

FOR—LEASE

Creative Office in Hayden Tract



3578 Hayden Avenue, Culver City, CA 90232

ODYSSEY | **KWP**

FOR—LEASE

Trophy Creative Office Opportunity Adjacent to Destroyer in Culver City



FEATURES

Move-In Ready Suites from 3,100 to 19,274 Square Feet



Fully built-out, thoughtfully designed and architecturally forward space allowing a user(s) to move-in with limited capital expenditures

High identity, freestanding building in the heart of Hayden Tract at the corner of Hayden Avenue and Steller Drive

High ceilings with gorgeous bow truss design, skylights and polished concrete floors

Situated within the same building as Michelin-recognized Destroyer cafe

Minutes from Helms Bakery, Platform, Ivy Station, The Culver Steps, Erewhon, Whole Foods and more

Size flexibility with suites ranging from $\pm 3,100$ SF up to $\pm 19,200$ SF

AVAILABLE

Suite N1	±12,730 SF
Suite S6	±3,374 SF
Suite 5A	±3,170 SF LEASED
Total	±19,274 SF

ASKING RENT

\$4.95 PSF/Mo., Modified Gross

PARKING

2/1,000 (Negotiable)

AVAILABLE

Immediately



GROUND FLOOR PLAN

STELLER DR.

HAYDEN AVE.



SUITE N1



- 8 - 9 Glass Private Office/Breakout Rooms
- 1 - 2 Conference Rooms



- Large Open Bullpen w/ Several Open Collaborations Spaces
- Open Area w/ Two (2) Roll-Up Doors

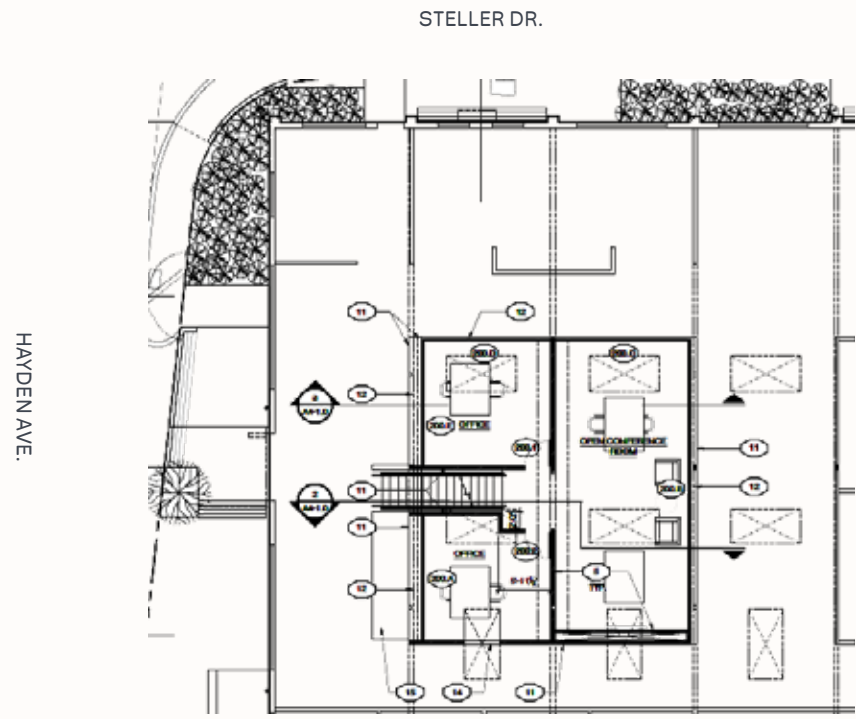
SUITE S6



- 2 - 3 Glass Offices
- 1 - 2 Conference Rooms
- Large Open Area
- Kitchenette

*SUITES CAN BE LEASED SEPARATELY OR COMBINED

N1 MEZZANINE FLOOR PLAN

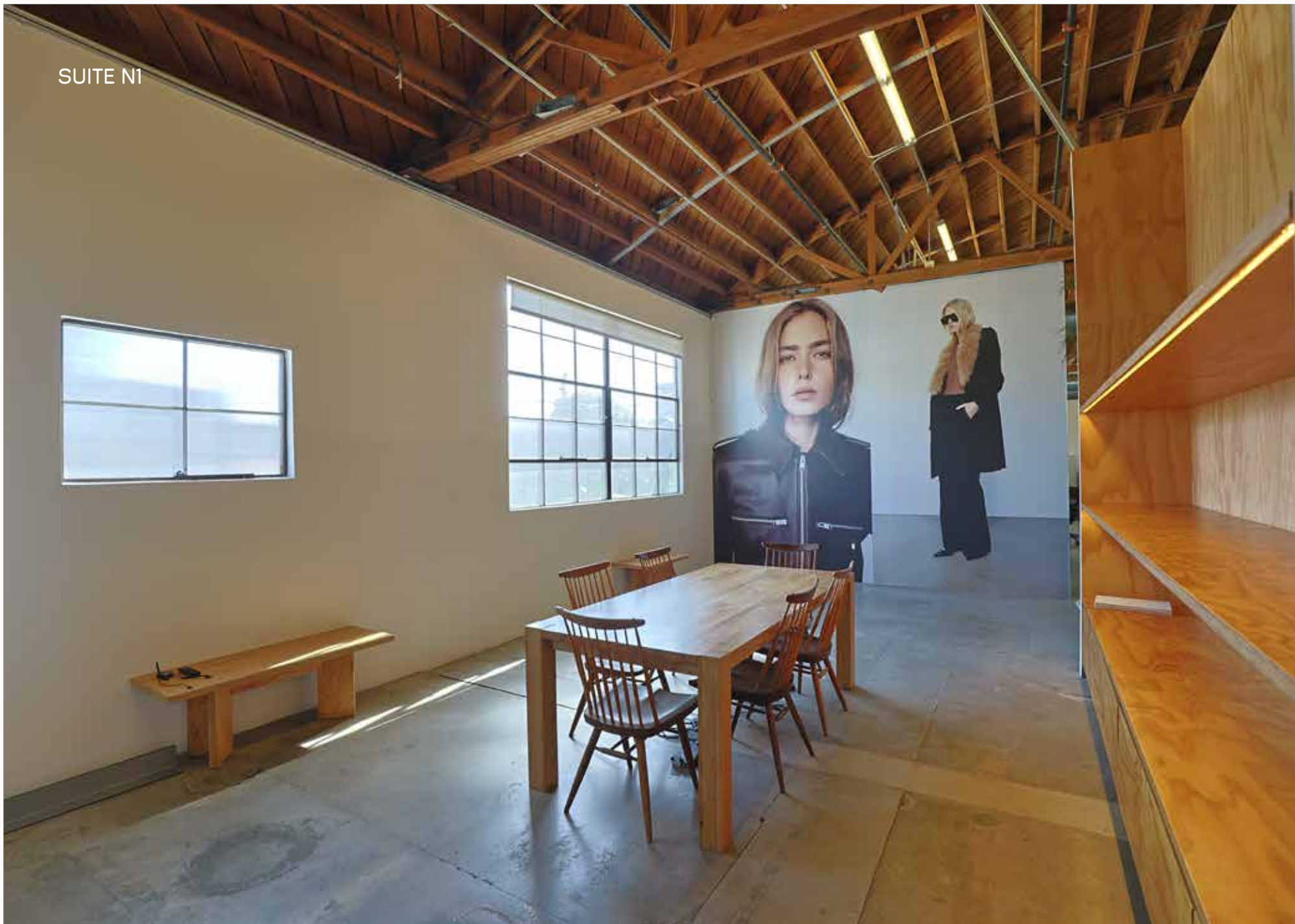


SUITE N1 MEZZANINE



- 2 Offices
- 1 Conference Room
- Skylights
- View of Ground Floor

SUITE N1



SUITE N1



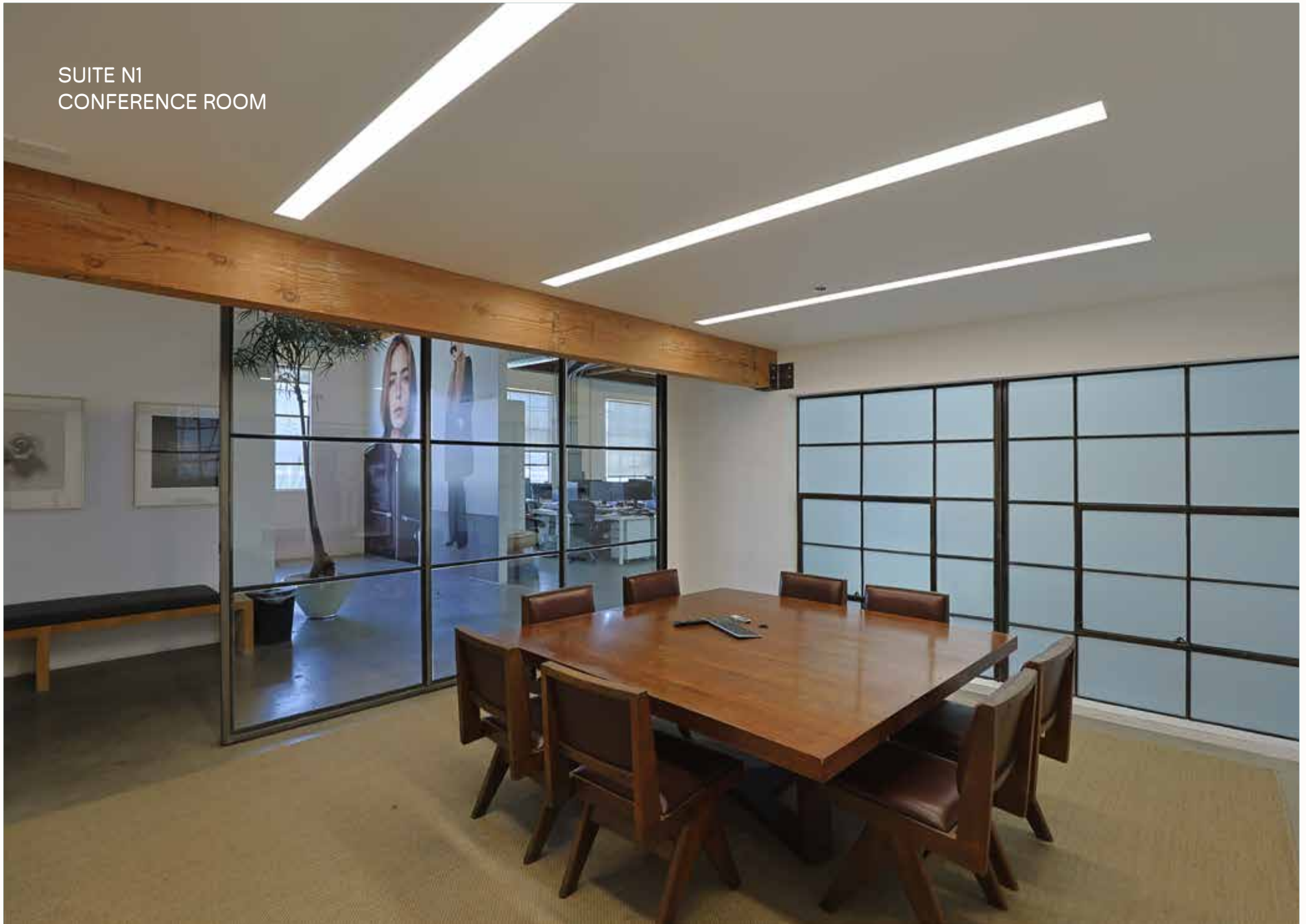
SUITE N1



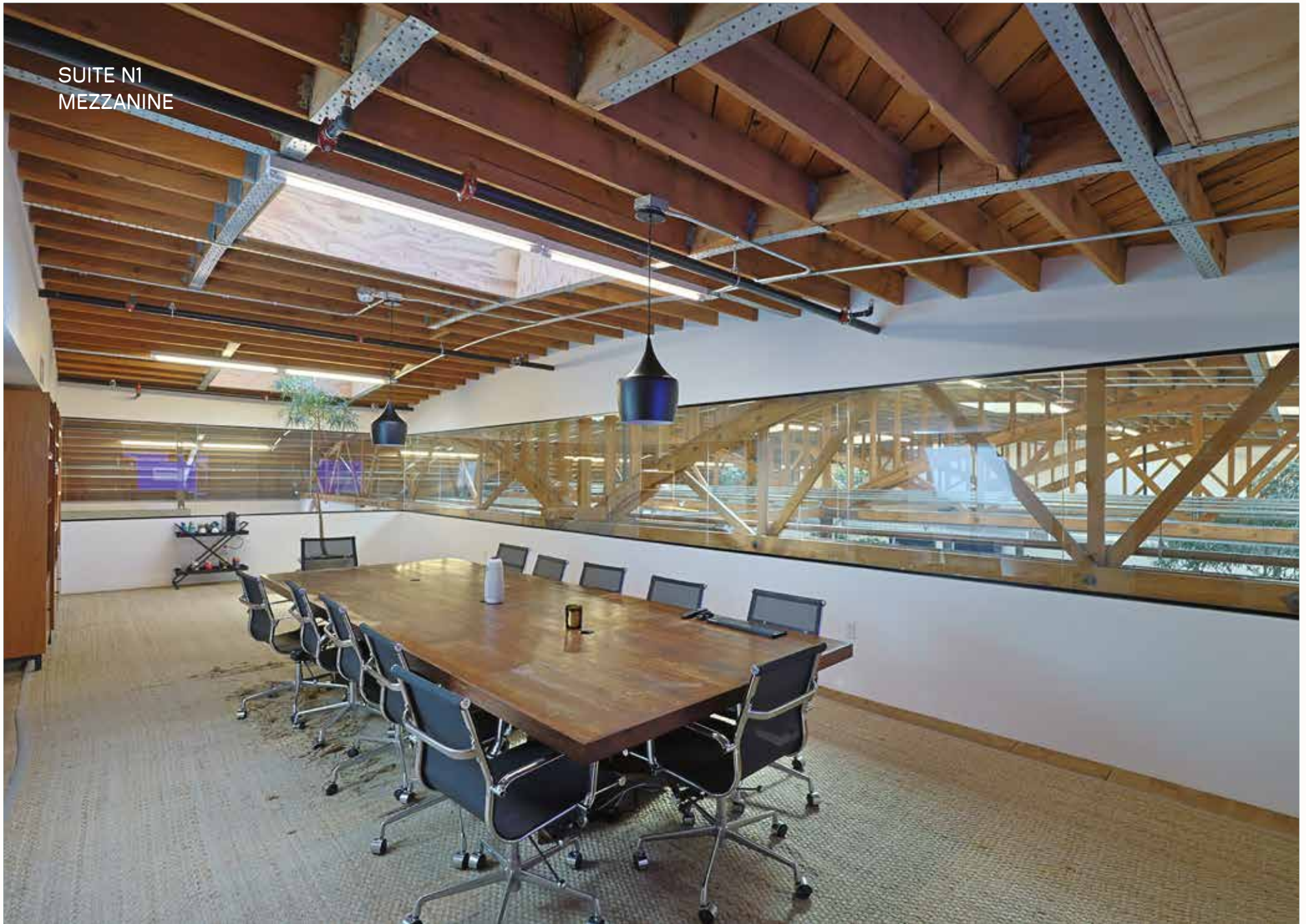
SUITE N1



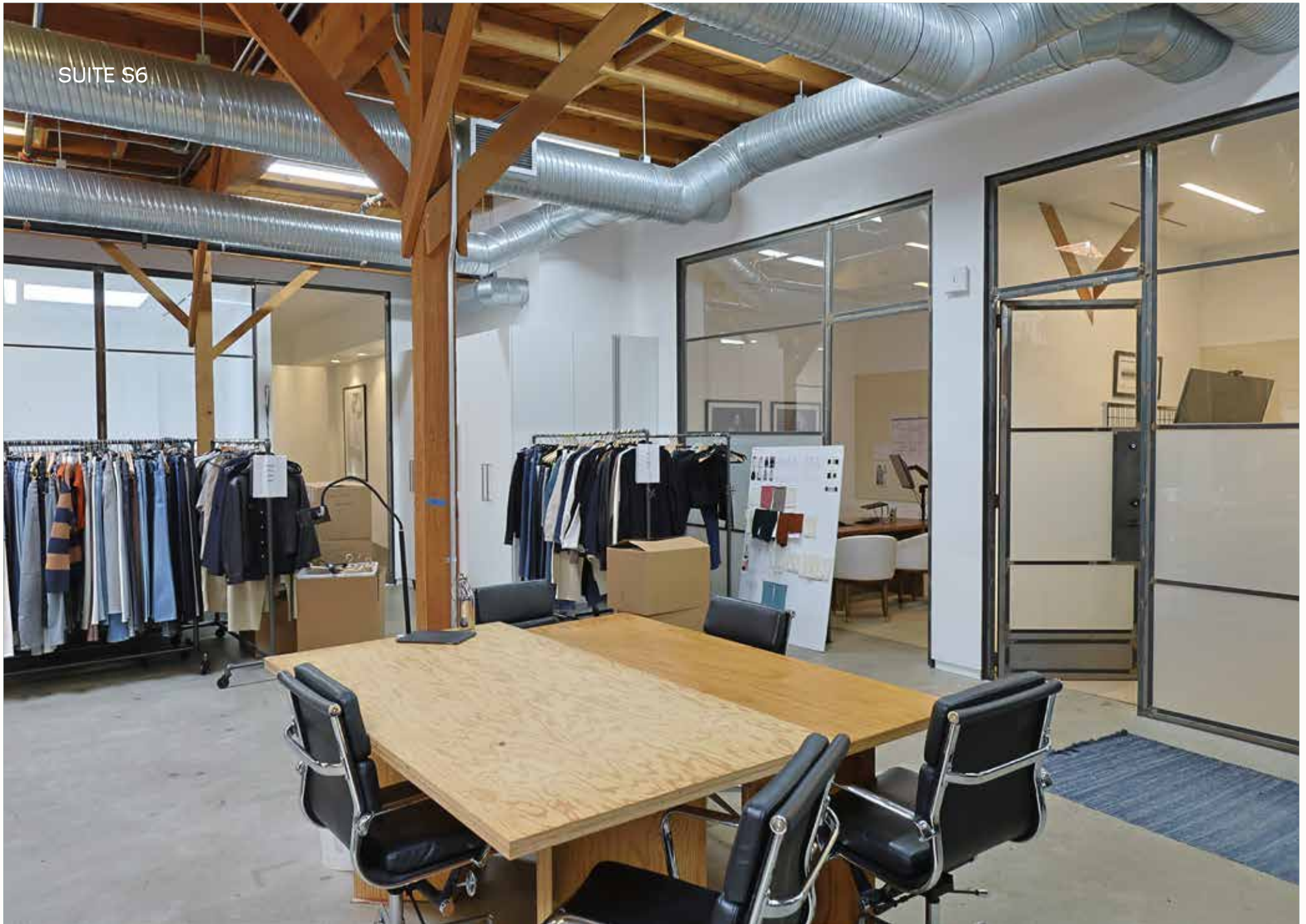
SUITE N1
CONFERENCE ROOM



SUITE N1
MEZZANINE



SUITE S6



Our Neighbors

- DESTROYER
 - WHOLE FOODS
 - VESPERTINE
 - MARGOT
 - BAR NINE
 - APPLE
 - PLATFORM
 - EREWHON
 - HELMS BAKERY
 - BEATS BY DRE
 - THE CULVER STEPS
 - LAUREL GRILL
 - AMAZON STUDIOS
 - WARNER MEDIA
 - & MORE
-

3578 HAYDEN AVE. — CULVER CITY



DESTROYER



HELMS BAKERY DISTRICT



THE CULVER STEPS



VESPERTINE



CUMULUS

LOOKING SOUTH



LOOKING WEST

AMAZON STUDIOS

SONY PICTURES

PLATFORM
MARGOT
VAN LEEUWEN
BLUE BOTTLE
SWEETGREEN
REFORMATION
AESOP
LOQUI

IVY STATION
THE SHAY
WARNER BROS./
DISCOVERY
ZAYTINYA
SWEETFIN
EQUATOR COFFEES
MAYWEATHER
HEALTHY SPOT
MILK+HONEY
CARBON HEALTH

HELMS BAKERY DISTRICT
FATHER'S OFFICE
CISCO HOME
ARCANA
KOHLER
PASTA SISTERS
ADOTTA

VESPERTINE

CHOWNOW

VAYNERMEDIA

BLACKBIRD

SCOPELY

DESTROYER

3578 HAYDEN AVE.

ZAMBEZI

HAYDEN AVE.

APPLE

STELLER DRIVE

OMELET

Get In Touch



CALEB HODGE

KWP Real Estate

310.887.6413

caleb.hodge@kwprealestate.com

DRE #02053613



JACK NATHAN

Odyssey Retail Advisors

248.915.0212

jack@odysseyretail.com

DRE #02216884

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310.887.6400 | kwprealestate.com

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