

**3562**  
**3576**  
**3578**  
**3582**

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



**LEASE UP TO 74,000 SF**  
**CREATIVE OFFICE / FLEX SPACE**

**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



**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

Exclusive Parking

 +   
**CAN BE COMBINED**  
**APPROX 16,609 SF**

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

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

 +  +  +   
**LEASE UP TO**  
**APPROX 74,000 SF**

**SPACES FOR LEASE**

**3562 Eastham Drive, Culver City:**  
Approx. 40,000 sf

**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.

2 | 3576-3582 EASTHAM DRIVE, CULVER CITY

**TENANT IMPROVEMENTS**

Spaces are highly improved. Quick to occupy.

**PARKING**

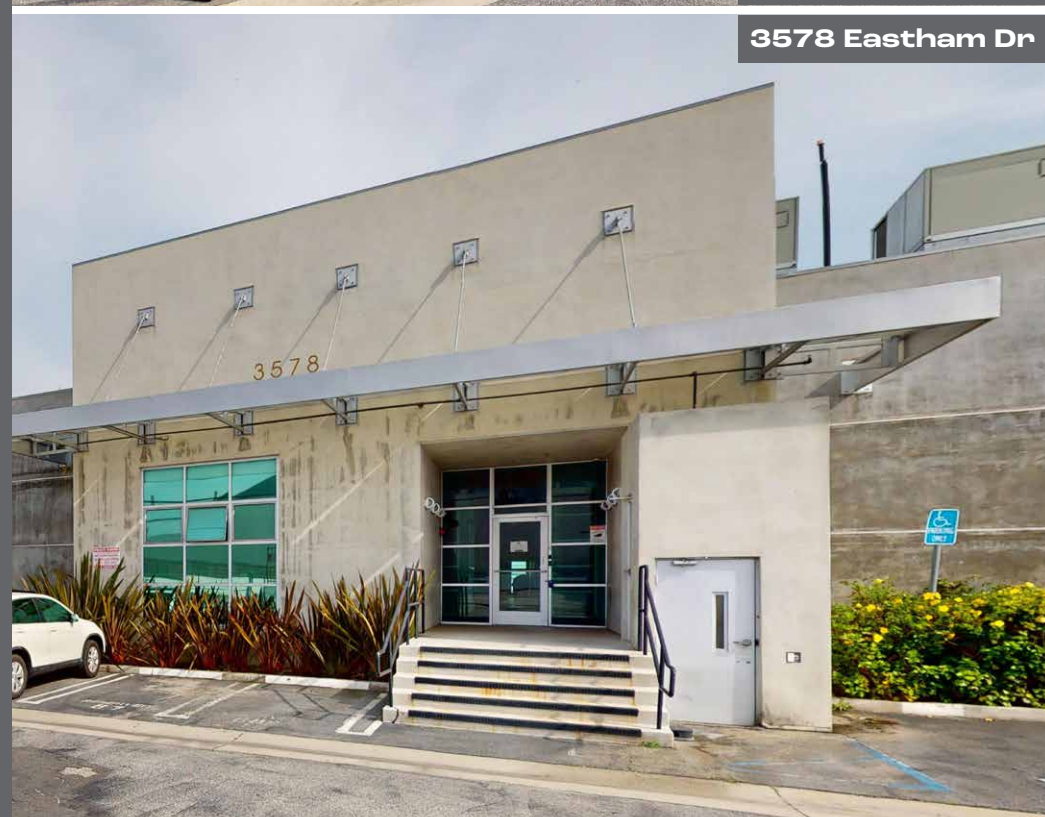
Spaces are single reserved. No tandem parking. \$165 per space/month.



3562 Eastham Dr



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Stainless Steel Appliances



3576 Eastham Dr

2 Conference Rooms

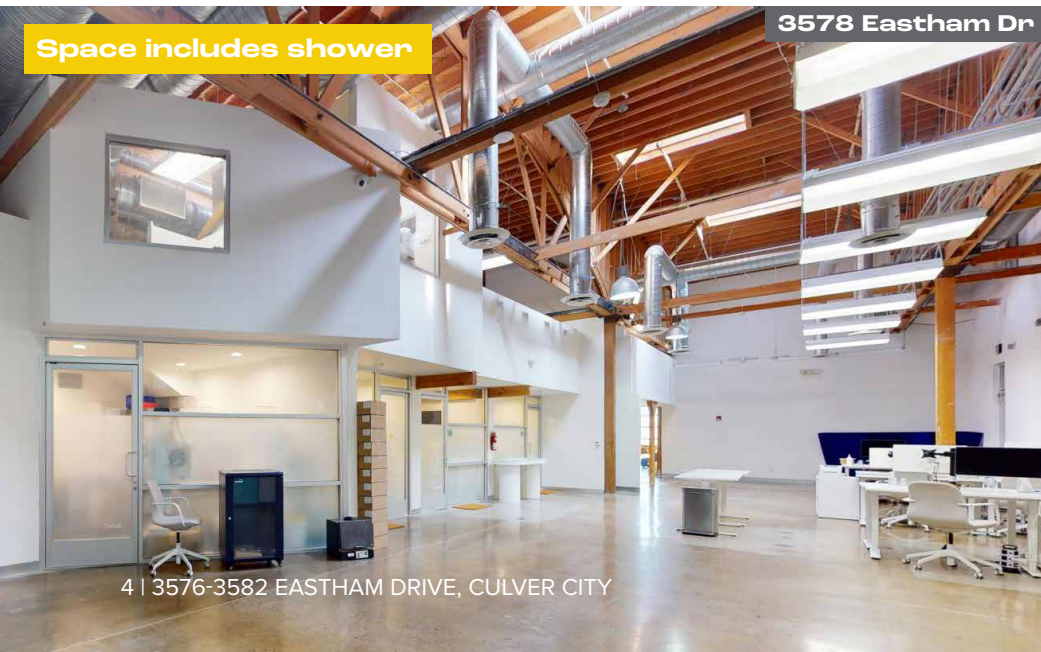


3576 Eastham Dr

### HIGHLIGHTS

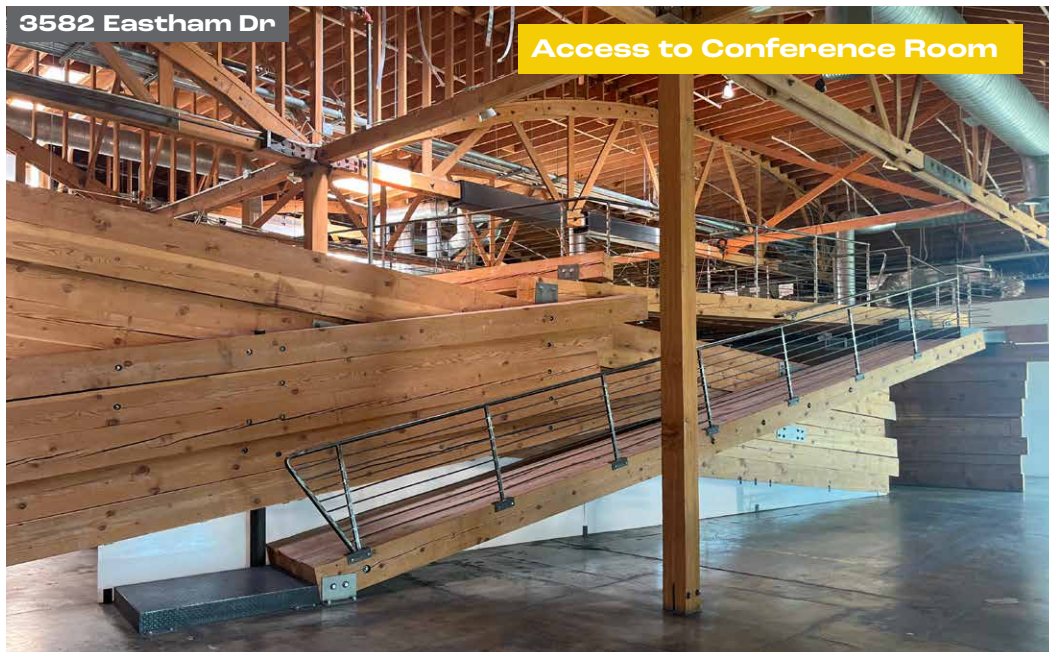
- ◀ A former industrial building fully renovated to functional creative office space.
- ◀ Up to 74,000-sf project.
- ◀ No tandem parking spaces.
- ◀ Direct access to the premises from preferred parking.
- ◀ Self-contained HVAC units exclusive to the tenant.
- ◀ Screening Room
- ◀ Prime Hayden Tract location.
- ◀ 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



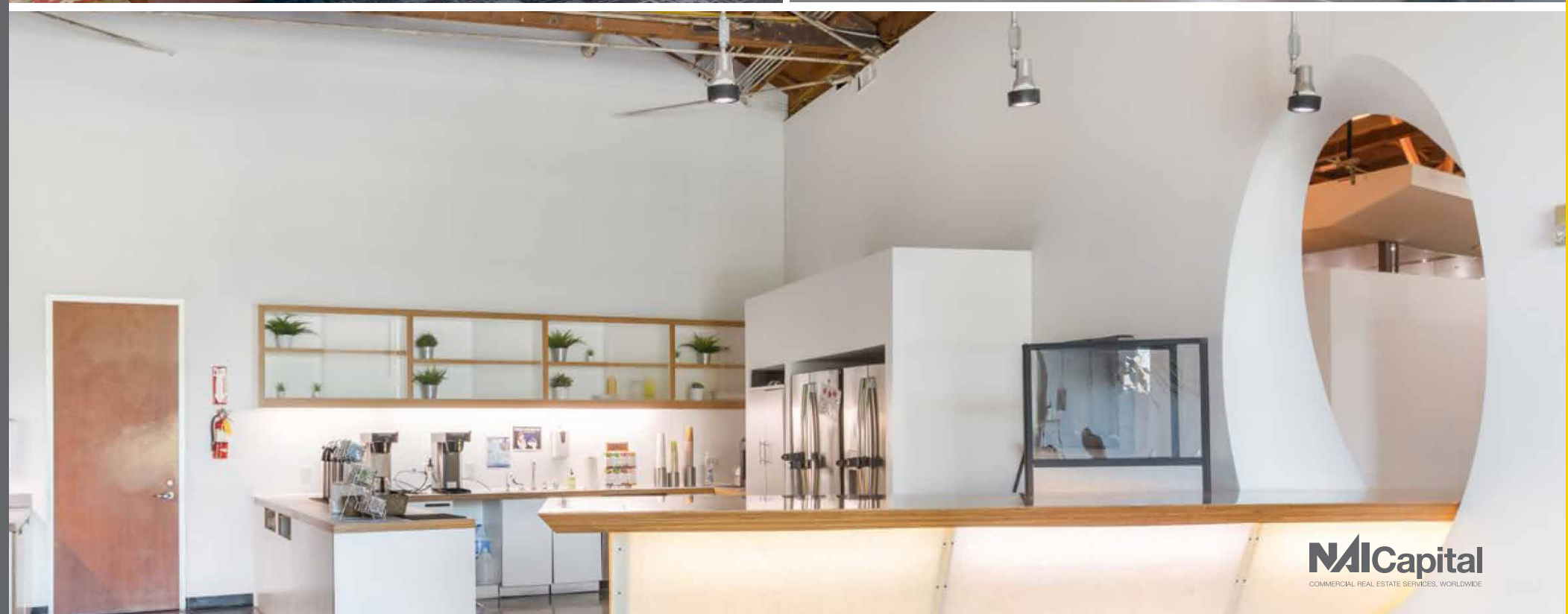
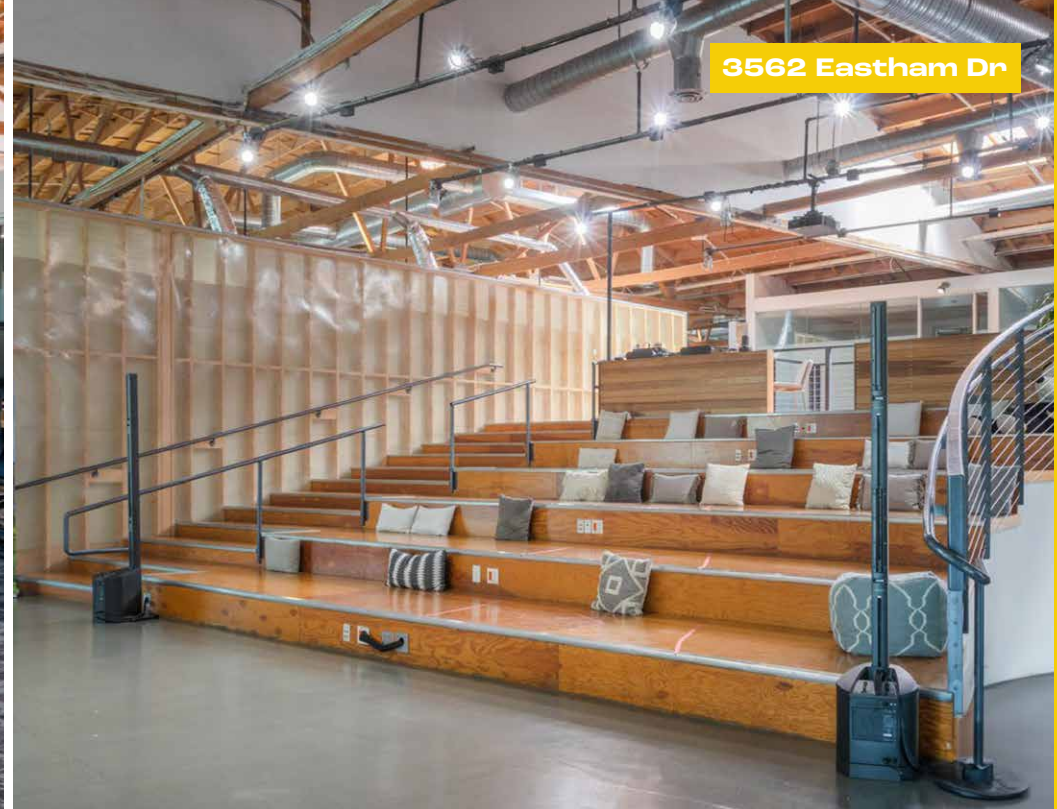
3578 Eastham Dr

Access to Conference Room



3582 Eastham Dr

3562 Eastham Dr





3576 Eastham Dr



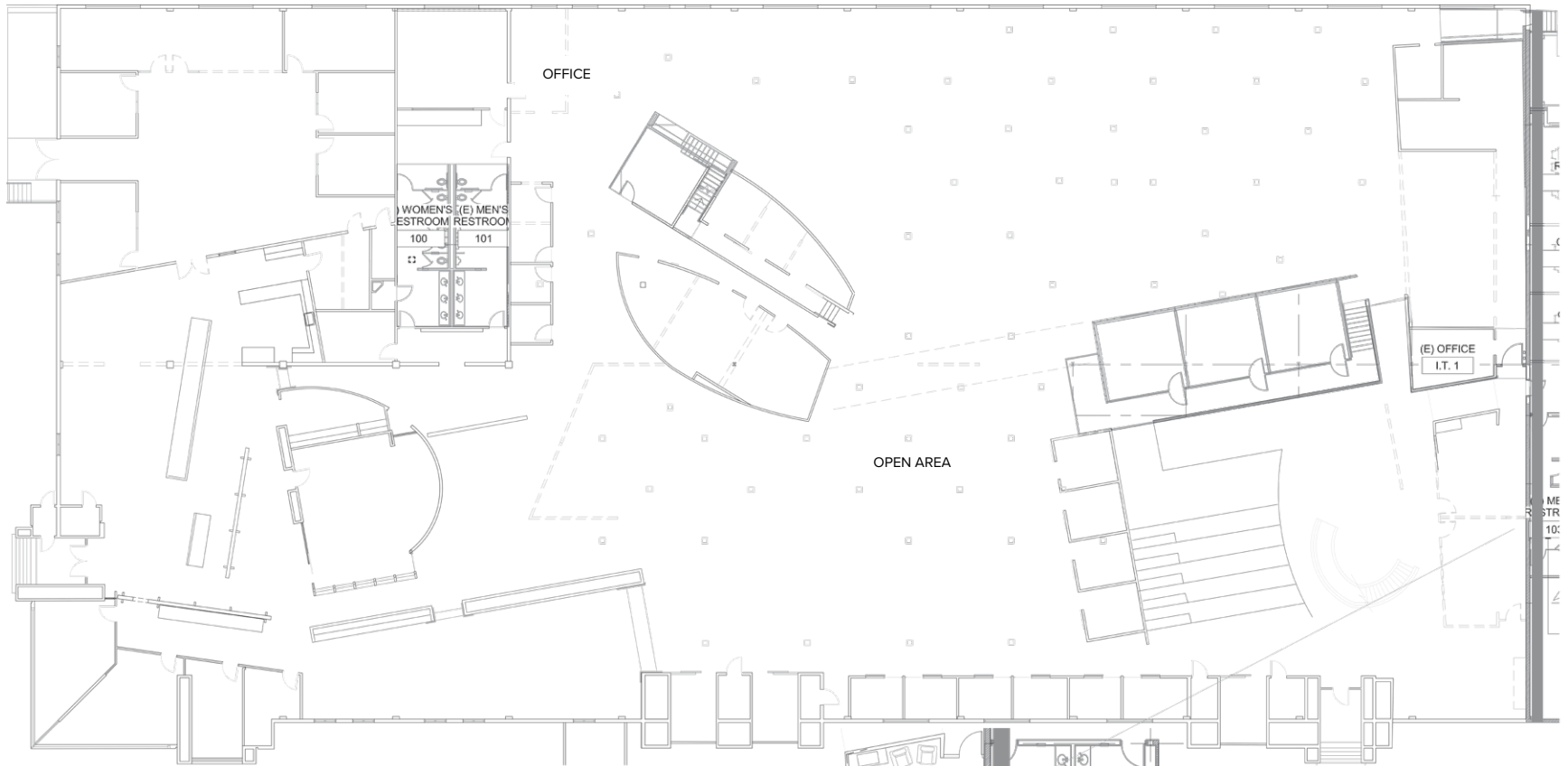
Exterior Patio & Garden

3578 Eastham Dr

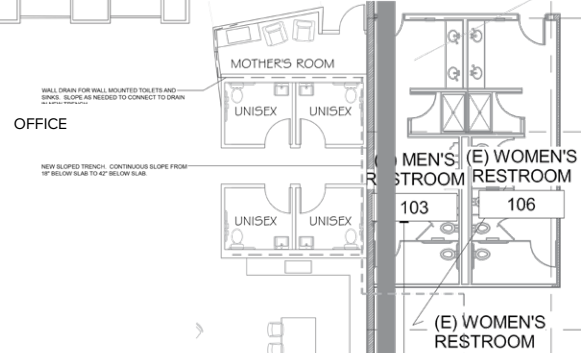


Roll Up Door to Patio

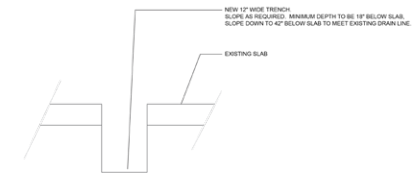
# 3562 EASTHAM DRIVE FLOOR PLAN



DEMOLITION PLAN



ENLARGED TRENCH PLAN



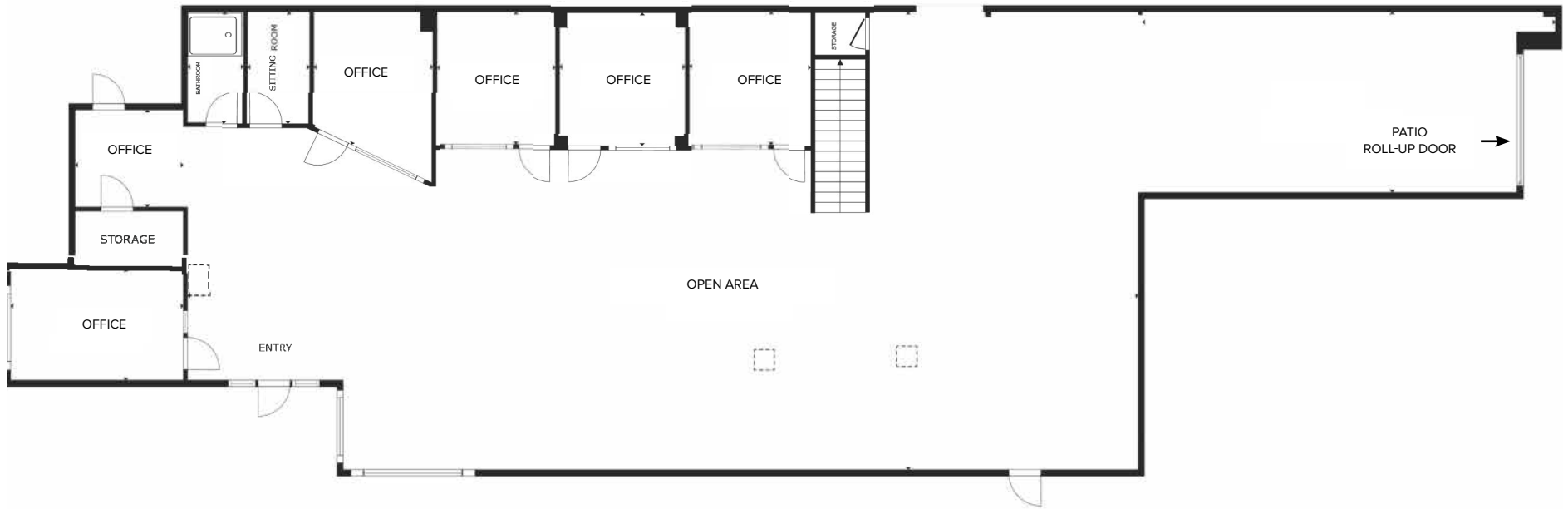
TRENCH DETAIL



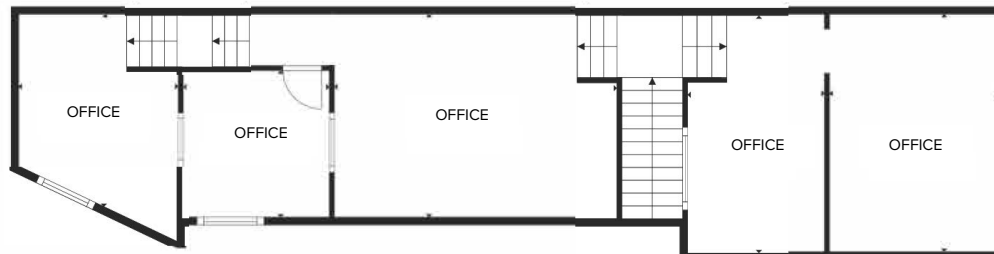
# 3576 EASTHAM DRIVE FLOOR PLAN



# 3578 EASTHAM DRIVE FLOOR PLAN

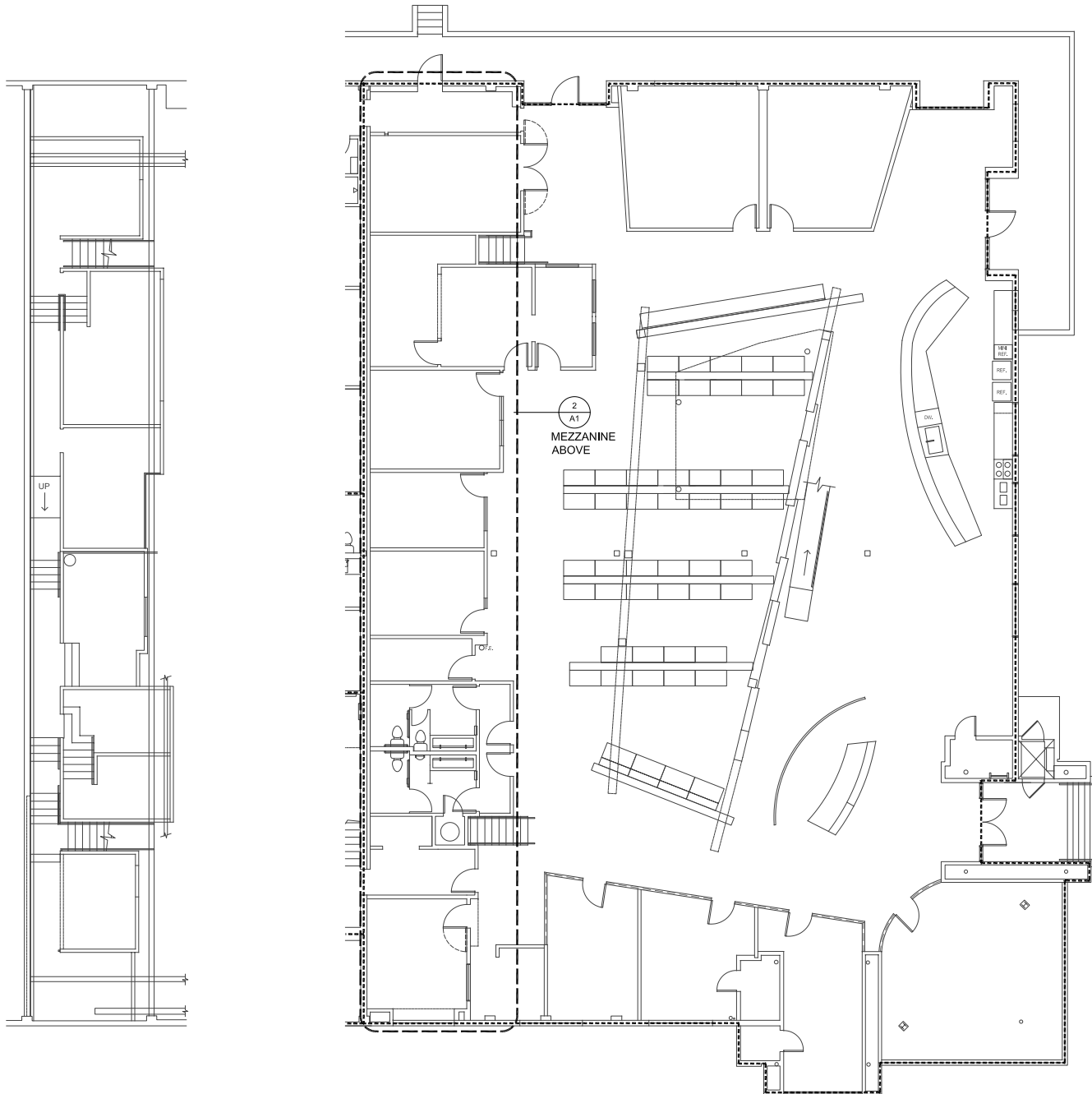


FLOOR 1



FLOOR 2

# 3582 EASTHAM DRIVE FLOOR PLAN





**3562**  
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**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!

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