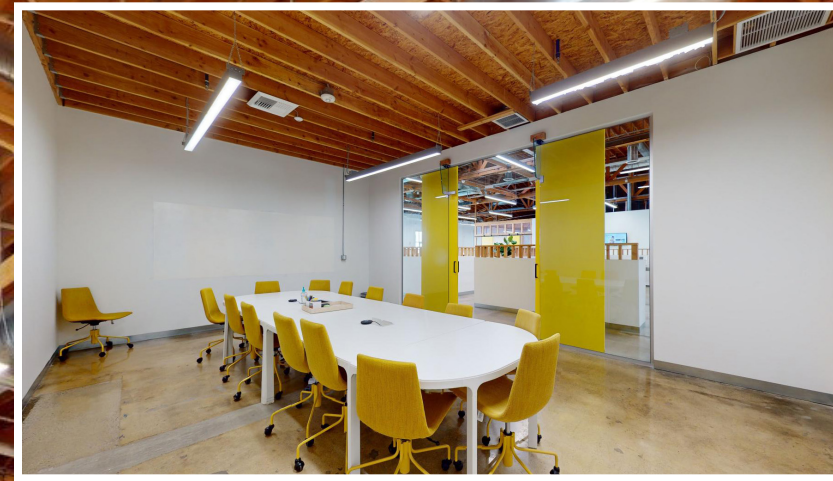


**3576**  
**3578**  
EASTHAM DR  
CULVER CITY



# PRIME BUILDING SIGNAGE IMMEDIATE OCCUPANCY

**IAN STRANO**  
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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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

**3576 EASTHAM DR**  
 JULY 2024  
 10,500 SF

**3578 EASTHAM DR**  
 JULY 2024  
 5,226 SF

 +   
 CAN BE COMBINED  
 APPROX 16,000 SF

 +  +   
 CAN BE COMBINED  
 APPROX 56,000 SF

ENTIRE BUILDING  
 APPROX 73,396 SF

**SPACES FOR LEASE**

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

**3578 Eastham Drive, Culver City:**  
 Approx. 5,226 sf

Spaces can easily be combined for a total of 15,726 sf.

**BASE RENTAL RATE**

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

**TIMING**

Both spaces available July 2024.

**TENANT IMPROVEMENTS**

Spaces are highly improved. Quick to occupy

**PARKING**

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



## 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 Eastham).
- ◀ 24 hour access.
- ◀ Bow Truss roof with concrete floors, exposed ducting, large windows and skylights for natural light.

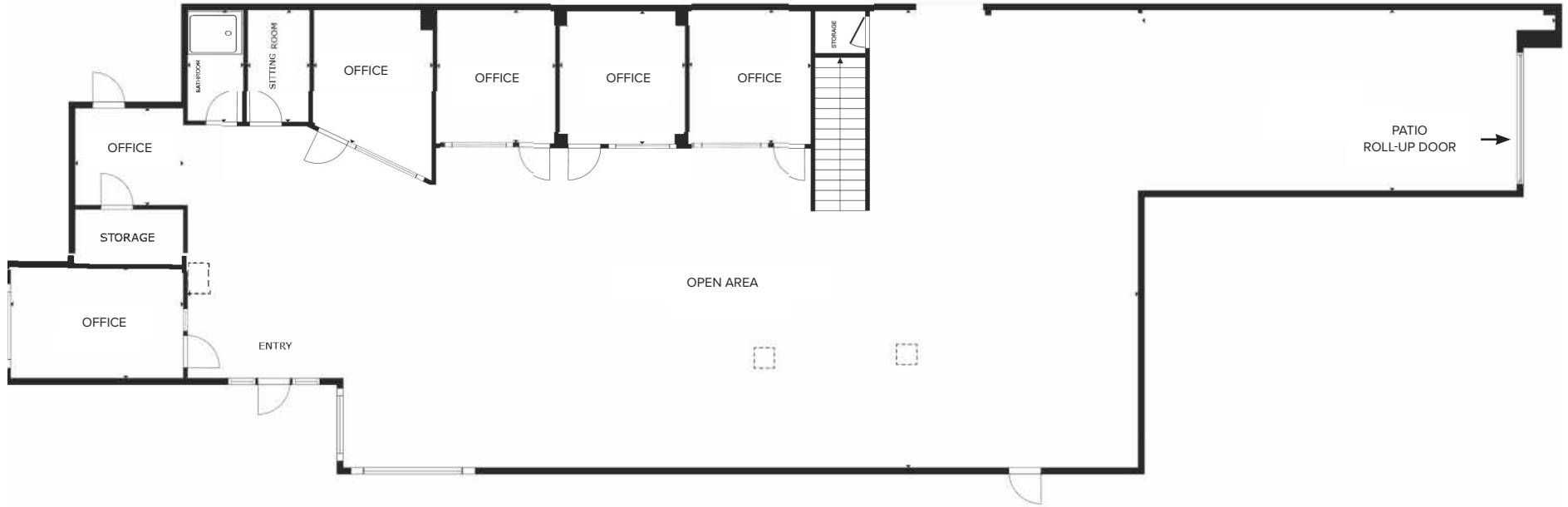


3 | 3576-3578 EASTHAM DRIVE, CULVER CITY

# 3576 EASTHAM DRIVE FLOOR PLAN



# 3578 EASTHAM DRIVE FLOOR PLAN



FLOOR 1



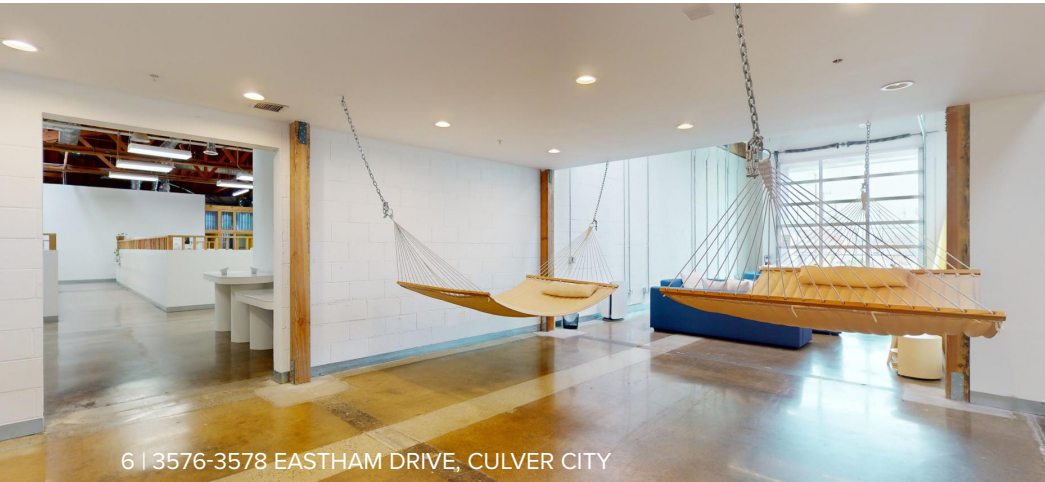
FLOOR 2



**3576**  
**3578**  
EASTHAM DR  
CULVER CITY

**THE HAYDEN TRACT  
CULVER CITY**

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



6 | 3576-3578 EASTHAM DRIVE, CULVER CITY

**3578 Eastham Dr**

**3576**  
**3578**

**EASTHAM DR**  
**CULVER CITY**

**CREATIVE OFFICE SPACE FOR LEASE**



**3578 Eastham Dr**



**3576 Eastham Dr**

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