

# CREATIVE OFFICE SPACE FOR SALE OR LEASE

## 5901 BLACKWELDER ST CULVER CITY

PRIME WESTSIDE  
LOCATION



±8,000 SF  
Office Space  
With Onsite  
Gated  
Parking Lot



**LANCELOT**  
COMMERCIAL

LANCELOTCOMMERCIAL.COM | LANCE@LANCELOTCOMMERCIAL.COM | 310.839.3333 | @LANCELOTCOMMERCIAL | DRE#01128388



# CREATIVE OFFICE SPACE

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PRIME CULVER CITY  
LOCATION



## BUILDING FEATURES

- 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 Mero Line Light Rail

**SALE PRICE** \$7,500,000  
**RENTAL RATE** \$3.65 SF/Mo + NNN  
**SQUARE FOOT** 8,000 SF  
**PARKING** ONSITE GATED LOT



**LANCE LEVIN**  
**PRESIDENT**  
310.839.3333





# LOCATION OVERVIEW

## 5901 BLACKWELDER ST

PRIME CULVER CITY  
LOCATION



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# LOCATION OVERVIEW

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### ARTS DISTRIC 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
- Elizabeth Oliveria Gallery
- Bradford Stewart Gallery
- The Constant Gallery
- Walter Maciel Gallery
- Cardwell Jimmerson
- Contemporary Art
- Angstrom Gallery

- 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

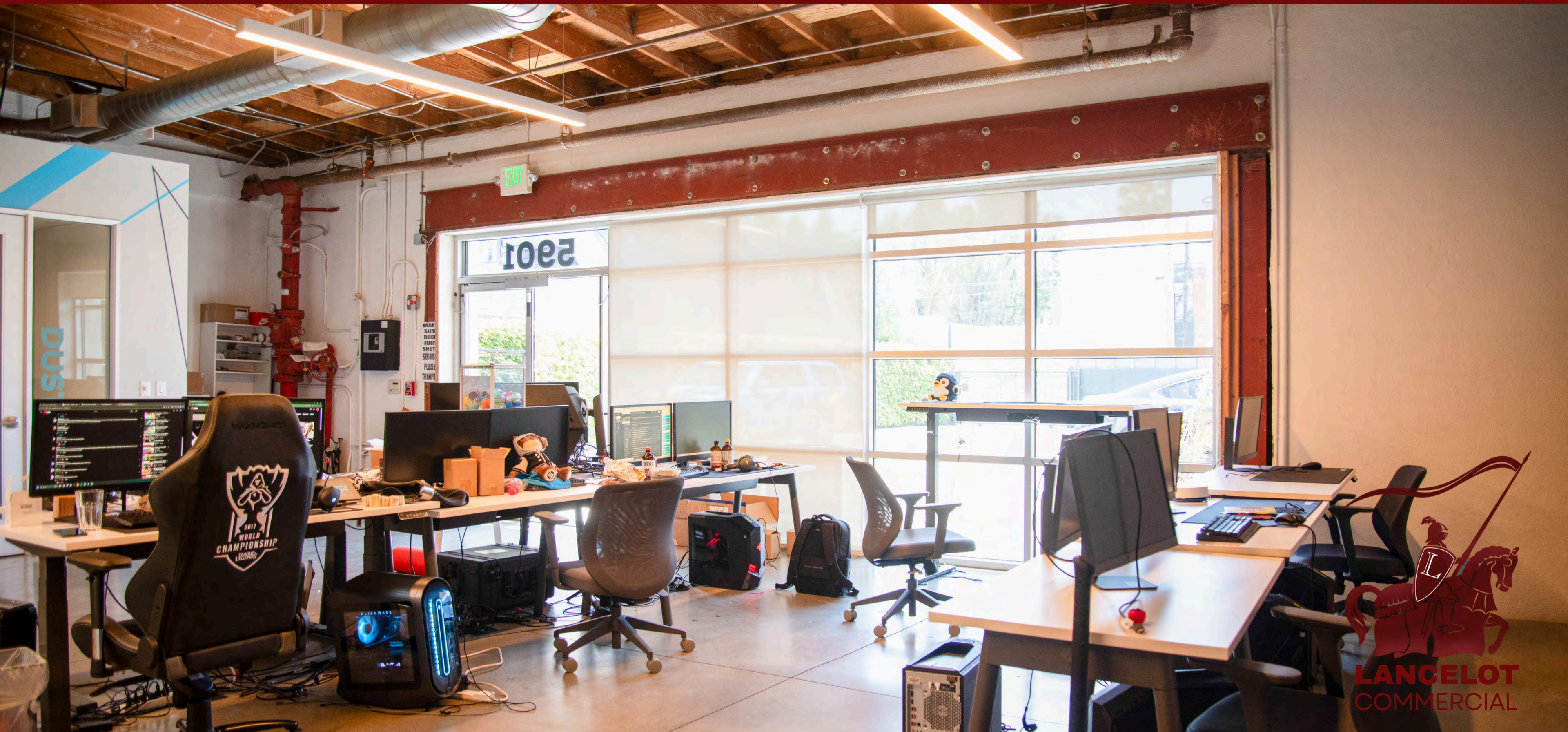
### CORPORATE NEIGHBORS

- Nike
- Ogilvy & Mather
- Wong Doody
- Anonymous Content
- Smashbox Studios
- 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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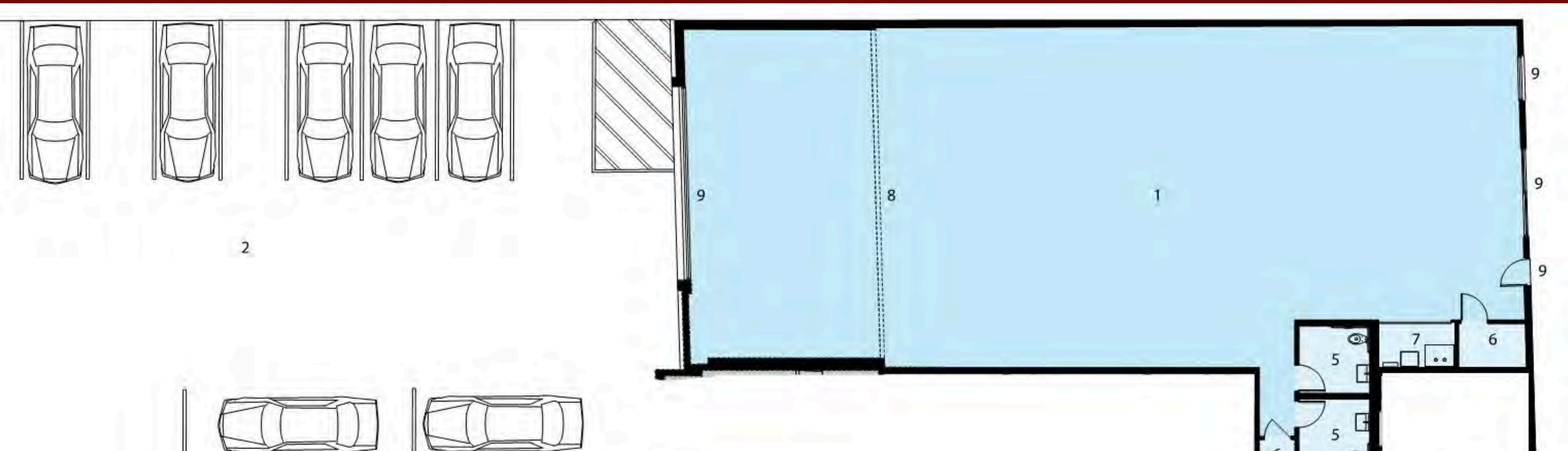


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## FLOOR PLAN



**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



Contact **Lance Levin, President**

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