

FOR SALE

LEASED INVESTMENT/LAND BANK

APPROX. 32,000 SF BLDG. ON APPROX. 55,713 SF LOT

8650-8654 Hayden Place, Culver City, CA 90232



LANCELOT
Commercial Industrial Brokerage



Space Available	+/-32,000 SF Bldg +/-55,713 Sf Lot
Offered At	\$25,900,000.00

PROPERTY HIGHLIGHTS

- Leased Investment
- +/-32,000 SF Bldg on +/-55,713 SF Lot
- 25' Clearance Warehouse
- High Loading Dock Building in Prestigious Culver City Business Park
- Adjacent to Dr. Dre's Beats + Apple Campus
- Immediately Across From the Proposed Hackman Capital Partners Office Complex

**Square Footage Approximate – Buyer to Independently Verify*

LANCE LEVIN, PRESIDENT

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LEASE TERMS SUMMARY

8650 Hayden - 12,000 SF - Bavarian (Wholesale Distiller) 2 Years Remaining *Expires February 28, 2026*

- Fair Market Option to extend; 5 years to final end date (February 28, 2031)
- No Tax Protection
- The tenant has a first right of refusal to purchase

Rental Rate: \$21,806
Starting March 1, 2024
+ Annual Adjustments

8654 Hayden - 18,000 SF - Party Authority

- Lease will terminate in October 2025.

Rental Rate: \$28,349
Starting November 1, 2023
+ Annual Adjustments



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**Sizable Onsite Parking Lot +
Shipping Yard With Ramp and
High Loading Docks**



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

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Proposed 244,000 SF Office Park



The Culver City Planning Commission is reviewing joint plans submitted by Hackman Capital Partners and IDS for a new office complex in the Hayden Tract. Designed by premier commercial architecture firm Gensler, the would-be development encompasses a 4-story, 244,000 SF office complex above a 750-car subterranean parking garage.



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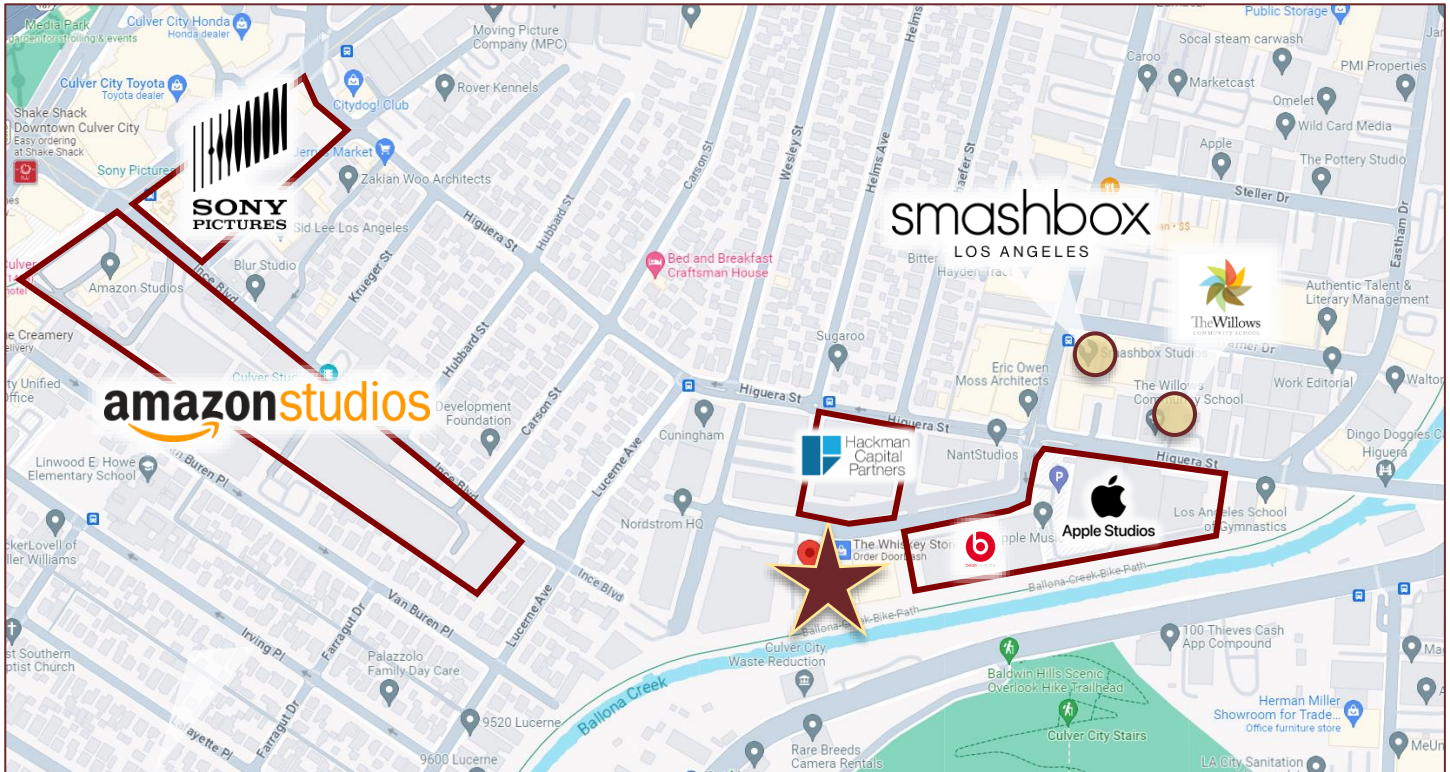
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NOTABLE NEIGHBORING TENANTS

- Apple Studios
- Beats by Dr. Dre
- Smashbox Cosmetics
- The Willows School
- Amazon Studios
- Sony Studios
- Proposed 244,000 SF Hackman Capital Partners Office Park

LOCATION HIGHLIGHTS

- 5-Minutes Drive to 10 Freeway Access at Robertson Blvd.
- Walking Distance to Downtown Culver City, the Metro Station at National + Washington, The Platform + Ivy Station Shopping Mall, Starbucks, and Popular Restaurants Including Etta, Margot, Father's Office, Citizen Public Market
- 10-Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



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