

3576
3578
3582

EASTHAM DR
CULVER CITY



LEASE UP TO 73,000 SF

IAN STRANO

Executive Vice President
310 806 6108 direct
istrano@naicapital.com
Cal DRE Lic #00991977

NAI CAPITAL - WEST LOS ANGELES

11150 Santa Monica Blvd
Suite 1550
Los Angeles, CA 90025
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

CREATIVE OFFICE / SHOWROOM / FLEX SPACE





3562 EASTHAM DR
40,000 SF
SUBLEASE
(EXPIRES AUG. 2025)

3576 EASTHAM DR
10,500 SF
IMMEDIATE

3578 EASTHAM DR
6,109 SF
IMMEDIATE

3582 EASTHAM DR
17,000 SF
NOVEMBER 2024

Red + Yellow
CAN BE COMBINED
APPROX 16,609 SF

Green + Red + Yellow
CAN BE COMBINED
APPROX 56,609 SF

Red + Yellow + Orange
CAN BE COMBINED
APPROX 33,609 SF

**LEASE UP
TO 73,000 SF**

SPACES FOR LEASE

3576 Eastham Drive, Culver City:
Approx. 10,500 sf

3578 Eastham Drive, Culver City:
Approx. 6,109 sf

3582 Eastham Drive, Culver City:
Approx. 17,000 sf (Divisible)

BASE RENTAL RATE

\$3.80 per square foot/ month, NNN.
(NNN's are low). Tenant controls its own cleaning protocol and electricity.

SCREENING ROOM

Call for information.

TENANT IMPROVEMENTS

Spaces are highly improved. Quick to occupy.

PARKING

Spaces are single reserved. No tandem parking.
\$165 per space/month.



3576 Eastham Dr



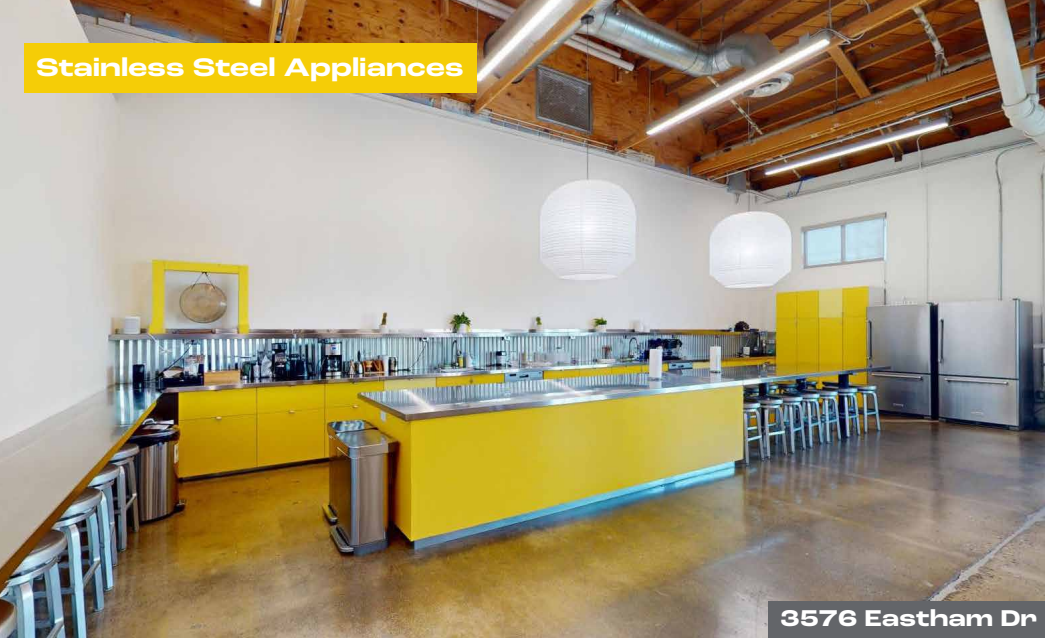
Exterior Patio & Garden

3578 Eastham Dr



Roll Up Door to Patio

Stainless Steel Appliances



3576 Eastham Dr

2 Conference Rooms



3576 Eastham Dr

HIGHLIGHTS

- ◀ A former industrial building fully renovated to functional creative office space.
- ◀ 73,000-sf project.
- ◀ No tandem parking spaces.
- ◀ Direct access to the premises from preferred parking.
- ◀ Self-contained HVAC units exclusive to the tenant.
- ◀ Screening Room
- ◀ Prime Hayden Tract location.
- ◀ Glass Rollup door with patio (3578 & 3582 Eastham).
- ◀ 24 hour access.
- ◀ Bow Truss roof with concrete floors, exposed ducting, large windows and skylights for natural light.
- ◀ Building Signage.

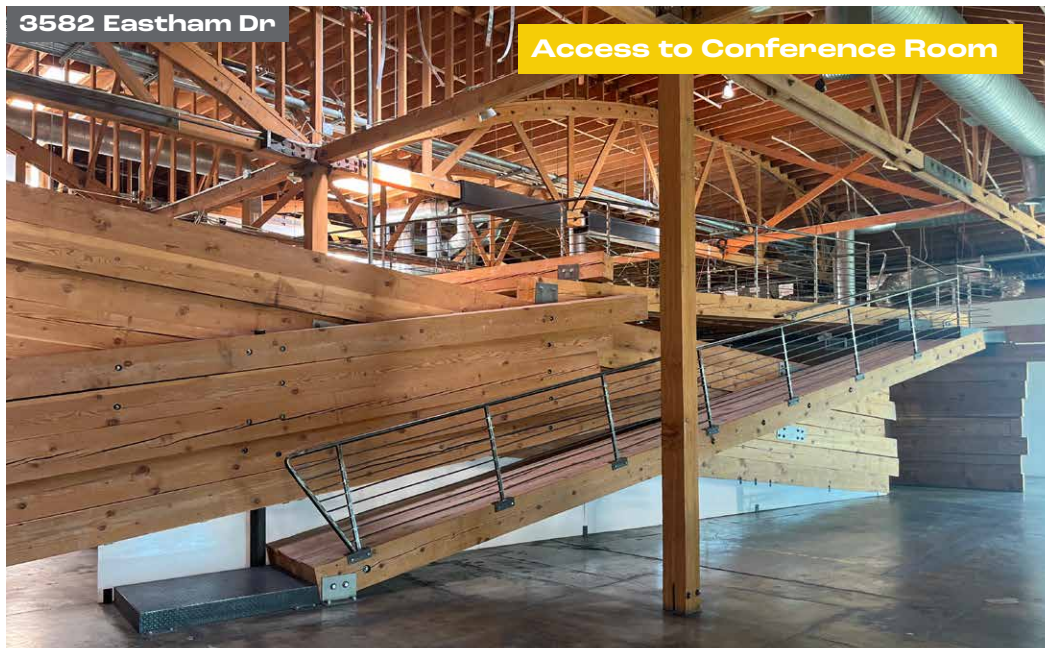
Space includes shower



3578 Eastham Dr

5 | 3576-3582 EASTHAM DRIVE, CULVER CITY

Access to Conference Room

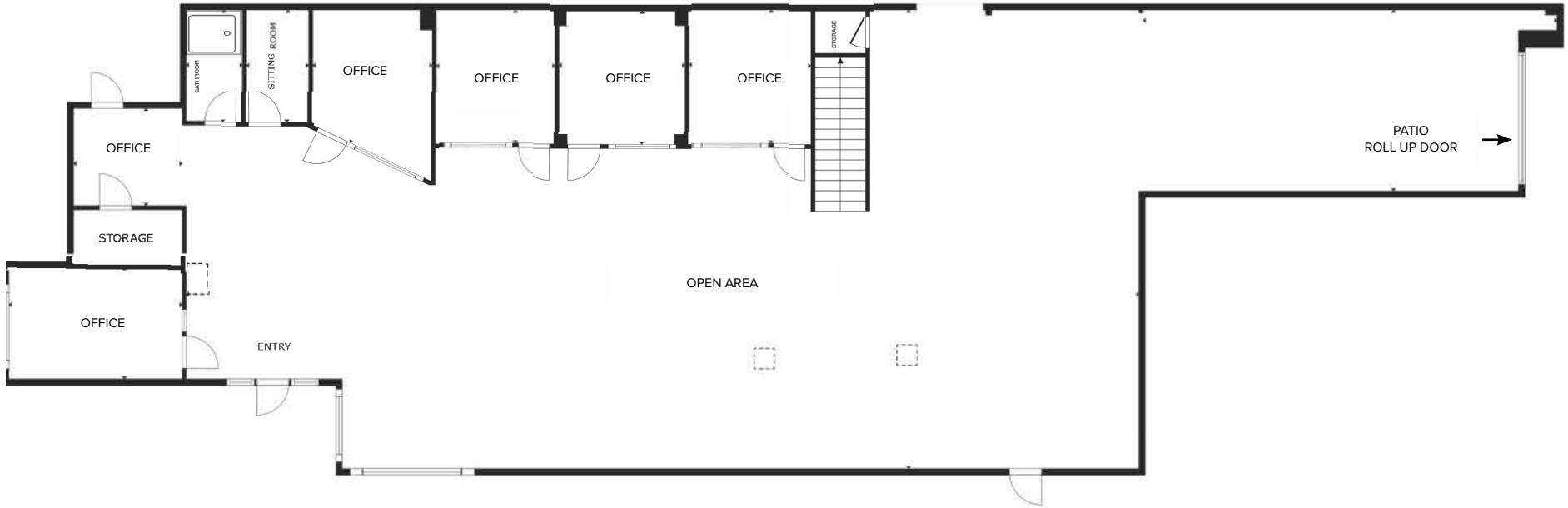


3582 Eastham Dr

3576 EASTHAM DRIVE FLOOR PLAN



3578 EASTHAM DRIVE FLOOR PLAN

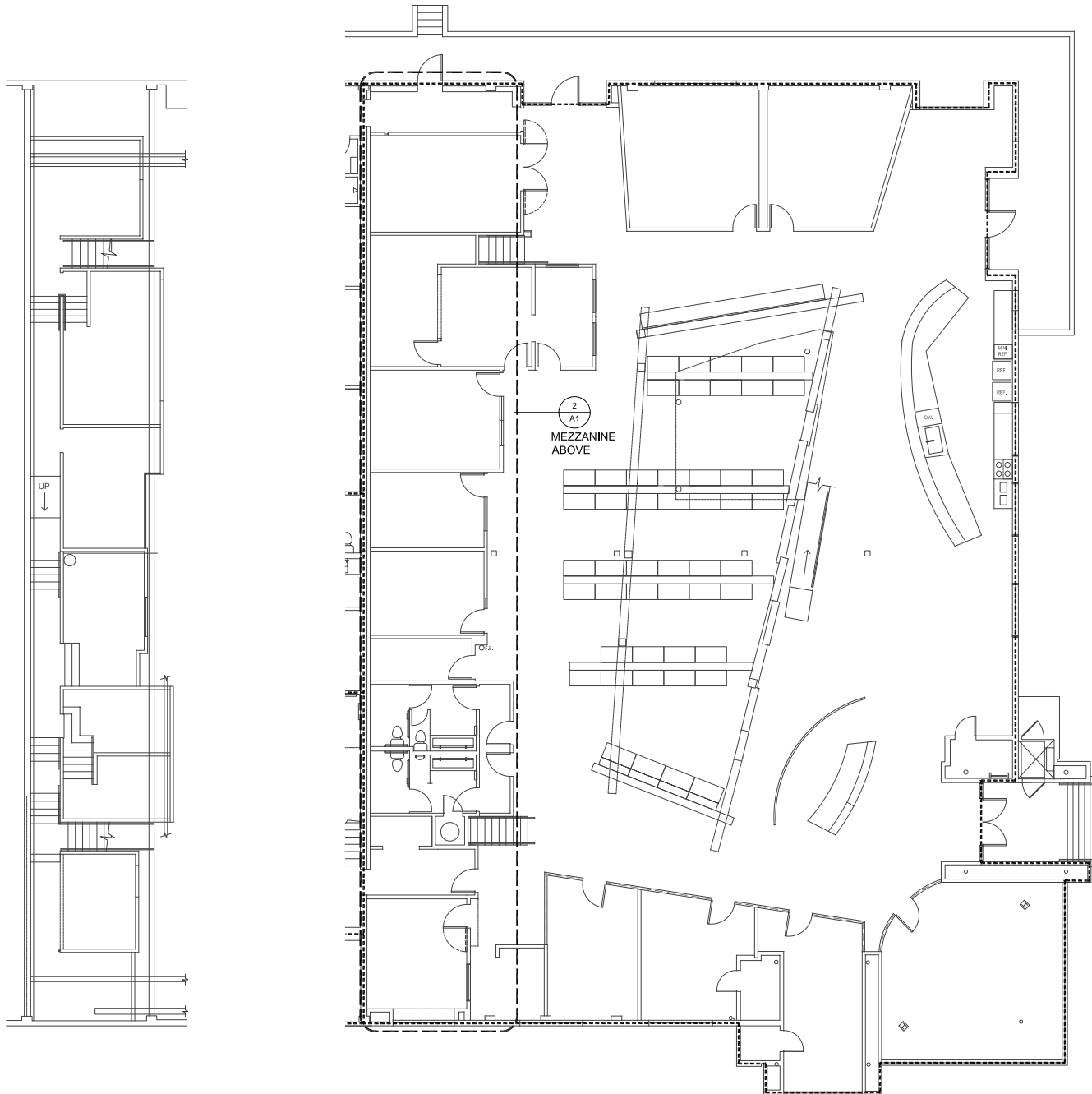


FLOOR 1



FLOOR 2

3582 EASTHAM DRIVE FLOOR PLAN





3576
3578
3582
 EASTHAM DR
 CULVER CITY

NATIONAL BLVD

EASTHAM DR

**THE HAYDEN TRACT
 CULVER CITY**
 Neighbors include:

- ◀ Apple
- ◀ Jam City
- ◀ Zoic
- ◀ Vox Media
- ◀ Disney
- ◀ Smashbox Studios
- ◀ WONGDOODY!

CREATIVE OFFICE / SHOWROOM / FLEX SPACE

**3576
3578
3582**
EASTHAM DR
CULVER CITY

* Landlord will determine in its sole discretion the details of the free parking period granted during the term. Lease terms must be a minimum of three years. Additional terms and conditions to be discussed with Landlord's broker. This offer will expire January 31st, 2025.

IAN STRANO
Executive Vice President
310 806 6108 direct
istrano@naicapital.com
Cal DRE Lic #00991977

NAI CAPITAL - WEST LOS ANGELES
11150 Santa Monica Blvd
Suite 1550
Los Angeles, CA 90025
www.naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE