

# THE STUDIOS @ HAYDEN & HIGUERA

3625 Hayden Avenue

## WHERE CREATIVITY WORKS

Located in the heart of The Hayden Tract, The Studios @ Hayden & Higuera offers a stunning, creative office building with a distinctive saw-tooth and bow-truss design. Developed by Samitaur Constructs and designed by Eric Owen Moss Architects, this iconic space sits next to industry leaders like Smashbox and Decoded Advertising.

With its prime location near downtown Culver City and walking distance to the Expo Light Rail station, The Studios @ Hayden & Higuera combines architectural brilliance with easy access to top restaurants and amenities.



### AVAILABLE NOW:

3625 HAYDEN AVE | SUITE D - 5,092 RSF

3635 HAYDEN AVE | 6,007 RSF

8557 HIGUERA ST | 6,226 RSF

# THE POWER OF OPEN DESIGN

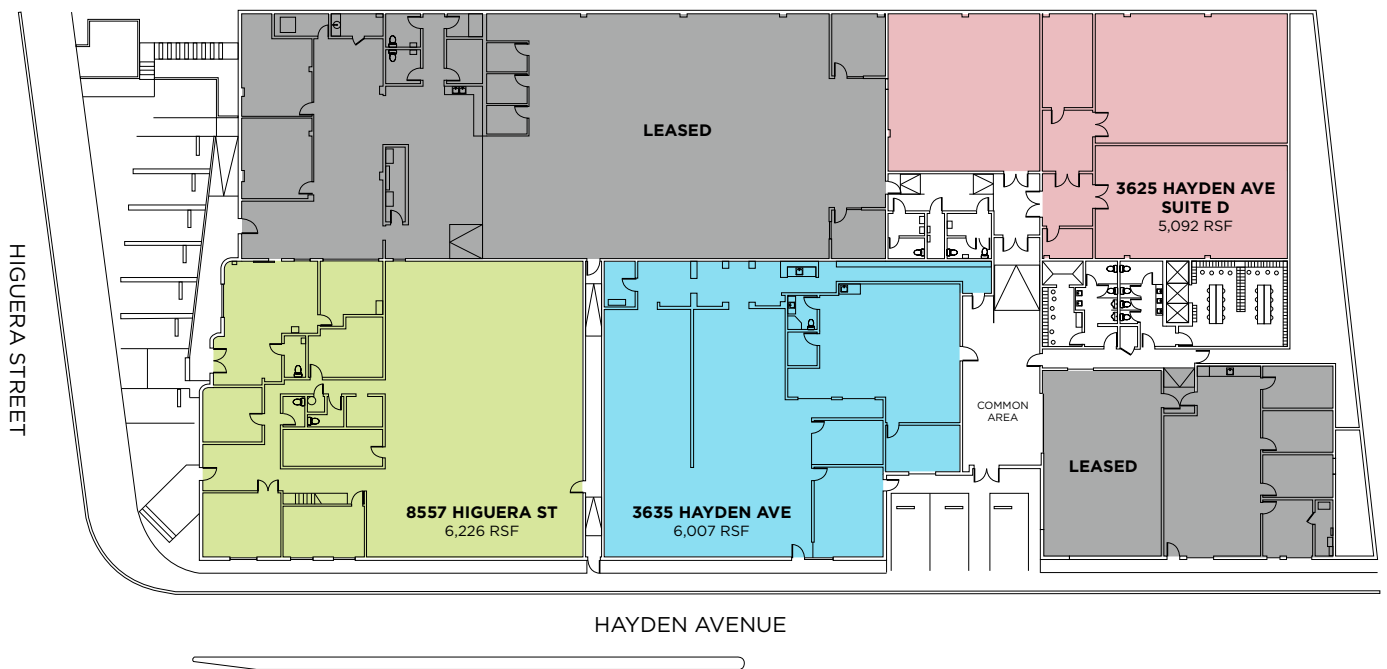
Designed for collaboration, 3625 Hayden Ave features open layouts and creative zones built for big ideas.

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# THE FOREFRONT OF LA'S CREATIVE SCENE



The Studios @ Hayden & Higuera 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**

# YOUR LINK TO THE CITY

With easy access to I-405 and I-10, The Studios @ Hayden & Higuera 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.



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