



**Address:** 10451 Jefferson Blvd, Culver City, CA 90232

**Cross Streets:** Jefferson Blvd/Jordan Way

Hard to Find Industrial/Flex Property  
Located in The Heart of Culver City  
Perfect for A Variety of Light Industrial/Flex Uses  
Identity/Visibility Along Jefferson Blvd  
3,950 SF of Office Area  
±8,250 SF of Air Conditioned Whse/Flex Area

**Lease Rate/Mo:** \$28,670  
**Lease Rate/SF:** \$2.35  
**Lease Type:** Industrial Gross / Op. Ex: \$0.05  
**Available SF:** 12,200 SF  
**Minimum SF:** 12,200 SF  
**Prop Lot Size:** POL  
**Term:** Sublease Through 9/14/2027  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** IG

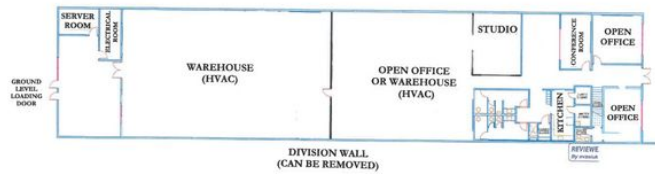
**Sprinklered:** Yes  
**Clear Height:** 12'-13'  
**GL Doors/Dim:** 1 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 400 V: 0: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1954  
**Whse HVAC:** Yes  
**Parking Spaces: 27 / Ratio: 2.2:1**  
**Rail Service:** No  
**Specific Use:** Flex/R&D

**Office SF / #:** 3,950 SF  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,000 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 60 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** LA West  
**APN#:**

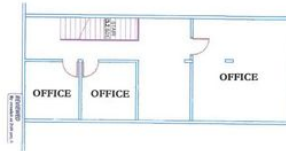
**Listing Company:** The Altemus Company  
**Agents:** [Justin Altemus 310-478-7729](mailto:justin@altemuscompany.com)  
**Listing #:** 33732572  
**Notes:** Parking for 27 Cars with potential for additional parking. Possession negotiable.

**Listing Date:** 02/01/2023

**FTCF:** CB2500000S000



10451 W. JEFFERSON BOULEVARD  
 CULVER CITY, CA 90232  
 AS BUILT  
 FIRST FLOOR - FLOOR PLAN



10451 W. JEFFERSON BOULEVARD  
 CULVER CITY, CA 90232  
 AS BUILT  
 SECOND FLOOR - FLOOR PLAN