

9300 Jefferson Boulevard

Culver City, CA 90230

Freestanding 6,867 rsf of Creative Office Building



Terms / Availability

Rent:	\$2.80 rsf, NNN
Square Feet:	6,867 rsf
Term:	5 - 10 years
Occupancy:	2nd Qtr 2014
Parking:	Private parking lot with 21 onsite surface spaces at \$85 per space per month

Location

- Close to La Cienega/Jefferson Expo stop
- Short drive to Downtown Culver City restaurants
- Excellent access to Ballona creek bike path & hiking trails in Baldwin Hills Scenic Overlook
- Highly visible location on the Jefferson Blvd creative corridor (between Holdredge & Duquesne)

Architectural Features

- Exciting creative remodel by HQ Development; designed by Nest Architecture
- Two landscaped outdoor gardens
- 24' High ceilings
- Outdoor roof deck with great views
- Commercial grade kitchen
- Substantial new exterior glass
- Rollup door to outdoor garden
- Dramatic double mezzanine layout
- Fireplace in lounge area

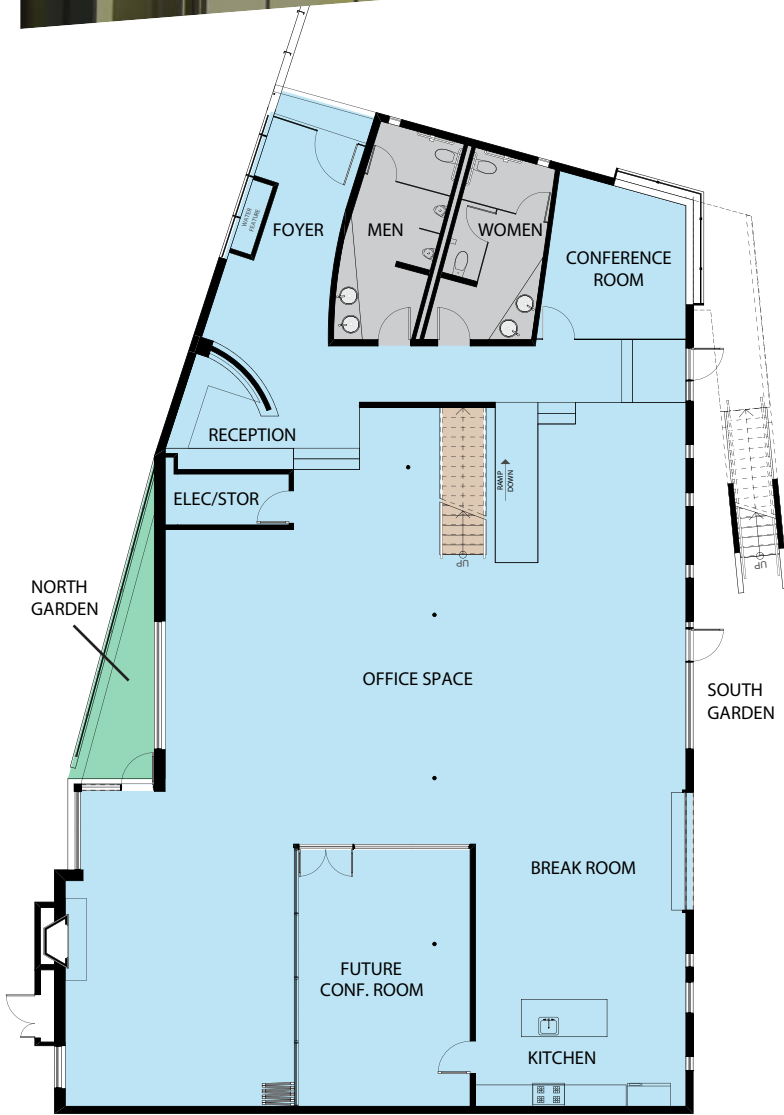


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First Floor - 4,466 rsf



**Mezzanine - 966 rsf
Second Floor - 1,405 rsf**

