



# FOR LEASE

2537 Fairfax Avenue, Culver City, Ca. 90232

TERRIFIC CULVER CITY LOCATION WITH SIGNAGE

Available: 24,500 SF  
Lease Price: \$36,260/5 YR

WWW.LANCELOTCOMMERCIAL.COM TEL 310.839.3333 FAX 310.839.3382 OFFICE 8924 LINDBLADE STREET, CULVER CITY, CA 90232



**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."

LANCE LEVIN, PRESIDENT

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## FEATURES

TERRIFIC CULVER CITY LOCATON W/ SIGNAGE

1 BLOCK TO 10 FWY ON/OFF RAMP AT FAIRFAX

MAJOR BLVD EXPOSURE ON WASHINGTON/FAIRFAX

RETAIL POTENTIAL WITH SHOWROOM 24' CLEAR

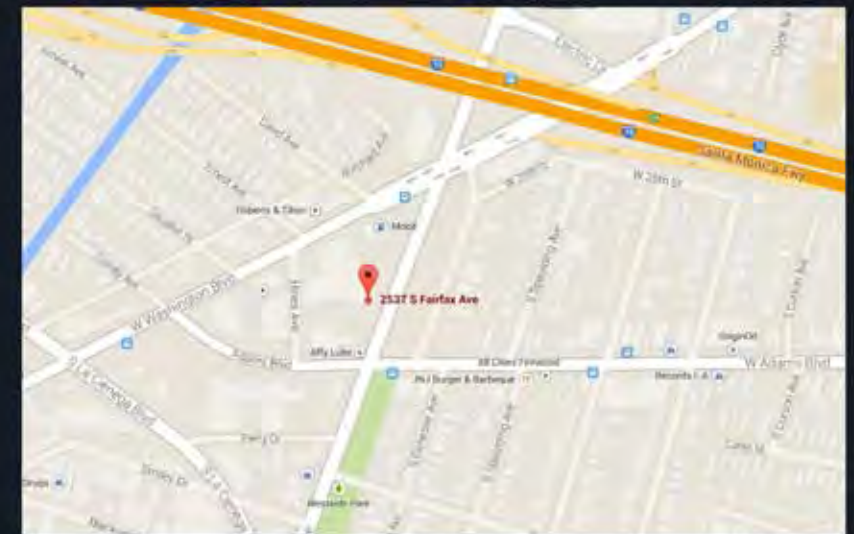
GATED PARKING WITH 6 TRUCK HI-LOADING STALLS

TWO STREET ACCESS ON FAIRFAX AND HINES

Additional contiguous approximate 6,124 sf with 24 car parking potentially available at \$2.15 NNN.

Parking varies depending on truck loading requirements.

NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.



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