

10451-10463 W Jefferson Blvd

1

Culver City, CA 90232 | Los Angeles County | LA West Market | Culver City Submarket

39,600 SF Class C Office - General Bldg with 12,200 SF Available at \$3.50 Gross



Great creative loft office/flex space, perfect for a variety of users including media, marketing, technology, gaming companies & more, located in the heart of Culver City in close proximity to Downtown Culver City, West LA, Playa Vista & LAX, good parking ratio at 3.5/1,000.

Property Type **General Office**
 Bldg Size **39,600 SF**
 Status **Existing**
 Year Built **1954**

Land Area **1.40 Ac.**
 Zoning **C3CC**
 Sublease **No**
 % Occupied **100%**

Building Class **C**
 Stories **1**
 Typical Floor
 Parking Spaces **138**
 Parking Ratio **3.50 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **12,200 SF**
 Max Contig **12,200 SF**
 Min Divisible **12,200 SF**
 Rental Rate **\$3.50 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **4209029025; 4209-029-025**

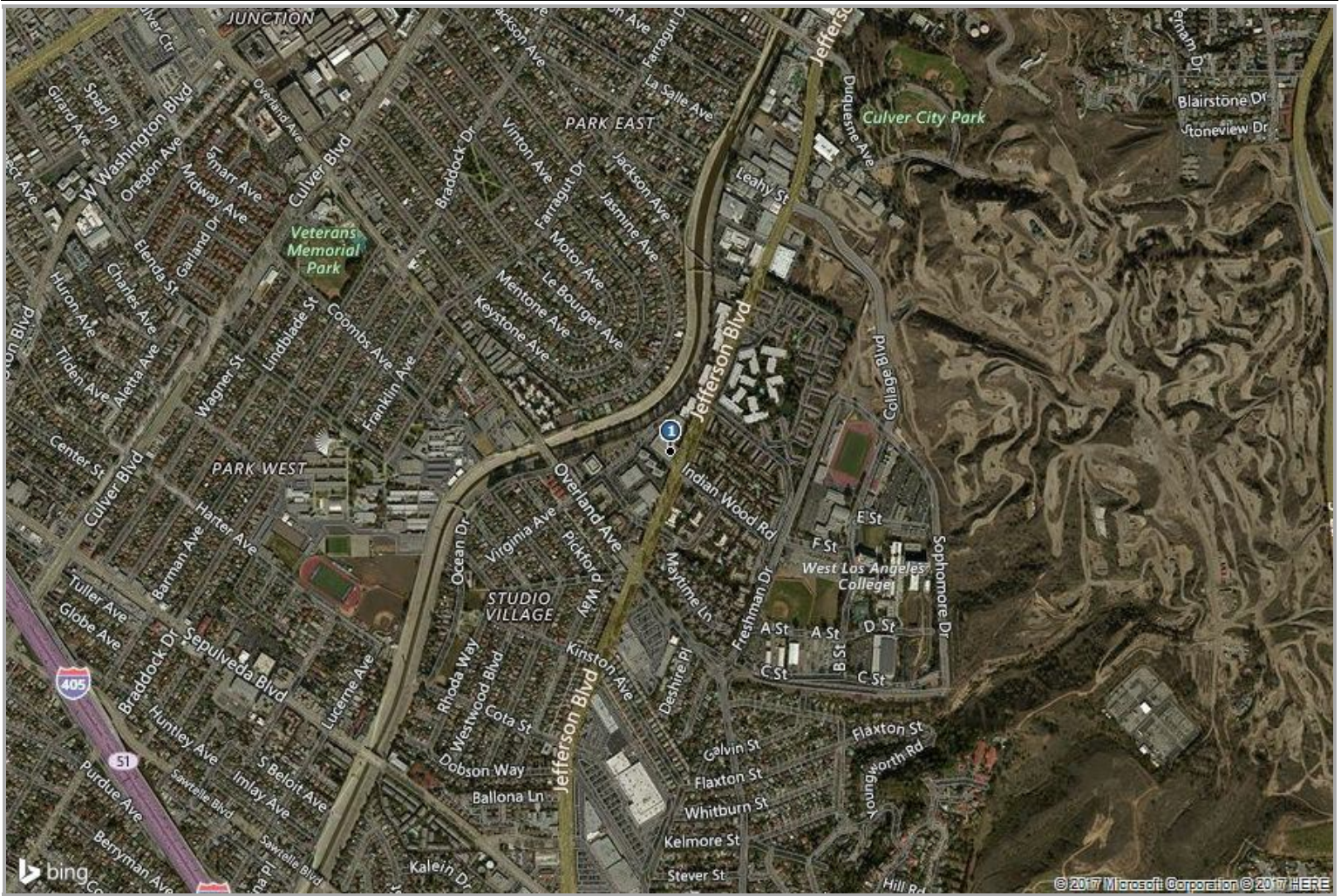
Operating Exp/SF **\$0.03 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	10451	12,200	12,200	12,200	\$3.50 Gross	Office	No	10/15/2017	5-10 years

Verify layout.

Listing Company **The Altemus Company - Justin Altemus (310) 478-7729 / David Altemus (310) 478-7728**

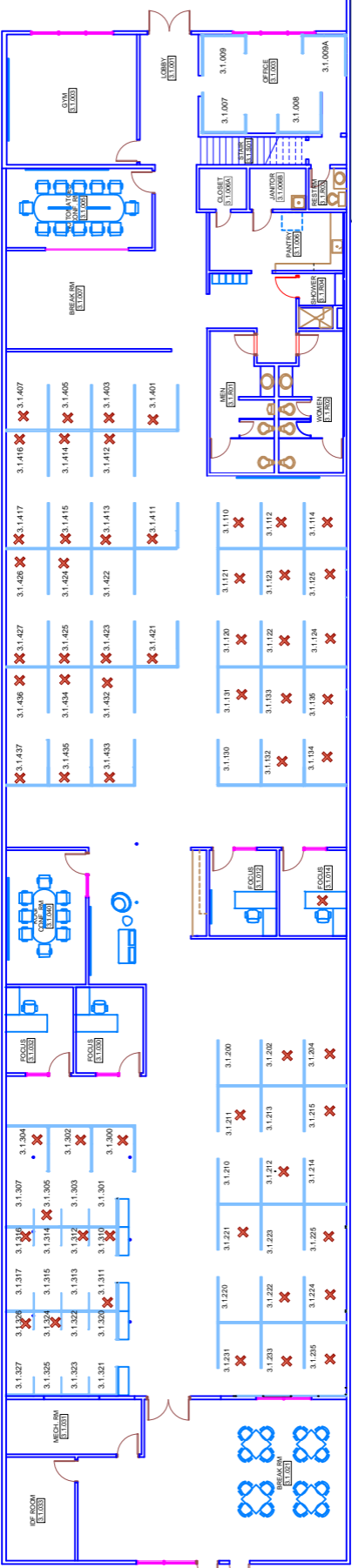
Aerial Map

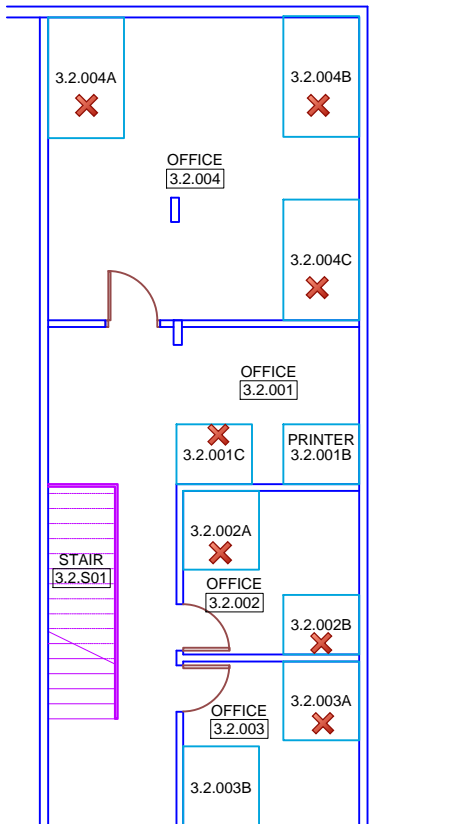


Address	City, State Zip	Number on report
1 10451-10463 W Jefferson Blvd	Culver City, CA 90232	1

REVIEWED

By ovasiuk at 2:26 pm, Nov 10, 2015





REVIEWED

By ovasiuk at 3:09 pm, Nov 10, 2015