



9050 WASHINGTON BLVD

Culver City, CA



CREATIVE CAMPUS FOR LEASE IN DOWNTOWN CULVER CITY



Property HIGHLIGHTS



3.6 Acre exclusive, self-contained,
three building private campus



Lush outdoor spaces
and balconies



In the heart of amenity rich
Culver City with high walkability



Onsite commissary



70-seat screening room



Proximity to Metro Rail



607 underground striped
parking spaces (3/1,000)



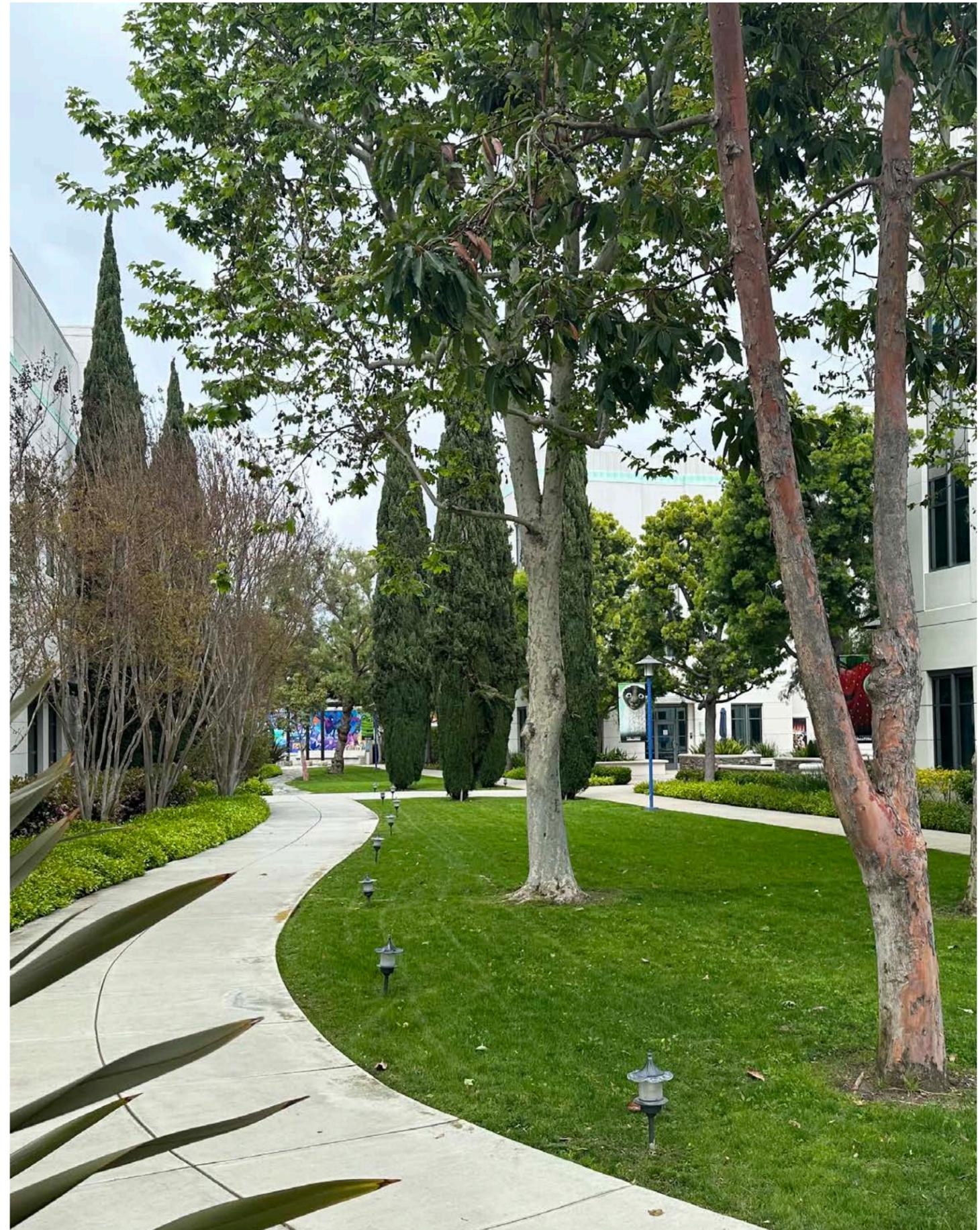
EV parking
15 Blink stations

BUILDING C
±27,133 RSF
(2 stories)

BUILDING B
±26,309 RSF
(3 stories)

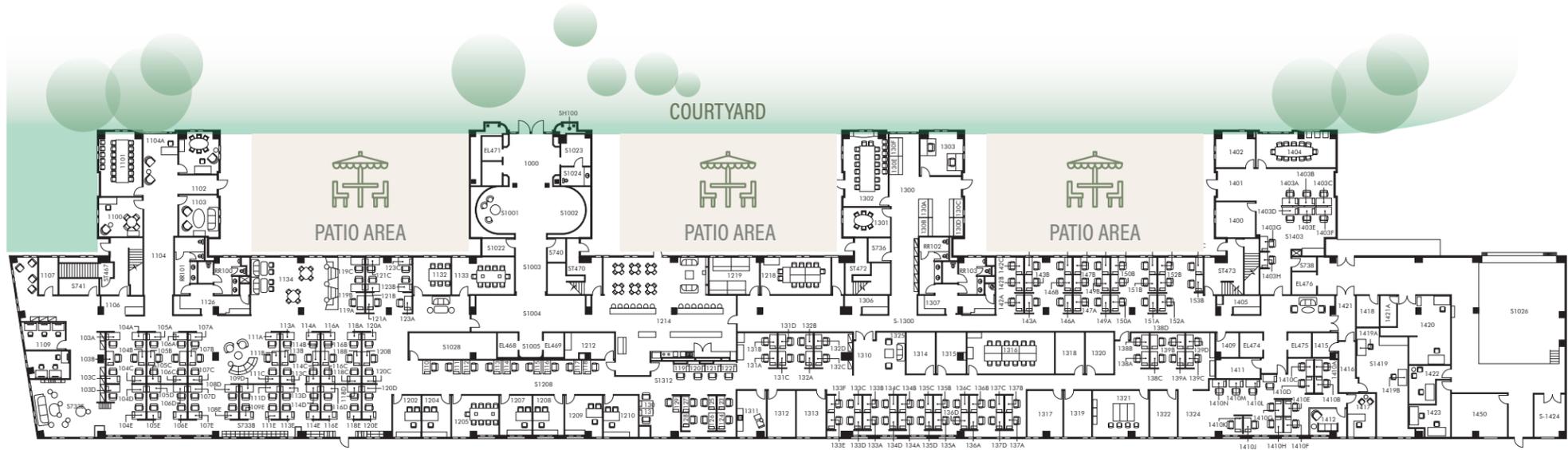
BUILDING A
±144,684 RSF
(3 stories)

TOTAL
±198,126 RSF

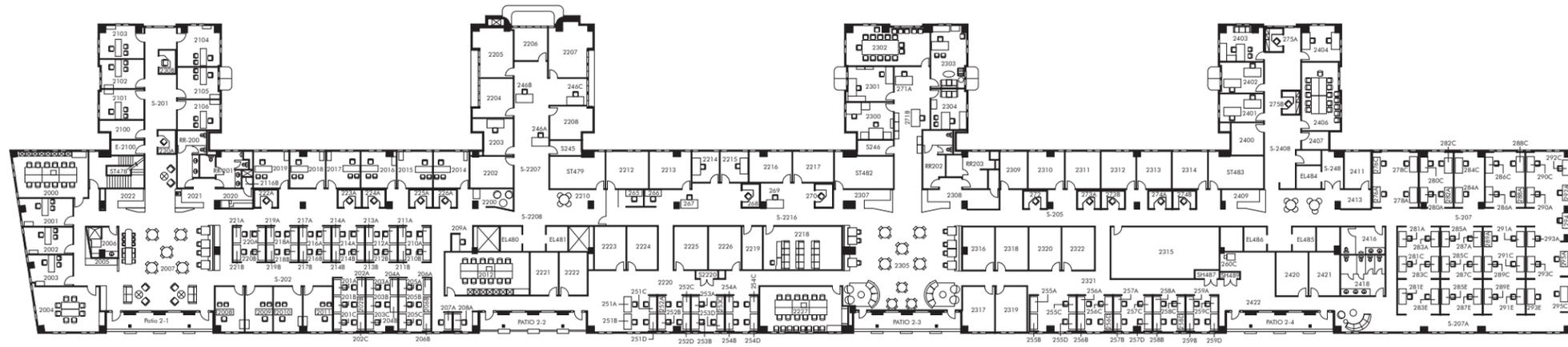


Floor PLANS

BUILDING A (±144,684 RSF)



FLOOR 01 ± 47,120 RSF



FLOOR 02 ± 48,217 RSF

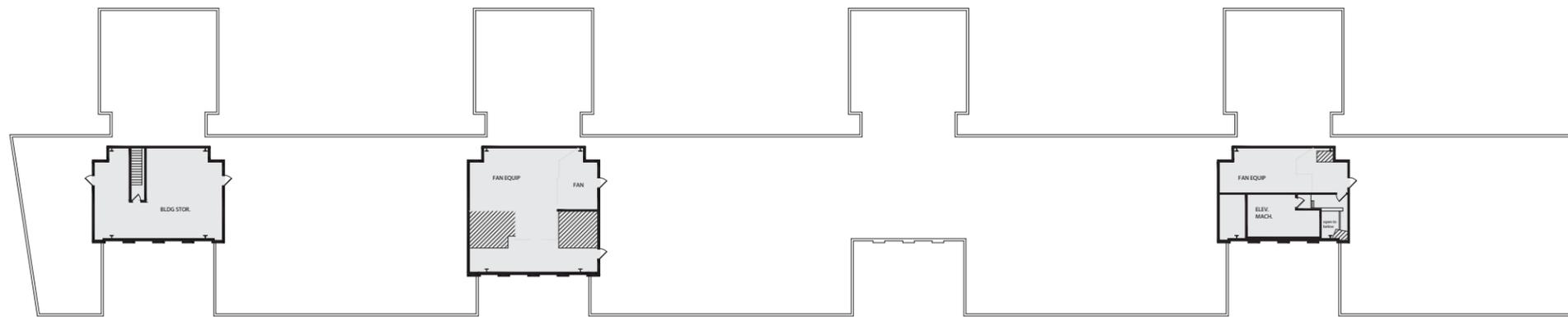


Floor PLANS

BUILDING A (±144,684 RSF)



FLOOR 03 ± 49,347 RSF



ROOF



Building A

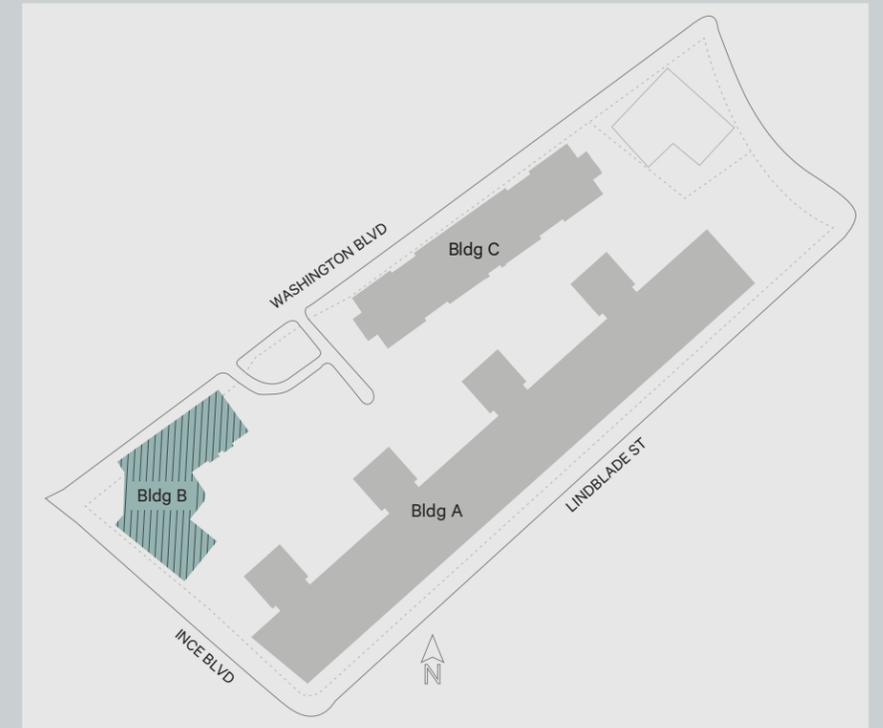


Floor PLANS

BUILDING B (±26,309 RSF)



FLOOR 01 ± 8,715 RSF



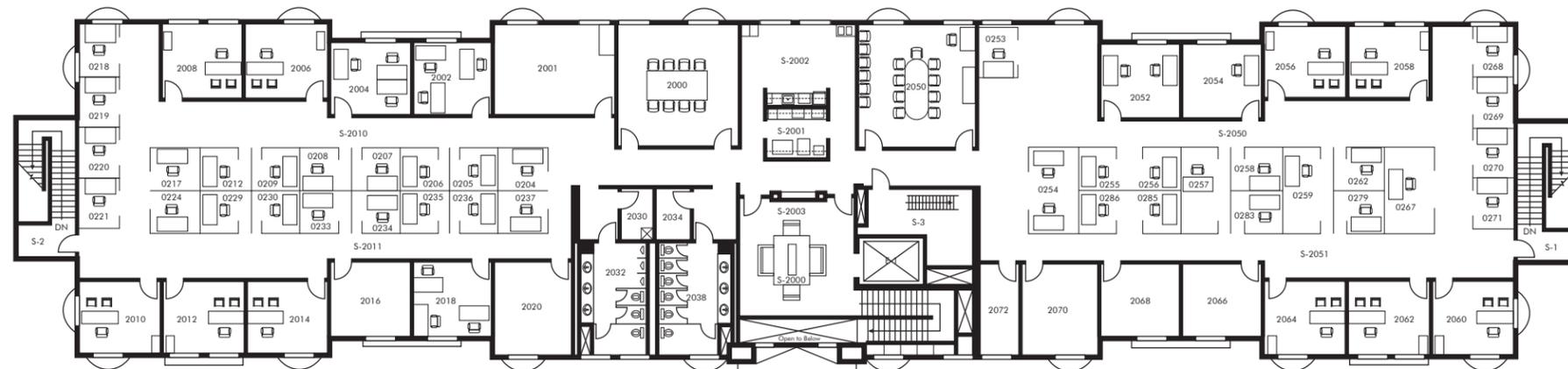
Building B



Floor PLANS

BUILDING C (±27,133 RSF)

FLOOR 01 ± 13,565 RSF



FLOOR 02 ± 13,568 RSF

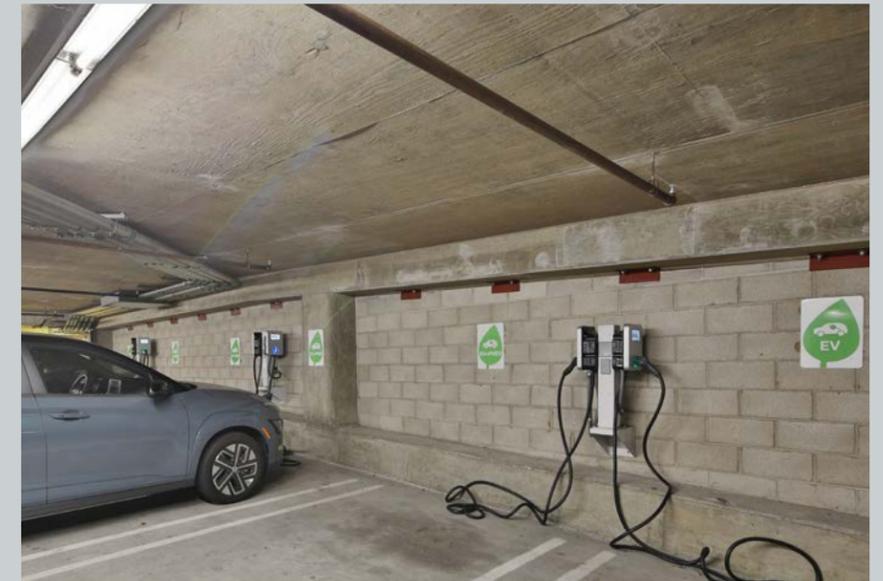
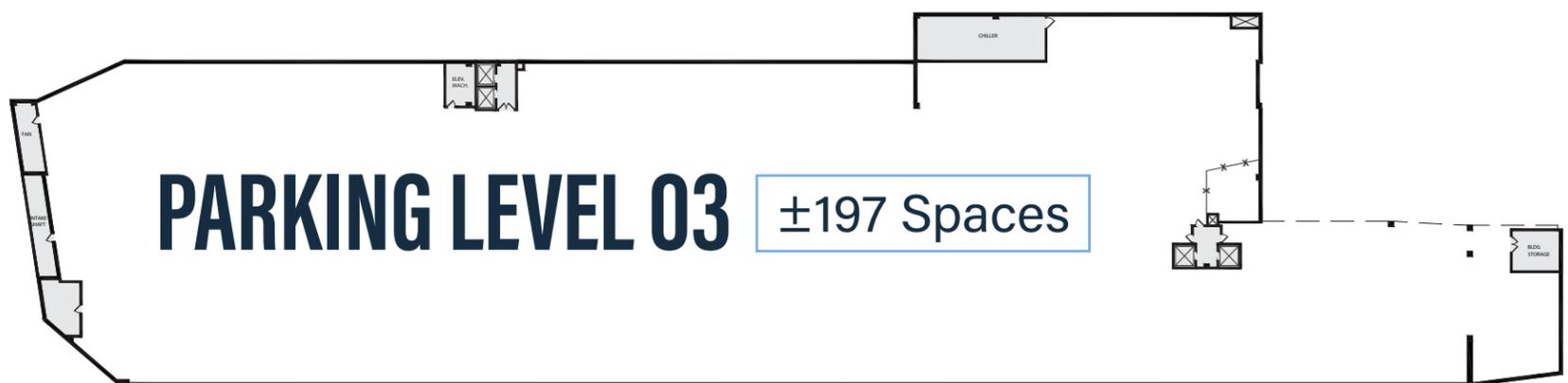
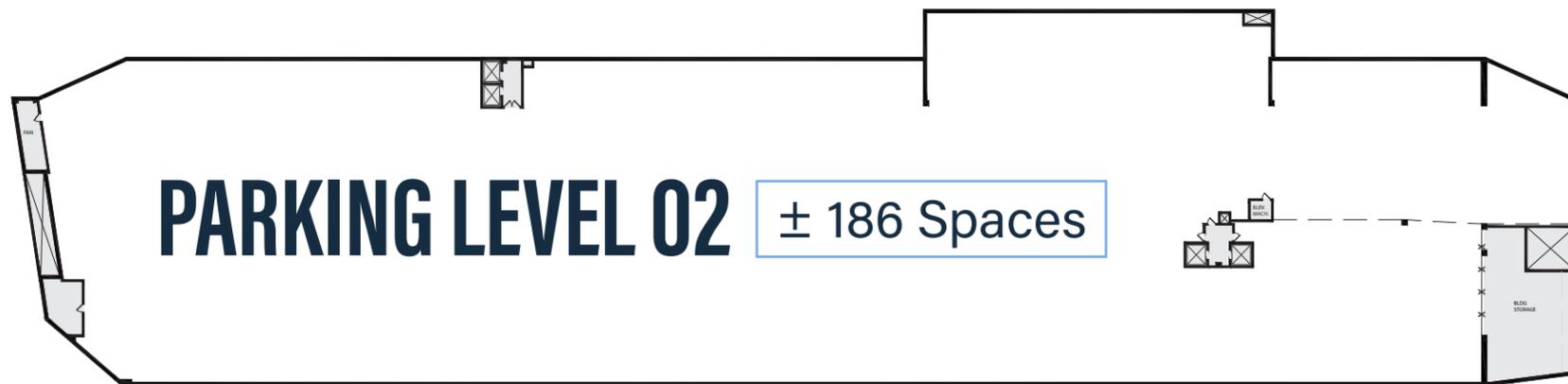
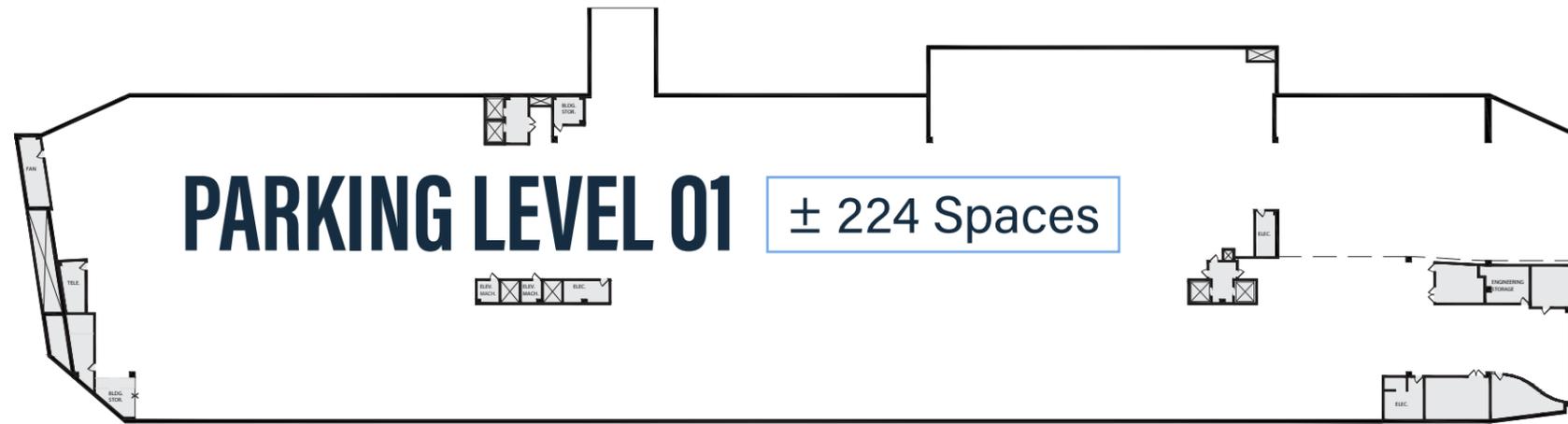


Building C



Parking LEVELS

± 607 SPACES TOTAL





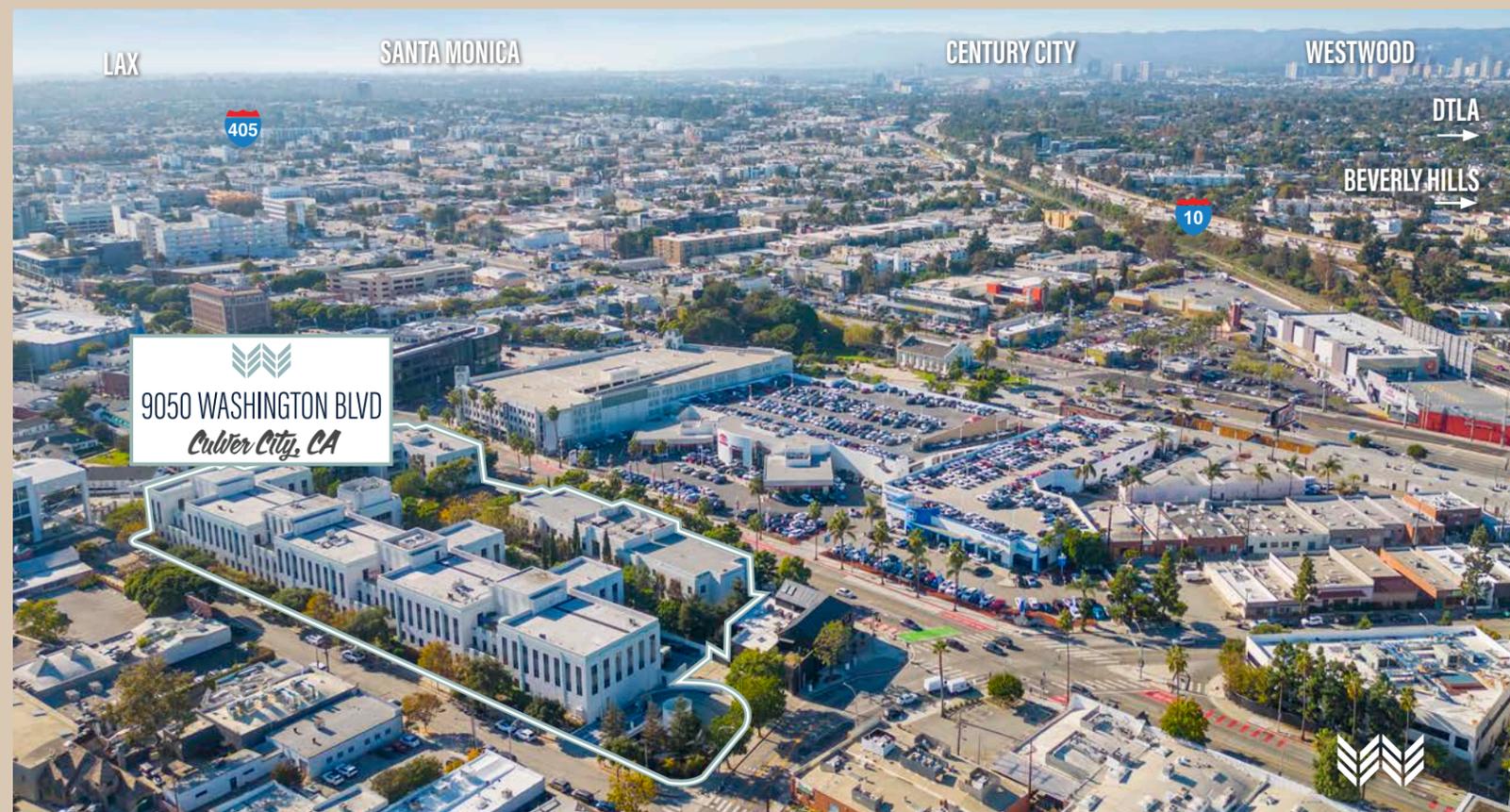
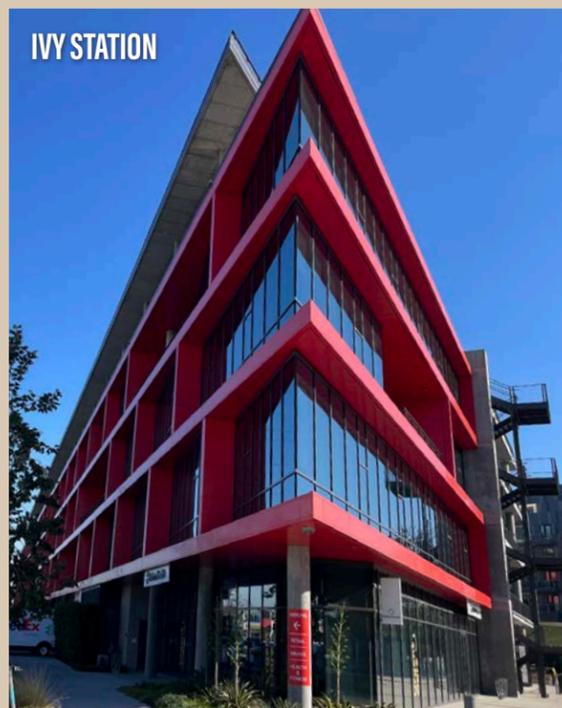
The Heart of **CREATIVITY, INNOVATION & TECH**

Culver City emerges as the active hub of the tech and media world within Los Angeles and a gem for local real estate. Its strategic location offers smooth connectivity to Downtown Los Angeles, Santa Monica and Beverly Hills, as well as numerous freeways, public transit, and proximity to LAX, providing unmatched access to an array of essential amenities.

THE CULVER STEPS

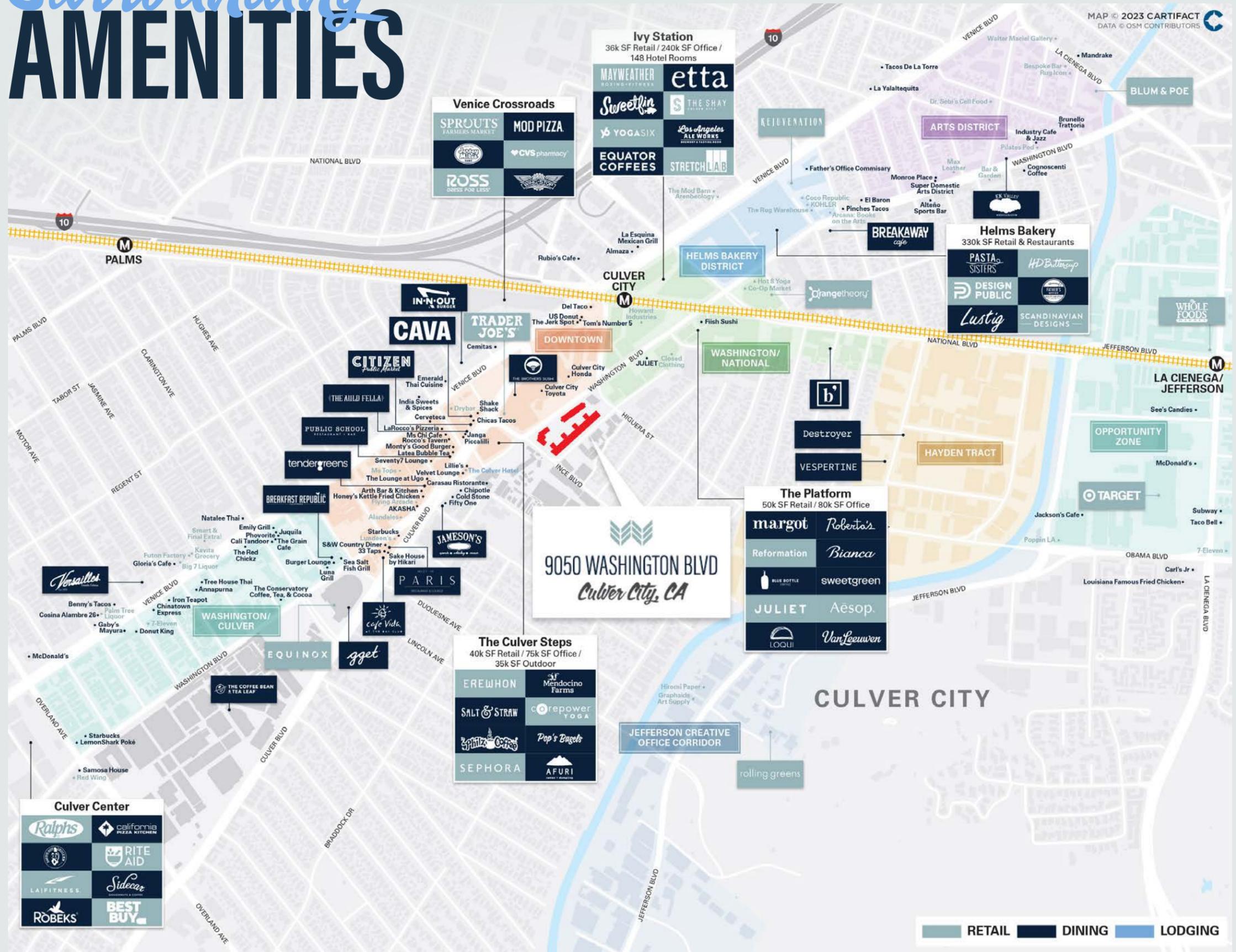


IVY STATION




9050 WASHINGTON BLVD
Culver City, CA

Surrounding AMENITIES



- Retail
- Aesop
- Best Buy
- Blum & Poe
- Corepower Yoga
- CVS Pharmacy
- Design Public
- Equinox
- Erewhon
- HD Buttercup
- Juliet
- LA Fitness
- Mayweather Boxing|Fitness
- Orange Theory
- Ralph's
- Reformation
- RITE AID
- Rolling Greens
- ROSS
- Scandinavian Designs
- Sephora
- Sprouts
- StretchLab
- Target
- Trader Joe's
- The Shay
- Whole Foods
- Yoga Six
- Aesop
- Best Buy
- Blum & Poe
- Corepower Yoga
- CVS Pharmacy
- Design Public
- Equinox
- Erewhon
- HD Buttercup
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- Sprouts
- StretchLab
- Target
- Trader Joe's
- The Shay
- Whole Foods
- Yoga Six
- and more...

- Dining
- Afuri
- B'
- Bianca
- Blue Bottle Coffee
- Breakaway Cafe
- Breakfast Republic
- Cafe Vida
- California Pizza Kitchen
- CAVA
- Citizen Public Market
- Destroyer
- EK Valley Restaurant
- Equator Coffees
- Etta
- Father's Office
- GGet
- In-N-Out
- Jameson's
- Jersey Mike's
- K ZO
- Loqui
- Los Angeles Ale Works
- Lustig
- Margot
- Meet In Paris
- Mendocino Farms
- Mod Pizza
- Pasta Sisters
- Philz Coffee
- Pop's Bagels
- Public School Restaurant/Bar
- Robek's
- Roberta's
- Salt & Straw
- Sidecar Doughnuts
- Sweetfin
- Sweetgreen
- Tendergreens
- The Auld Fella
- The Coffee Bean & Tea Leaf
- Van Leewen
- Versailles
- Vespertine
- Wing Stop
- and more...

- Lodging
- The Culver Hotel



Surrounding EMPLOYERS



This extraordinary opportunity positions you **IN THE HEART OF THE TECH & CREATIVE INDUSTRY ELITE** with neighbors including industry giants.





FOR MORE INFORMATION PLEASE CONTACT

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