

8536 National Boulevard

THE HEIGHT OF INNOVATION

Nestled in the heart of The Hayden Tract, 8536 National Boulevard offers a creative office like no other. Defined by its iconic saw-tooth roof and dramatic 22' ceiling heights, this architectural gem offers a spacious, light-filled environment tailored for innovation and big ideas.

Blending thoughtful design with accessibility, this workspace is steps away from the Expo Light Rail station and surrounded by vibrant dining and retail options. Designed by Eric Owen Moss Architects and developed by Samitaur Constructs, 8536 National Boulevard is where bold concepts and creativity converge.



AVAILABLE NOW: 3,641 - 7,631 RSF

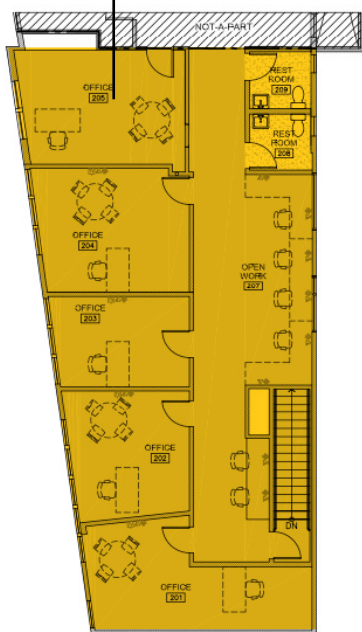
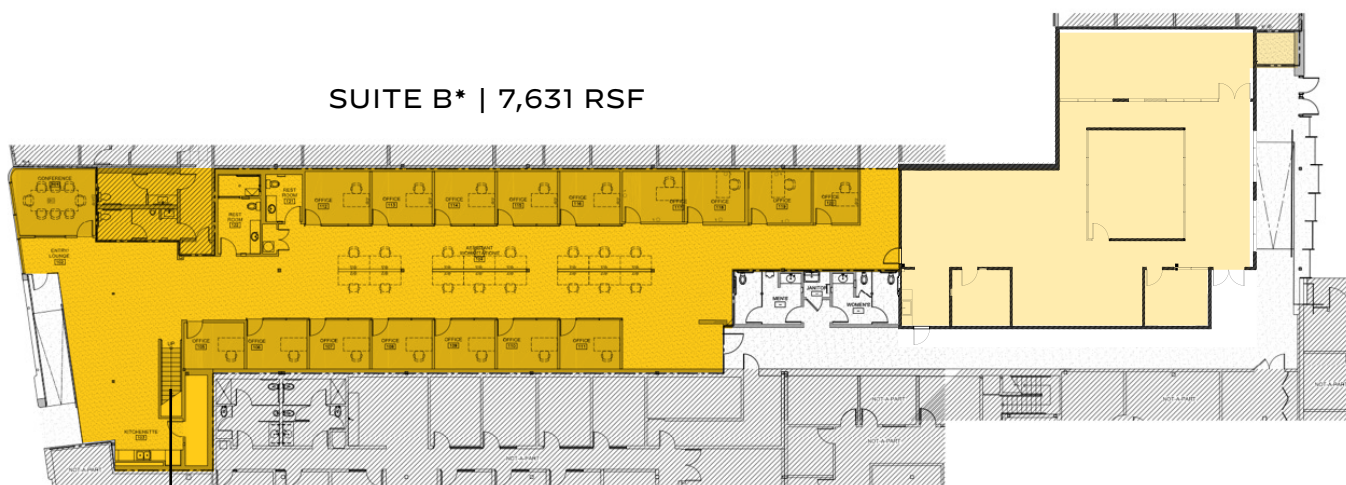
ROOM TO THINK

8536 National Boulevard offers private offices, collaborative zones, and conference rooms tailored to inspire fresh ideas and bold solutions.

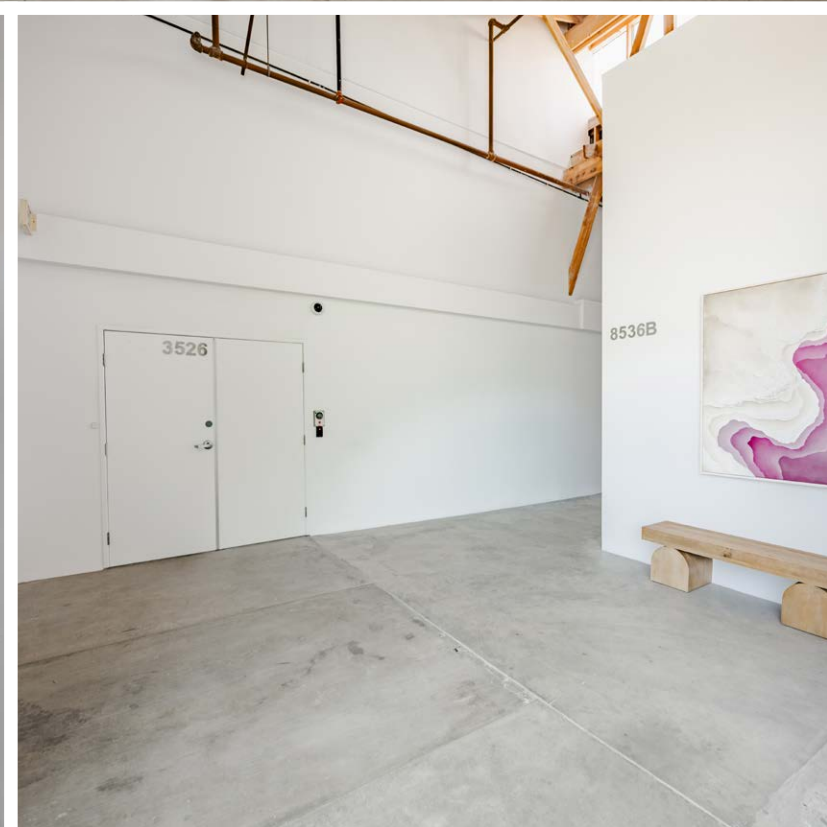
AVAILABLE NOW: 3,641 - 7,631 RSF

SUITE A* | 3,641 RSF

SUITE B* | 7,631 RSF



*contiguous space



THE FOREFRONT OF LA'S CREATIVE SCENE



8536 National Boulevard empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like HBO, Apple and Disney Digital. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



BALLONA CREEK BIKE PATH

METRO EXPO LINE

PARKING RATIO: 3:1,000 RSF
\$175 UNRESERVED | \$275 RESERVED



YOUR LINK TO THE CITY

With easy access to I-405 and I-10, 8536 National Boulevard puts you minutes from West Los Angeles, Santa Monica, and Century City, streamlining your daily commute. The nearby Ballona Creek Bike Path, a favorite among walkers, runners, and bikers, offers a scenic route straight to Santa Monica Bay, connecting you to the best of the Westside.



For More Information, Please Contact:

GABRIEL BROWN
 +1 310 435 4344
 gabe.brown@jll.com
 CA Lic. 01441920

JOSH BERNSTEIN
 +1 310 795 5947
 josh.bernstein@cushwake.com
 CA Lic. 01828093

ALEXA DELAHOKE
 +1 626 340 5391
 alexa.delahooke@cushwake.com
 CA Lic. 02091695

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-12.2.2025

