

HAYDEN TRACT

CULVER CITY, CA

8590

National Blvd

PLUG-N-PLAY
creative office

IN A STANDALONE
BOW-TRUSS BUILDING

CBRE

HIGHLIGHTS:



+ Fully furnished plug-n-play creative office



+ Ample natural light throughout



+ Features brick walls, exposed bow-truss ceilings, sky lights, polished concrete floors, large open work areas, numerous private offices/ conference rooms, focus pods, a kitchen/ break area, and private restrooms



+ Steps away from Ivy Station and Platform



+ Building top signage available



BASICS:



+ Size: 6,227 - 14,162 SF



+ Asking Rate: \$4.85 NNN



+ Term: Negotiable



+ Occupancy: December 1, 2026

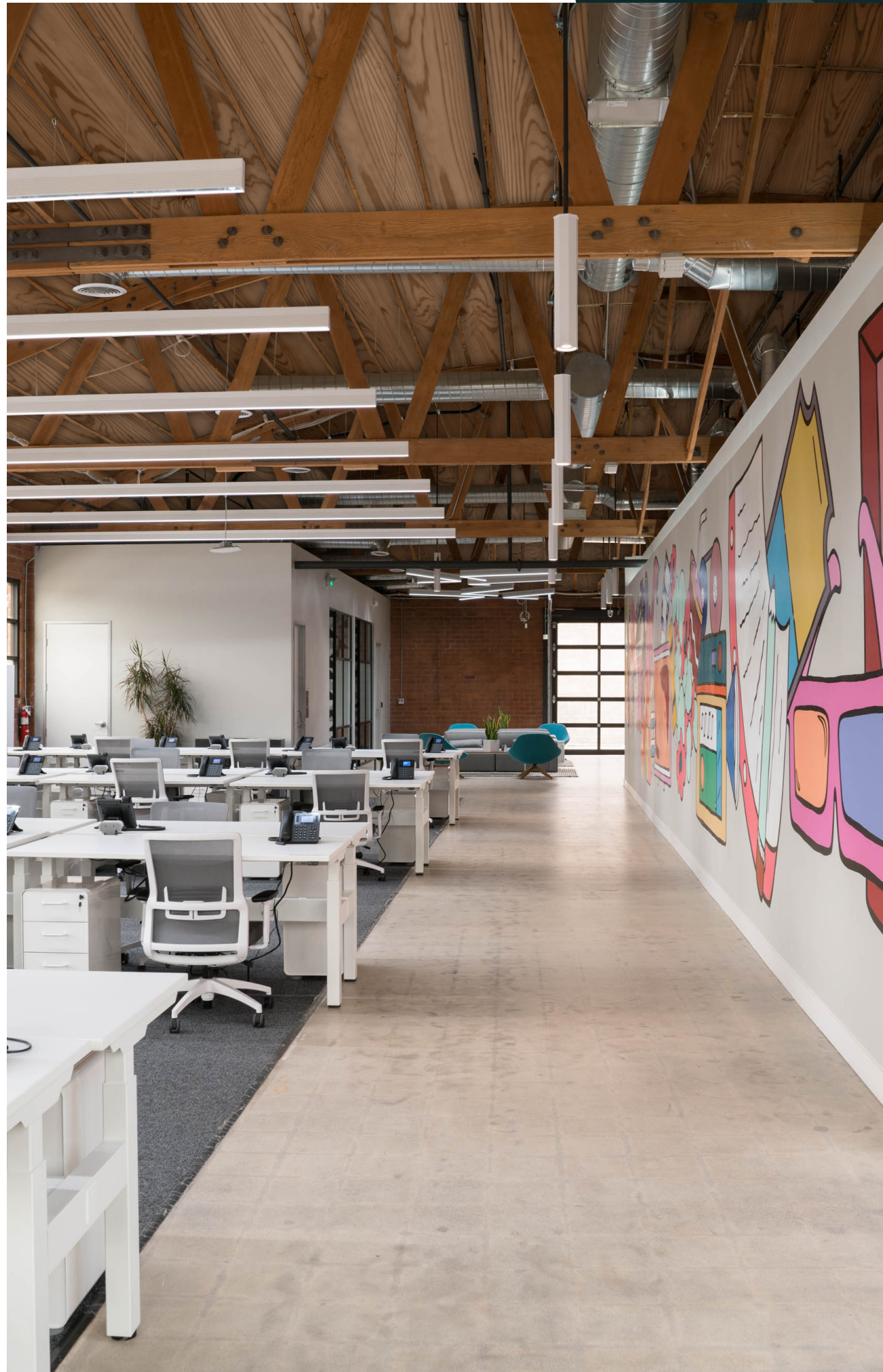


+ Parking: 5 Spaces On-Site, Ample Street
Parking, & 1,800 Spaces at Ivy Station





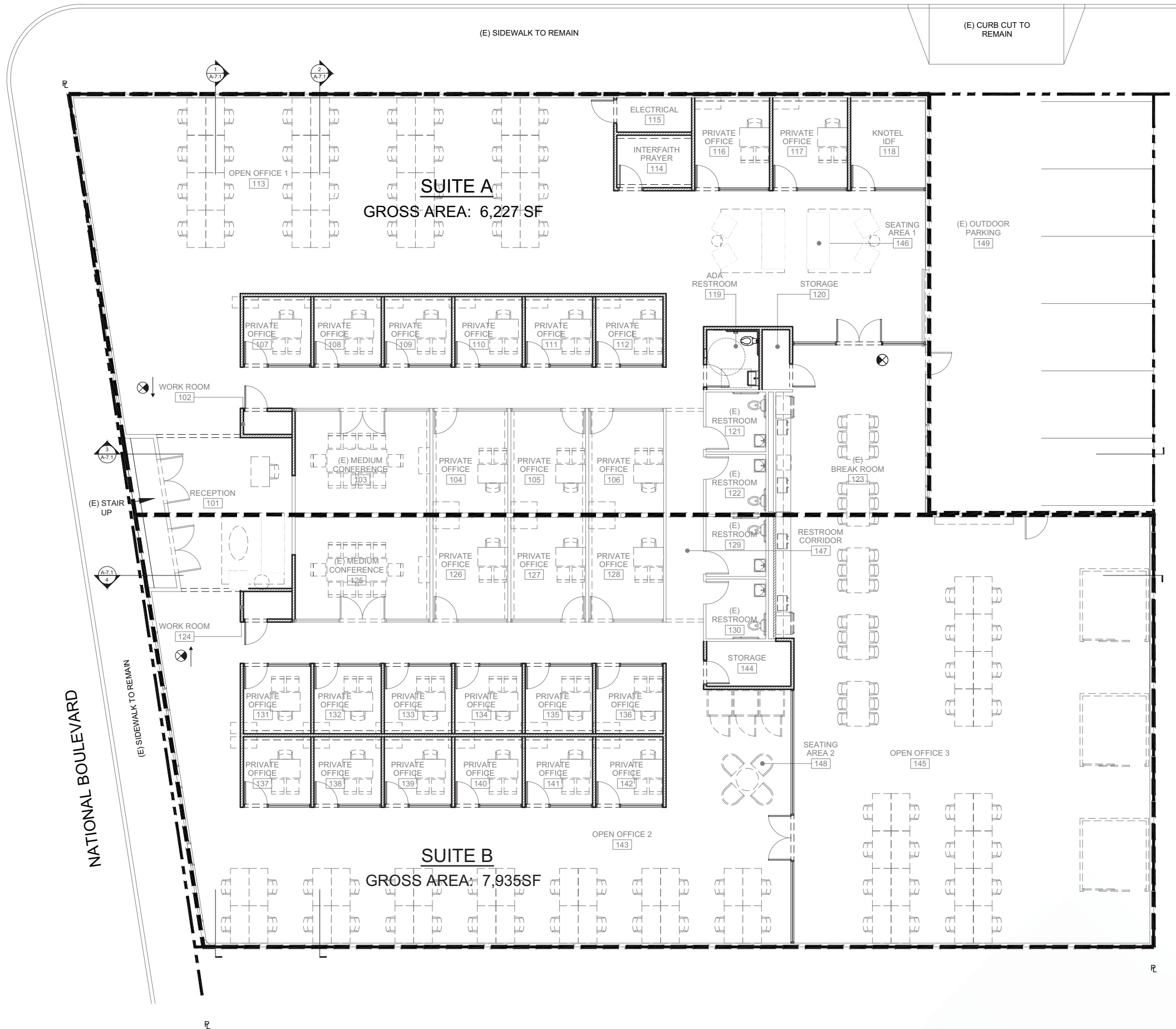
INTERIORS



INTERIORS

FLOOR PLAN

AVAILABLE: 6,227 - 14,162 SF



Trader Joe's
In n Out
CAVA
Mendocino Farms

PLATFORM RETAIL
DISSH
Blue Bottle Coffee
Loqui
Aesop
Boba Guys
Marguax
Reformation
sweetgreen
Atrio
Margot
Roberta's

Equator Coffees

The Shay Hotel

IVY STATION
1,800 Parking Spaces

Juliet

Bianca

All Too Well

Los Angeles Ale Works
Butterfly
Zaytinya

IVY STATION RETAIL
Solid Core
Sweetfin Poke
milk + honey
YogaSix
Equator Coffees
Los Angeles Ale
Works
Health Nut

Hot 8 Yoga
Orange Theory Fitness

Father's Office
Pasta Sisters

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4-minute Walk to Nearby
Parking and Retail

**WALKABLE
AMENITIES**

NEARBY TENANTS



HBO

Apple Office Campus

Vayner Media
Blackbird

Helms Design District

Pinterest

Navitas Capital Management

Morphosis Architects

Scopely

Zambezi

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Chownow
Vespertine
eharmony

MarketCast

Wildlife Advertising

Pop Mart

Wildcard Media

Smashbox Studios

Emerson Collective

pocket.watch

Apple

UCLA Margo Leavin
Graduate Art Studios

Destroyer

Wongdoody!

Arc Creative Studios
Zoic Studios
Nike

3 Labs

Live Lab Media

Jam City

Walton Isaacson

85
90
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