

FOR LEASE

CREATIVE FLEX SPACE ON MAJOR LA CIENEGA BLVD.

3485 La Cienega Blvd., Los Angeles, CA 90016



310.839.3333

Lancelotcommercial.com



**TREMENDOUS
NATURAL LIGHT**

**EXPOSED CEILINGS
CONCRETE FLOORS**

Available : Approx. 36,000 SF of retail/office space
Lease Price : \$3.50-5.25/SF NNN
Divisible to : 18,000 SF
Parking : 100+

» FEATURES

- Multi-use property in prime location
 - » Creative flex space with private side entrance
 - » Retail/ Assembly/ Manufacturing/ Alternative uses
 - » Lobby entry
 - » Conference space
 - » Street front retail
 - » One block to Metro stop at La Cienega & Jefferson intersection



CONTACT:

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LANCELOT

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

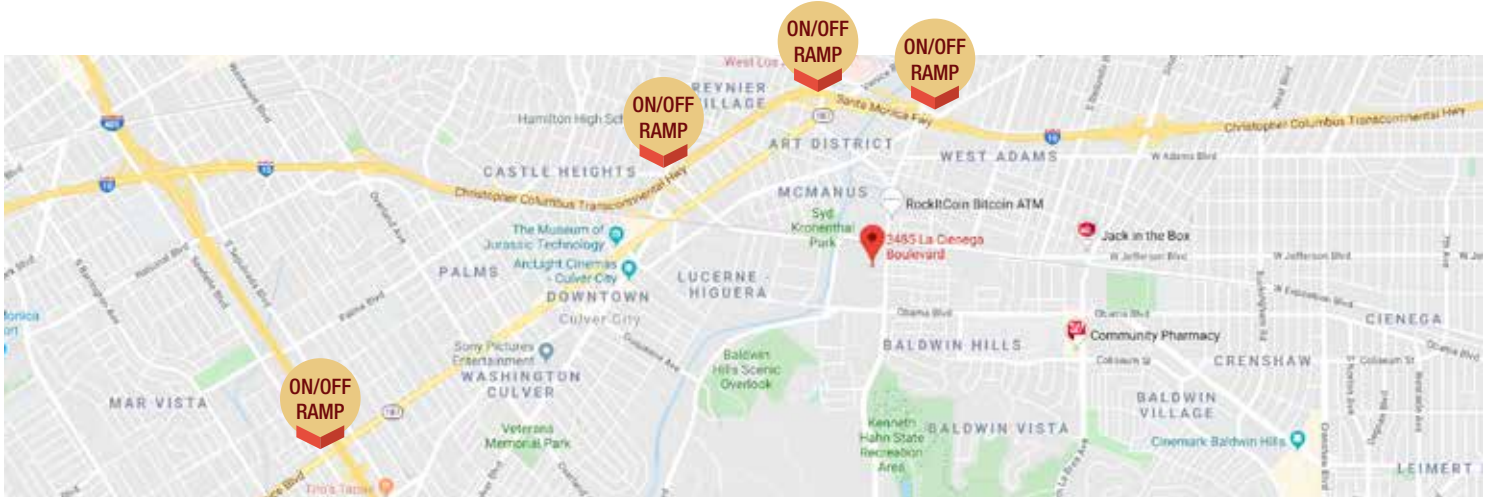
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» LOCATION FEATURES

- Walking distance to Cumulus District site
 - » 1,200 apartments
 - » 50,000 SF restaurant / retail / fitness / fashion
 - » Whole Foods Market
 - » 300+ retail parking
 - » 1 Acre public all-day park and gathering space
- Less than one block to Jefferson and La Cienega
 - » Metro Expo Line with 64K riders/day
 - » 130k cars/day
- 10 minutes to Beverly Hills, Santa Monica, West LA, Marina del Rey, Playa Vista
- 20 minutes to DTLA, LAX
- Close to 10 and 405 FWY

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- 1 HELMS BUILDING
- 2 PLATFORM RETAIL BUILDING
- 3 CUMULUS DISTRICT
With a new Whole Foods & 1,200 new apartments!

ATTRACTIONS

- Arclight Theater
- Baldwin Hills Overlook
- Baldwin Hills Branch Library
- Ballona Creek Bike Path
- Culver City Farmers Market
- Culver City City Hall
- Ivy Station Hotel
- IDEAS Campus - UCLA Architecture
- Kirk Douglas Theater
- Museum Of Jurassic Technology

COFFEE

- Adams Coffee Shop
- Bar Nine
- Boba Guys
- Cjs Café
- Cognoscenti Coffee

- Conservatory For Coffee & Tea
- Highly Likely
- Starbucks

DAILY

- 7-Eleven
- Co-Opportunity Natural Foods
- CVS
- Ralphs
- Sprouts Farmer's Market
- Superior Grocers
- Trader Joes
- Walgreens

DRINKS

- Blind Barber
- Brunello Trattoria
- City Tavern
- Industry Cafe & Jazz
- Mandrake Bar
- Public School 310
- Seventy7 Lounge

- The Velvet Lounge

FITNESS

- Cliffs Of Id
- Equinox
- Shanti Yoga
- Soul Cycle
- Sweat Pilates

RETAIL

- Helm's Bakery District
- Culver Steps
- Hi-Lo Liquor Market
- Ivy Station
- Midland Shop
- Platform
- Rolling Greens

RESTAURANTS

- Alta
- Akasha
- Amacita
- Coolhaus
- Delicious Pizza

- Destroyer
- Fathers Office
- JR's Barbeque
- Loqui
- Lukshon
- New Panda Buffet
- Margot
- Mian
- Mizlada
- Roberta's
- Tender Greens
- Vespertine

FAST FOOD

- Carl's Jr.
- Del Taco
- In-N-Out Burger
- Jack in the Box
- McDonalds
- Popeyes Louisiana Kitchen
- Taco Bell
- Wendy's

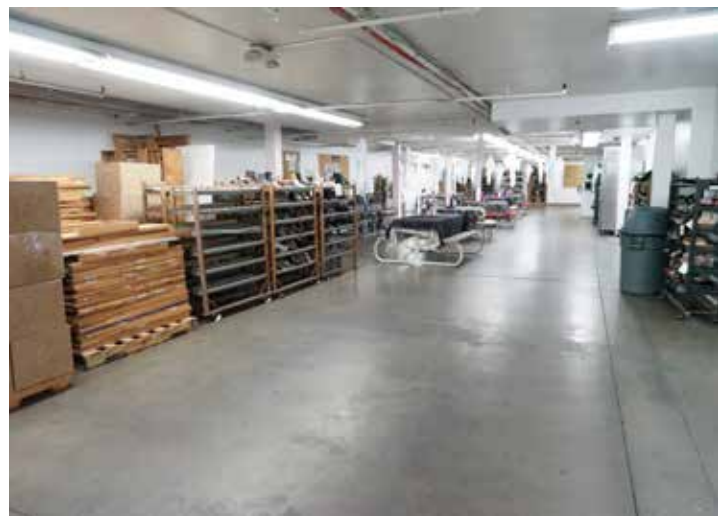
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**RETAIL, SHOWROOM, ASSEMBLY,
MANUFACTURING, ALTERNATIVE USES**

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**BRIGHT, WELCOMING
PARKING IN FRONT
WITH EASY ACCESS AND
STREET IDENTITY ON
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**RECEPTION, OFFICE AND
CONFERENCE**