

For Sale

5005 Washington Blvd., Los Angeles, CA 90016

Freestanding Live/Work adjacent to the Culver City Arts District

CONTACT:

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OFFICE LOCATION

8924 LINDBLADE STREET
CULVER CITY, CA 90232



**Desirable
Location!**

Rare Freestanding Live work space divisible into two separate units

First level has a clear span space at the entry with 15' ceilings, full bathroom and full kitchen with 12' ceilings that leads out to KOI pond and fruit trees. The private and peaceful zen garden is great for medication and reflection. First level also has its own loft for either office or living quarters and it has tons of storage. Refined flowing space with attention to details and architectural accouterments.

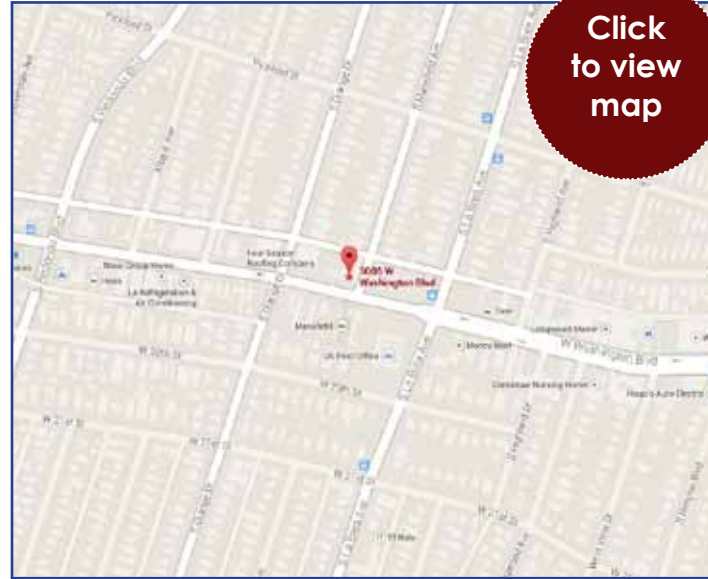
Second level also has a private street entrance with two full luxurious bedroom suites each with their own private bathroom. The shower is tiled with marble and there is a full service kitchen. Lovely exposed rafters in the living room area and picturesque windows that expose the mountains of Hollywood on one side and hillsides of Culver City on the other. One of a kind space.

www.lancelotcommercial.com

Art District

ECF Gallery
Creative Galleries
MODAA Gallery
project:gallery
CERASOLI Gallery
Corey Helford Gallery
The Whole 9 Gallery
Koplin Del Rio
Kinkead Contemporary
d.e.n. contemporary art
SANDRONI.REY
Blum & Poe
George Billis Gallery L.A.
Lizabeth Oliveria Gallery
Bradford Stewart Gallery
The Constant Gallery
Walter Maciel Gallery
Cardwell Jimmerson Contemporary Art

Angstrom Gallery
MC
Bandini Art
David Gallery
SUSANNE VIELMETTER
Billy Shire Fine Arts
Out of Asia
Classic Tile & Mosaic
Berbere Imports
Baoku Bo Tree Source
Bradford Stewart
Emma Ferreira
Bo Tree Source
Charles & Charles
LA CONTEMPORARY
JK Gallery



Food and Entertainment

Industry Cafe & Jazz
O Xtik Kitchen
Wilson's Food & Wine
Beacon
La Dijonaise Cafe
My Father's O!ce
Mandrake

Maria's Restaurant
Taqueria Alvarez
Beylul Restaurant
Starbucks
The Point Cafe
Bluebird Bakery
Green Truck

Transportation

10 Freeway
MTA Bus Line
Expo Train Line

Industry Offices

Nike
Ogilvy & Mather
Wong Doody
Anonymous Content
Smashbox Studios

PROPERTY INFORMATION

- Total Available:
Approx. 2,600 SF on approx.
3,210 SF land
- Sale Price: \$595,000
- Gated Parking: 2

FEATURES

- Short Drive to Downtown Culver City restaurants and galleries
- 10 minutes to Beverly Hills • 5 minutes to Culver City
• 20 minutes to LAX and Downtown LA
- Close proximity to 10 Fwy, Metro Line Train and downtown Culver City
- 3 blocks to the 10 frwy on/off ramp at La Brea

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

“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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