

FREE PARKING*



3576 Eastham Dr

FREE PARKING*



3578 Eastham Dr



3582 Eastham Dr

**3576
3578
3582**

**EASTHAM DR
CULVER CITY**

**CREATIVE
OFFICE
SPACE**

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NAI Capital Cal DRE #02130474*

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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

■ + ■
 CAN BE COMBINED
 APPROX 16,609 SF

■ + ■ + ■
 CAN BE COMBINED
 APPROX 56,609 SF

■ + ■ + ■
 CAN BE COMBINED
 APPROX 33,609 SF

ENTIRE BUILDING
 APPROX 73,609 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

BASE RENTAL RATE

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

TIMING

Immediate.

TENANT IMPROVEMENTS

Spaces are highly improved. Quick to occupy

PARKING

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



3576 Eastham Dr

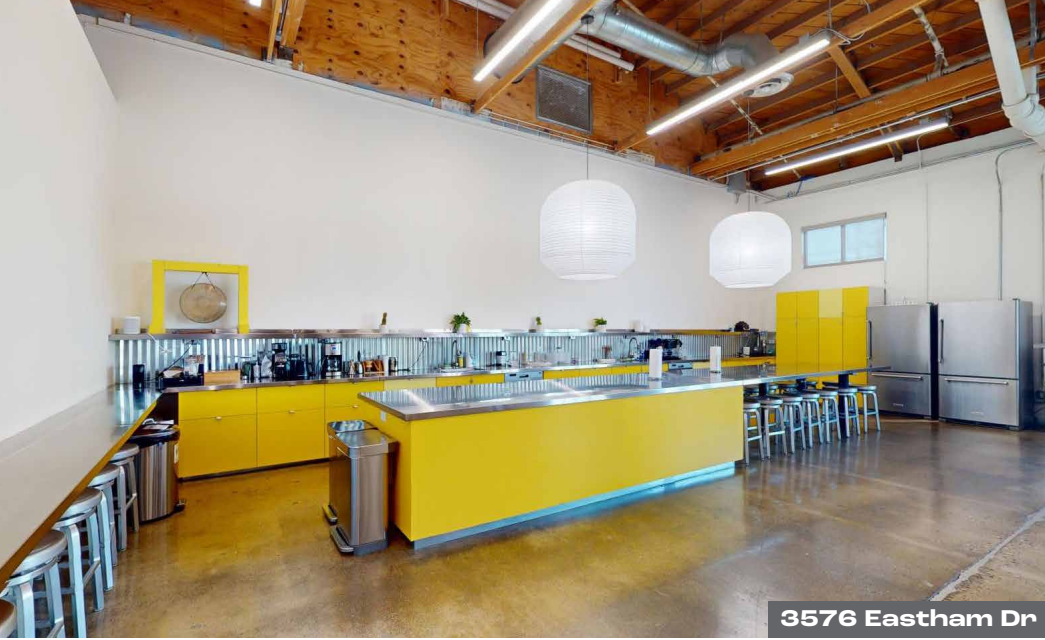


3578 Eastham Dr

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Roll Up Door to Patio



3576 Eastham Dr



3576 Eastham Dr

HIGHLIGHTS

- ◀ A former industrial building fully renovated to functional creative office space.
- ◀ 73,000-sf project with possible expansion options.
- ◀ Direct access to the space from preferred parking.
- ◀ Self-contained HVAC units exclusive to the tenant.
- ◀ Prime location opposite Disney.
- ◀ 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



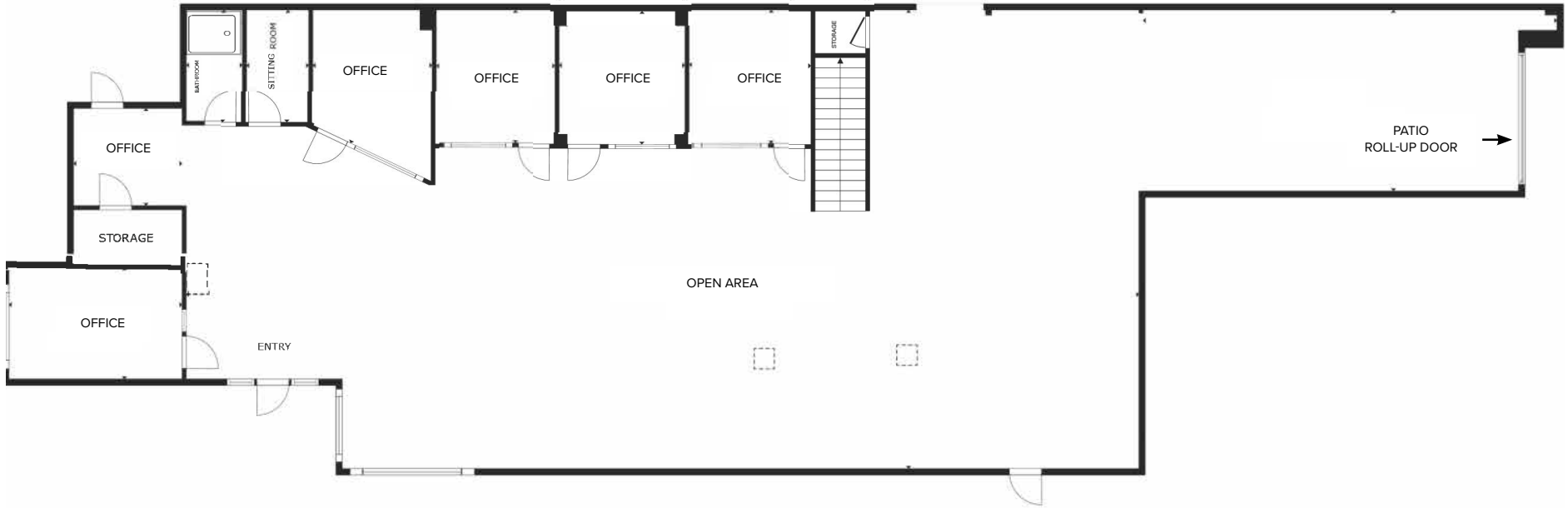
Patio Access

3576 Eastham Dr

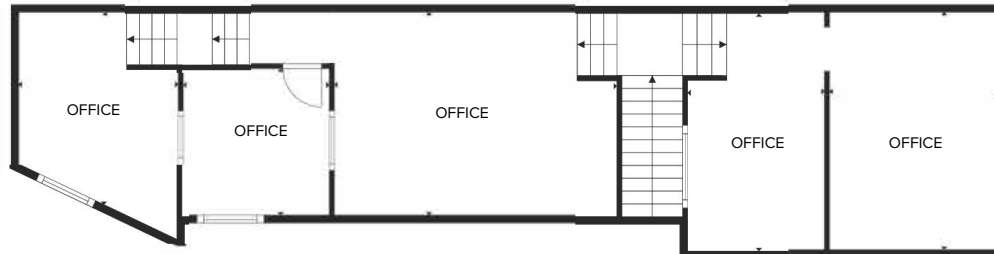
3576 EASTHAM DRIVE FLOOR PLAN



3578 EASTHAM DRIVE FLOOR PLAN

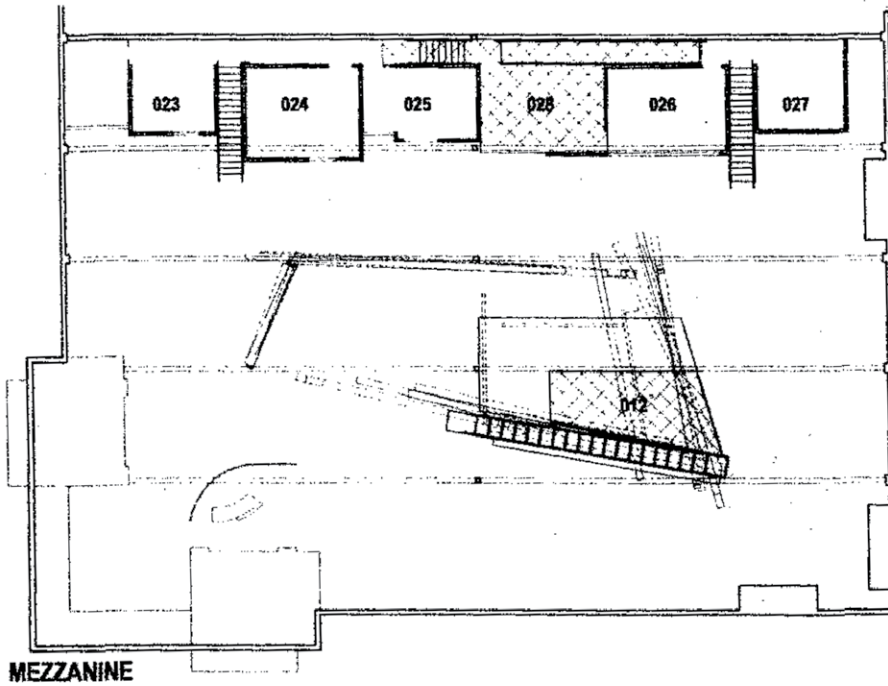


FLOOR 1



FLOOR 2

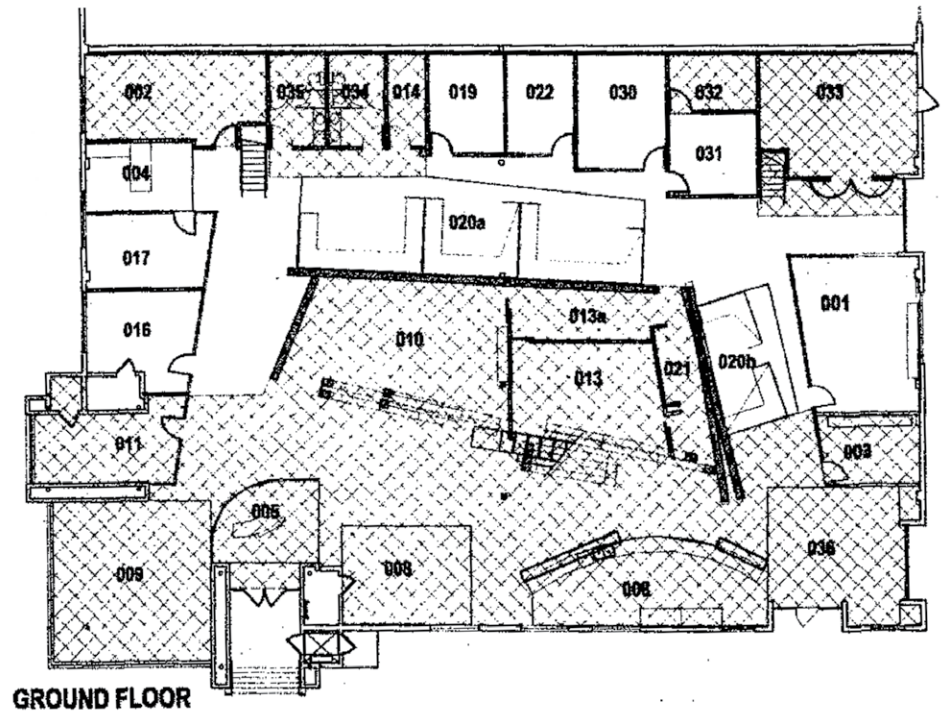
3582 EASTHAM DRIVE FLOOR PLAN

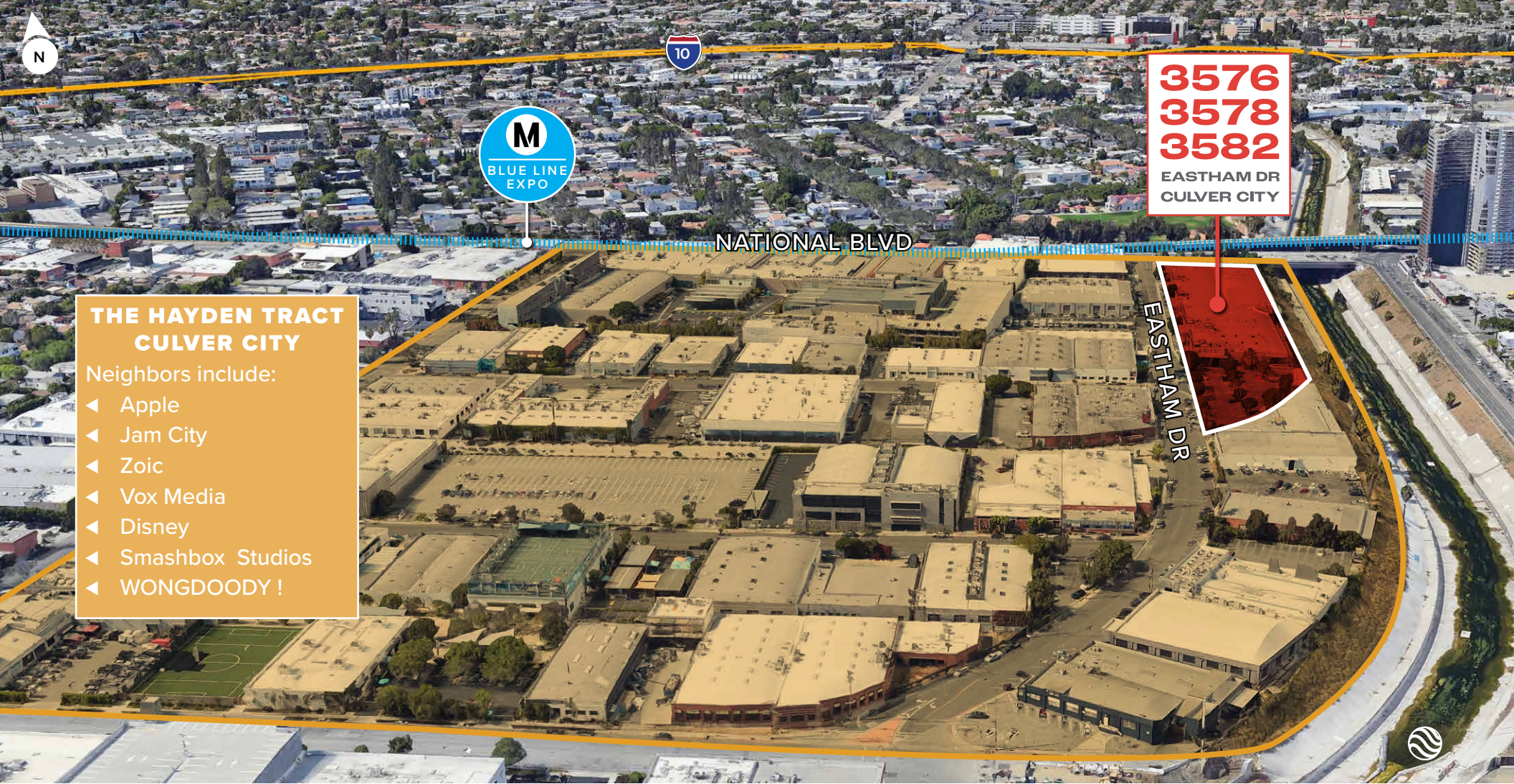


KEY

SIMULTANEOUS USE

NON-SIMULTANEOUS USE





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!

3578 Eastham Dr



CREATIVE OFFICE SPACE FOR LEASE

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.*

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