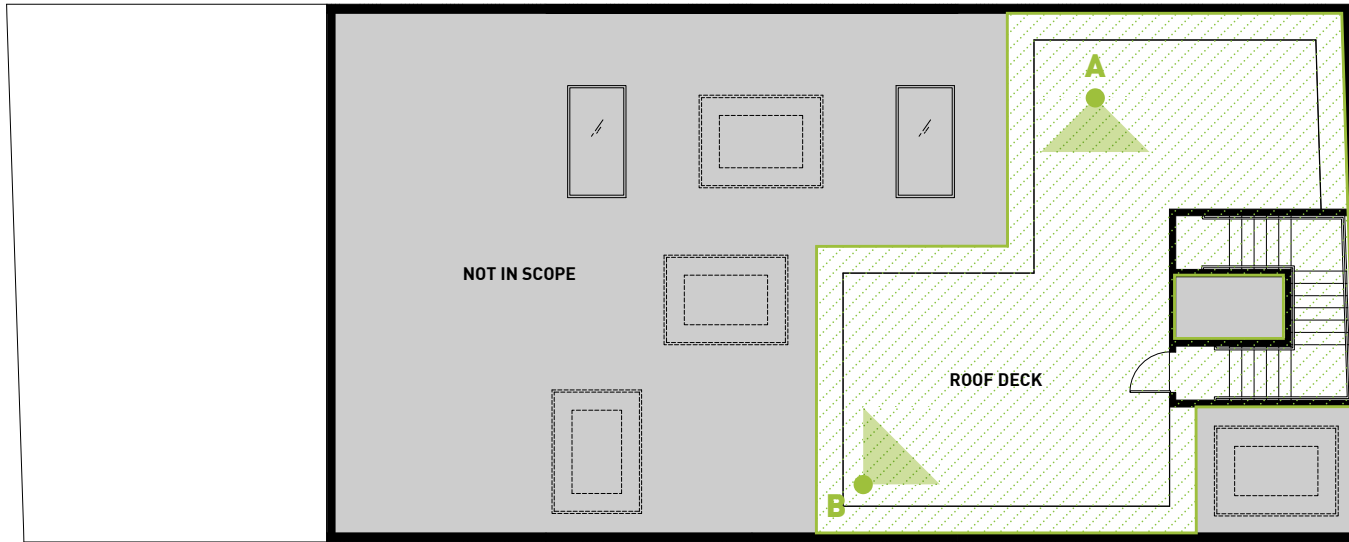
B— PRIVATE OFFICES



C— COVERED OUTDOOR PATIO

FLOOR PLAN | MEZZANINE

SMILEY DR



±6,878 RSF

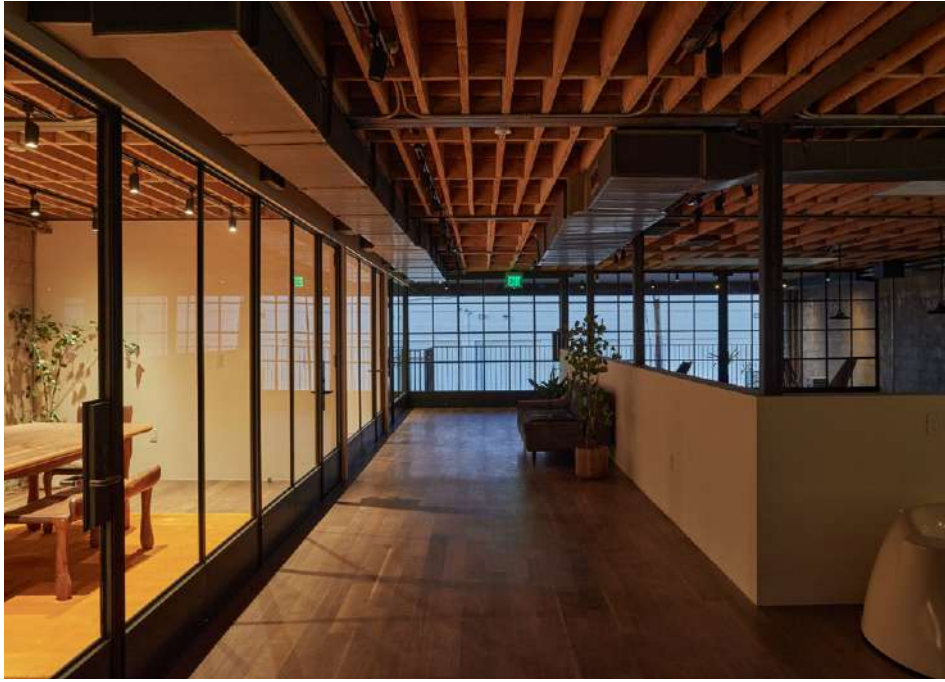


A— OUTDOOR PATIO / ROOF DECK



B— OUTDOOR PATIO / ROOF DECK

FLOOR PLAN | ROOF DECK



±6,878 RSF TOTAL

INTERIOR PHOTOS



±6,878 RSF TOTAL

EXTERIOR PHOTOS

5 WITHIN 10

3 min
DRIVE

Monroe Place is a friendly neighborhood sandwich shop that offers a variety of homemade sandwiches with a playful twist. Known for their unique creations like the "Serenity Now!" and "Big Bambino" sandwiches, they emphasize fun and flavor in a casual, welcoming atmosphere. They use fresh, high-quality ingredients and serve each sandwich with a distinctive touch.

3 min
DRIVE

Bar Nine. A specialty coffee shop that prides itself on sustainability and quality, Bar Nine offers a modern, minimalist atmosphere. It's the perfect spot for coffee aficionados looking to enjoy a meticulously brewed cup.

4 min
DRIVE

Father's Office Known for its gourmet burgers and extensive craft beer selection, Father's Office provides a lively, pub-like atmosphere. The indoor seating is complemented by an inviting bar area.

3 min
DRIVE

Destroyer. This avant-garde cafe offers a unique dining experience with innovative breakfast and lunch options. The sleek, minimalist design creates a serene environment, ideal for enjoying their meticulously crafted dishes.

3 min
DRIVE

Cognoscenti Coffee is a specialty coffee shop that prides itself on its expertly brewed coffee and minimalist ambiance. It's a haven for coffee enthusiasts who appreciate the finer nuances of coffee. The clean, modern space makes it an ideal spot for both working and relaxing.

AT CUMULUS

5 MIN WALK



The largest **Whole Foods Market** in SoCal offers a wide selection of organic and natural groceries, fresh produce, and prepared foods. Known for its commitment to quality and sustainability, Whole Foods provides shoppers with a diverse range of options, from artisanal cheeses to responsibly sourced meats and seafood. Additionally, their prepared foods section offers a variety of ready-to-eat meals, salads, and sandwiches made with wholesome ingredients. With a focus on health and environmental consciousness, Whole Foods Market is a go-to destination for conscientious consumers.



Charcoal is a contemporary American restaurant known for its innovative approach to grilling and open-fire cooking. Led by acclaimed chef Josiah Citrin, the menu features a creative selection of dishes highlighting seasonal ingredients cooked over live fire. From wood-grilled meats and seafood to inventive vegetable dishes, each plate offers a bold and distinct flavor profile. The sleek and modern ambiance, combined with impeccable service, creates an inviting atmosphere perfect for a memorable dining experience.



Jinya Ramen Bar is a popular destination for authentic Japanese ramen in Los Angeles. With a focus on rich, flavorful broths and perfectly cooked noodles, their menu offers a variety of ramen options to suit every palate. From traditional tonkotsu to spicy miso and vegan ramen, each bowl is crafted with care and attention to detail. The casual yet lively atmosphere makes it a favorite spot for ramen enthusiasts and casual diners alike.



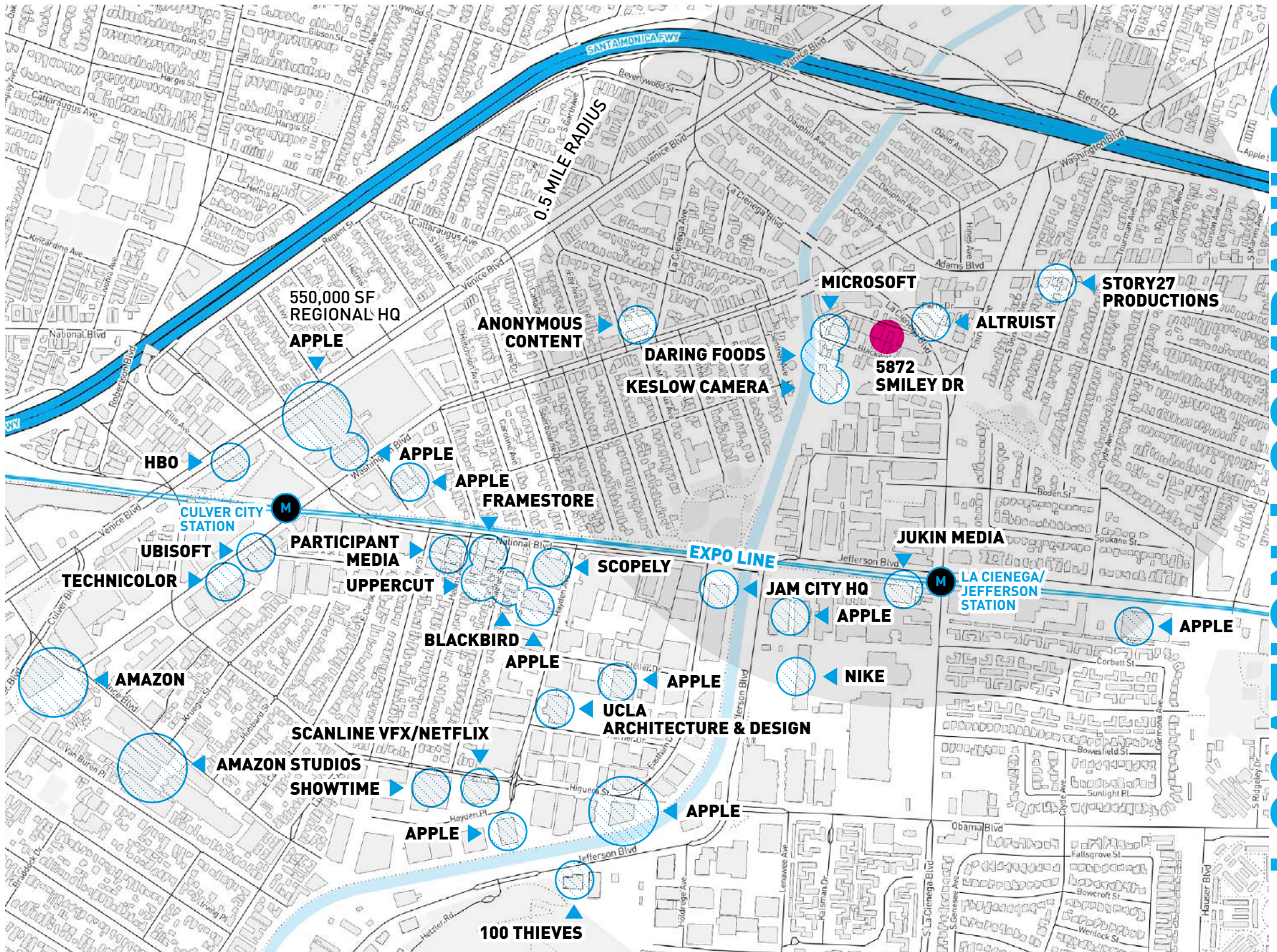
Alchemist Coffee Project is a chic and modern coffee shop known for its expertly crafted specialty coffee drinks. With a focus on quality and precision, their menu features a variety of espresso-based beverages, pour-over coffees, and artisanal teas. The sleek and minimalist decor creates a stylish yet cozy ambiance, perfect for enjoying a morning pick-me-up or catching up with friends over a cup of joe. Whether you're a coffee aficionado or simply appreciate a good brew, Alchemist Coffee Project promises a delightful caffeinated experience.



GymTonic is a state-of-the-art fitness facility that offers a holistic approach to health and wellness. The gym features top-quality exercise equipment, indoor-outdoor turf, and luxurious amenities like massage and recovery packages, hyperbaric chambers, and infrared saunas. The environment is designed to be inviting and inclusive, promoting both physical fitness and mental well-being.

AMENITIES

TENANTS IN THE AREA



LOCATION | COMPANIES