

FOR LEASE

FORMER FILM PRODUCTION EDITING & LAB SPACE

8537 Washington Blvd , Culver City, CA 90232



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-2,000 SF
Rental Rate : \$4.50 psf NNN
Parking : Onsite in Private Rear Lot

PROPERTY HIGHLIGHTS

- Freestanding Building With High Street Exposure on Bustling Washington Blvd
- Built-Out as Film Production Editing & Lab
- Includes Reception Area & Kitchenette
- Onsite Parking in Dedicated Rear Lot
- Walking Distance to Helms Design Center, Apple + HBO Headquarters on Washington Blvd

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

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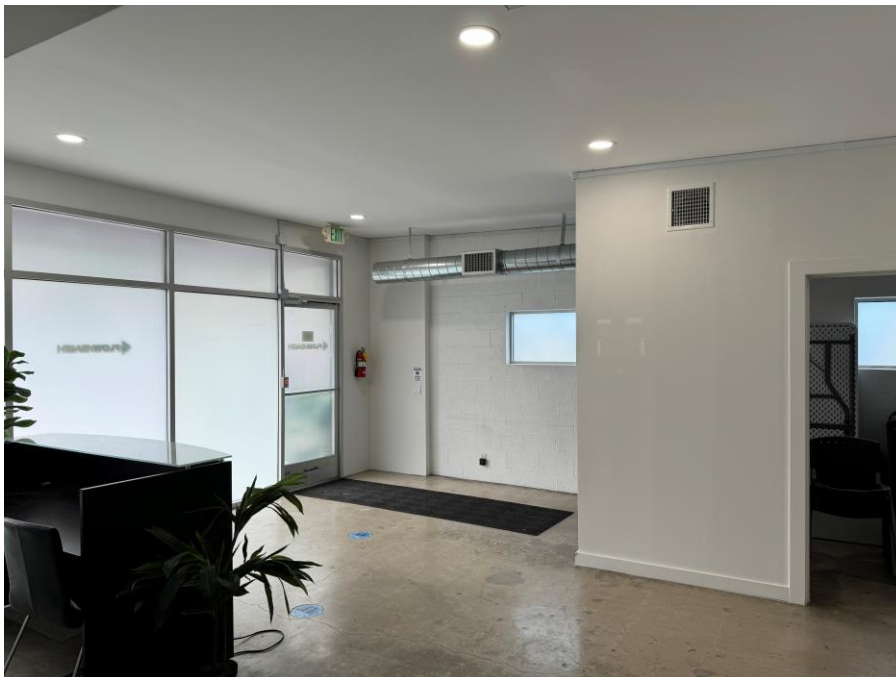
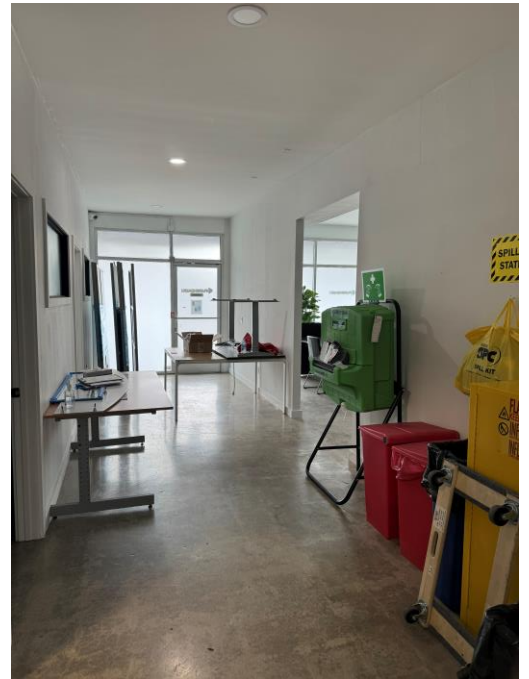
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RECEPTION AREA



KITCHENETTE



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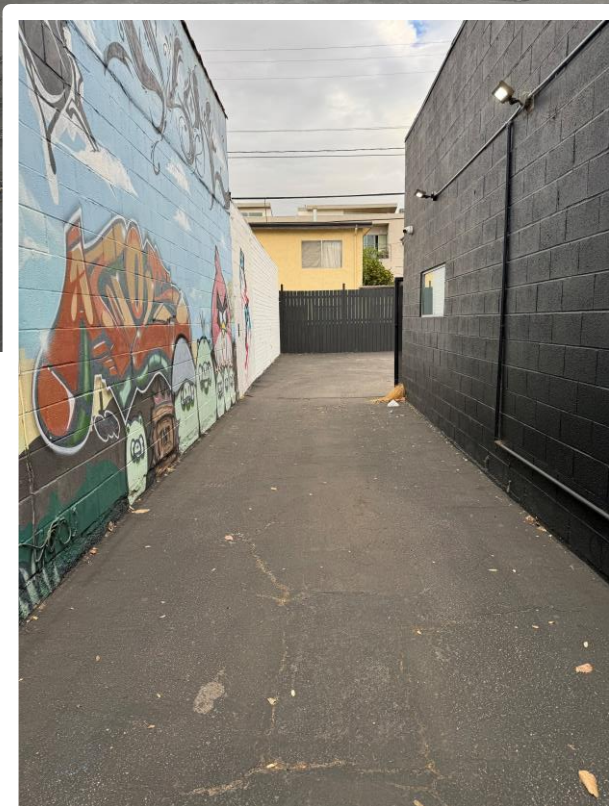
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PRIVATE PARKING & ENTRY WAY



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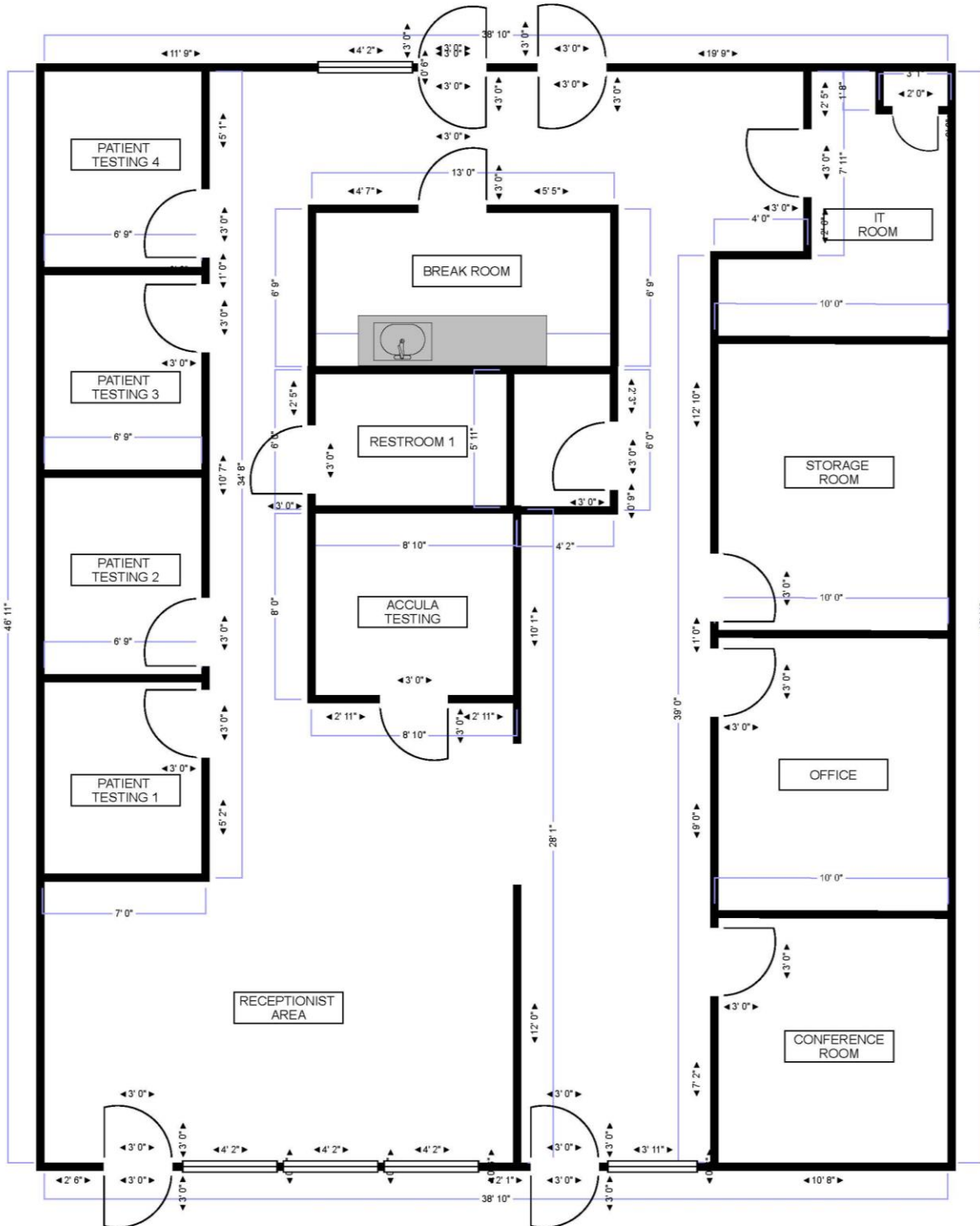
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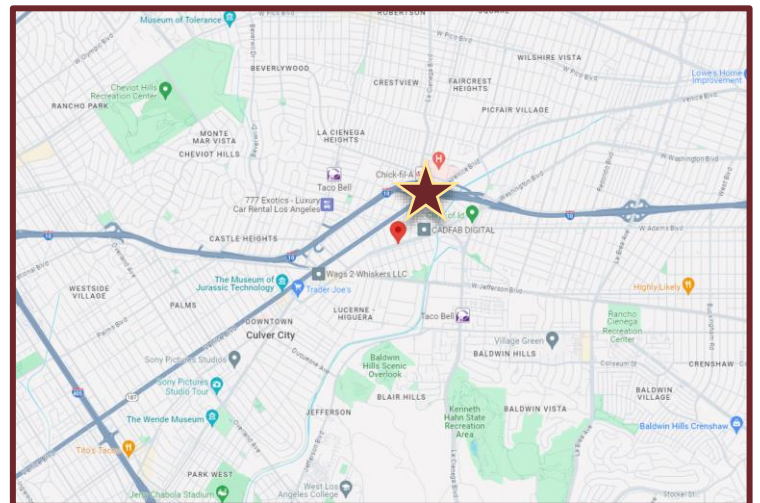


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LOCATION HIGHLIGHTS

- Walkable to the Helms Building With Popular Restaurants Including Father's Office and Breakaway Cafe, the Ivy Station, the Platform with its Trendy Eateries Margo and Bianca, and The Coop Market
- Situated Within Walking Distance to the Light Rail Station at National and Washington with Service to Santa Monica and Downtown LA



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