

FOR SALE OR LEASE

APPROX. 8,000 SF OFFICE SPACE
IN CULVER CITY ARTS DISTRICT

5901 Blackwelder Street, Culver City, CA 90232



LANCELOT
Commercial Industrial Brokerage



Space Available	±8,000 SF
Offered At	\$7,500,000
Rental Rate	±\$3.65 SF/Mo + NNN

PROPERTY HIGHLIGHTS

- Remodeled, State-of-the-Art Creative Office Space
- Two Suites Available, Can Be Combined or Leased Separately
- Open Floorplan Interior With Polished Concrete Floors, Exposed Beam Ceilings, Private Office Suites, Conference Room, Restrooms, and Kitchenette
- Front + Rear Entrances With Gated Onsite Parking Lot
- Close to Downtown Culver City Restaurants, Art Galleries, and Night Life
- Adjacent to 10 Freeway Access and Metro Line Light Rail

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Buyer/Tenant to Independently Verify*



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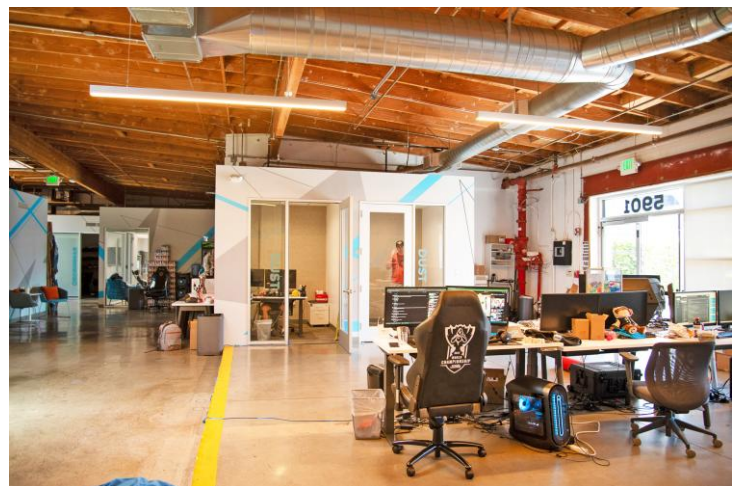
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MODERN, OPEN INTERIOR



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

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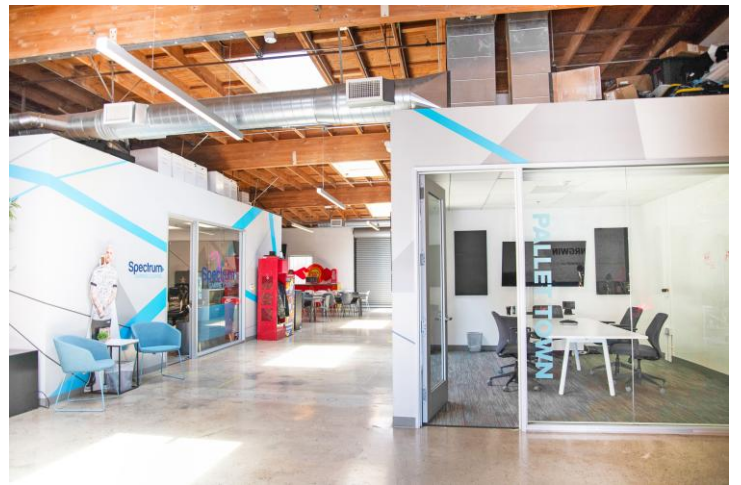
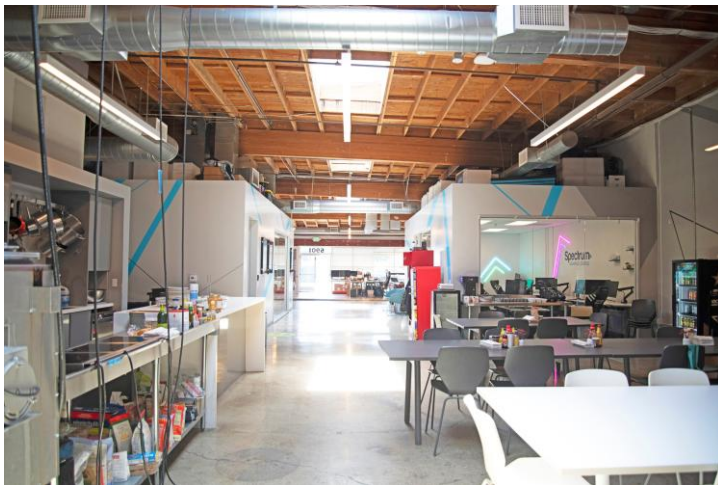
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CONFERENCE ROOM,
PRIVATE OFFICES,
KITCHENETTE +
DINNING AREA



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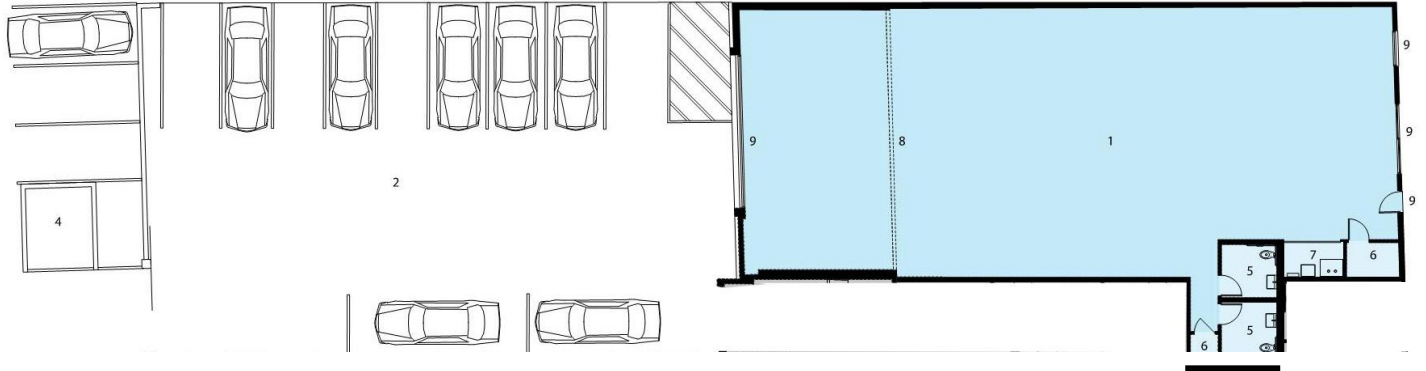
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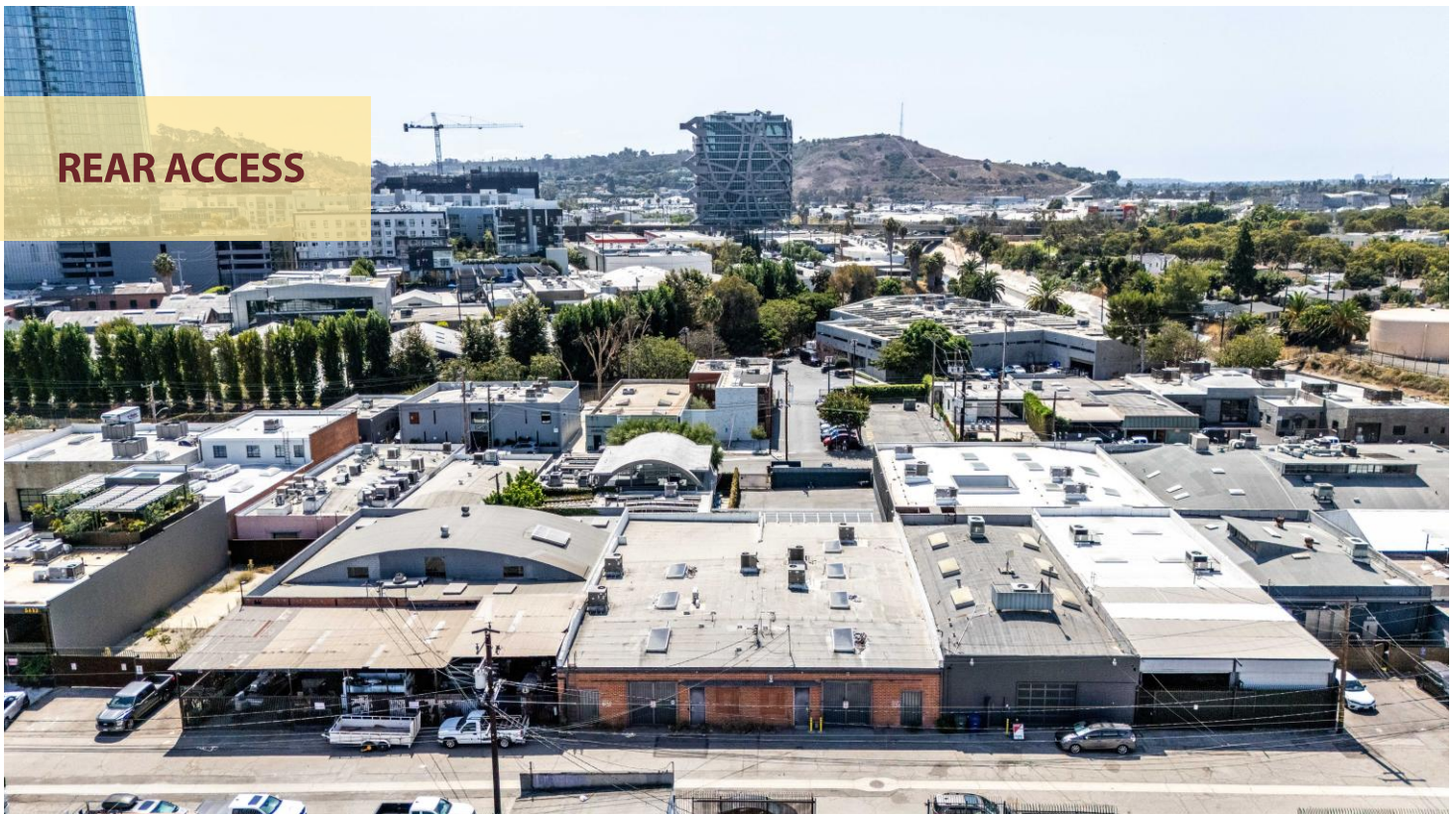
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FLOORPLAN



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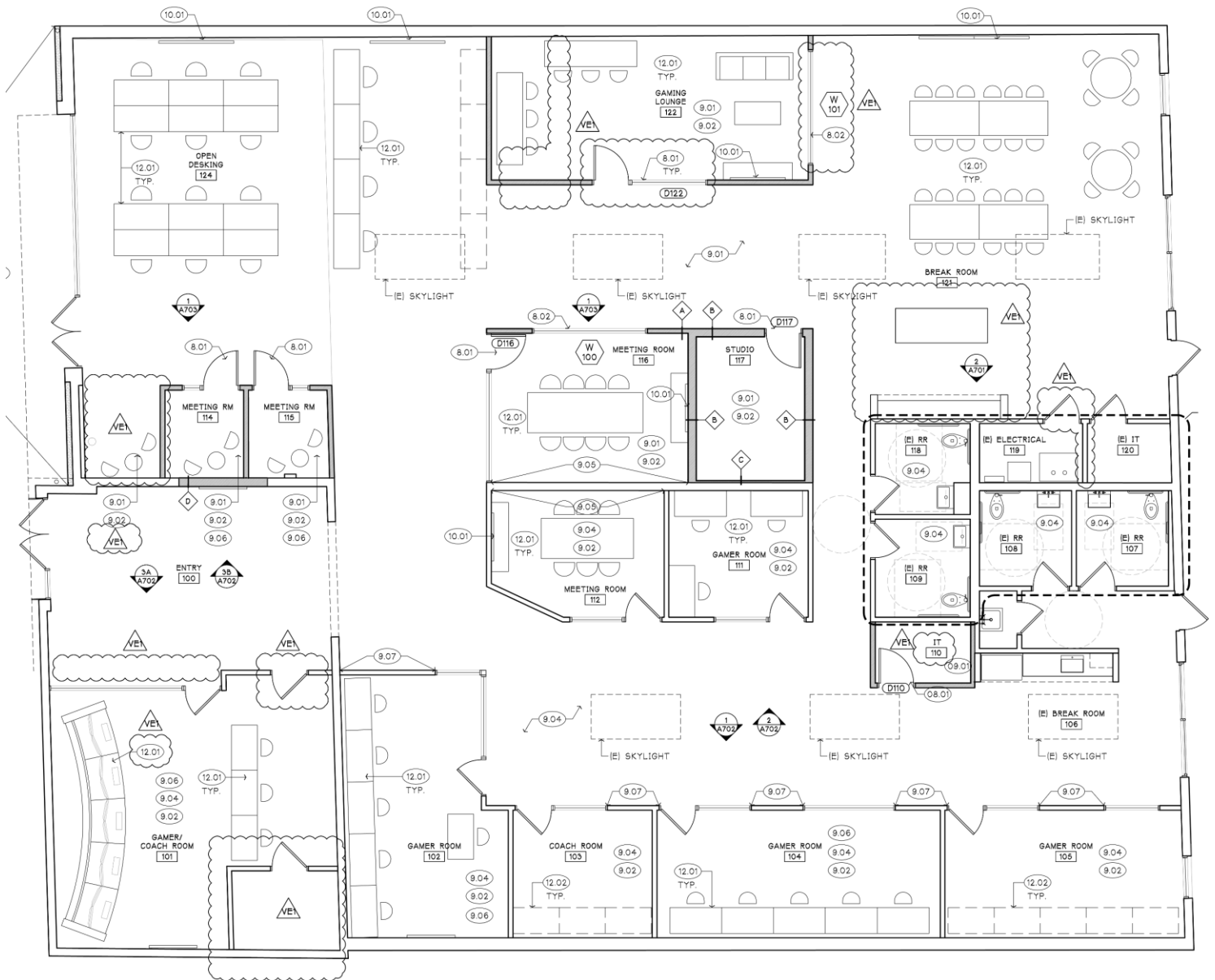
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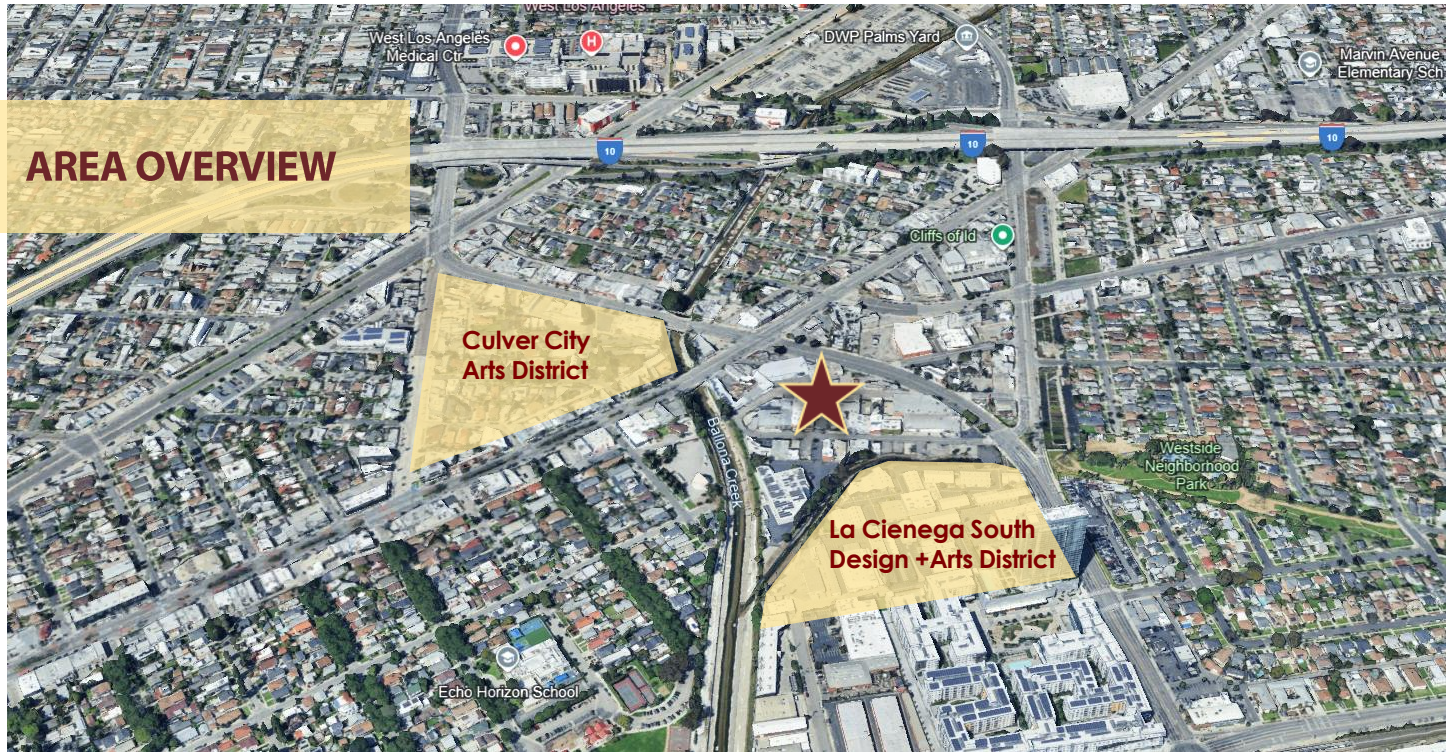
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AREA OVERVIEW



ARTS DISTRICT GALLERIES + RETAILERS

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
The Constant Gallery
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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

TRANSPORTATION

10 Freeway

MTA Bus Line

Expo Train Line

CORPORATE NEIGHBORS

Nike

Ogilvy & Mather

Wong Doody

Anonymous Content

Smashbox Studios

POPULAR AREA EATERIES

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



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