

A TRUE CREATIVE GEM

4641 Leahy Street | Culver City

**FIRST TIME
ON MARKET**

**Free Standing
Beautifully
Converted
Warehouse
Building**

**Plug 'n' Play
Possibility**

**For More Information
(310) 785-2000**

Mark Berman

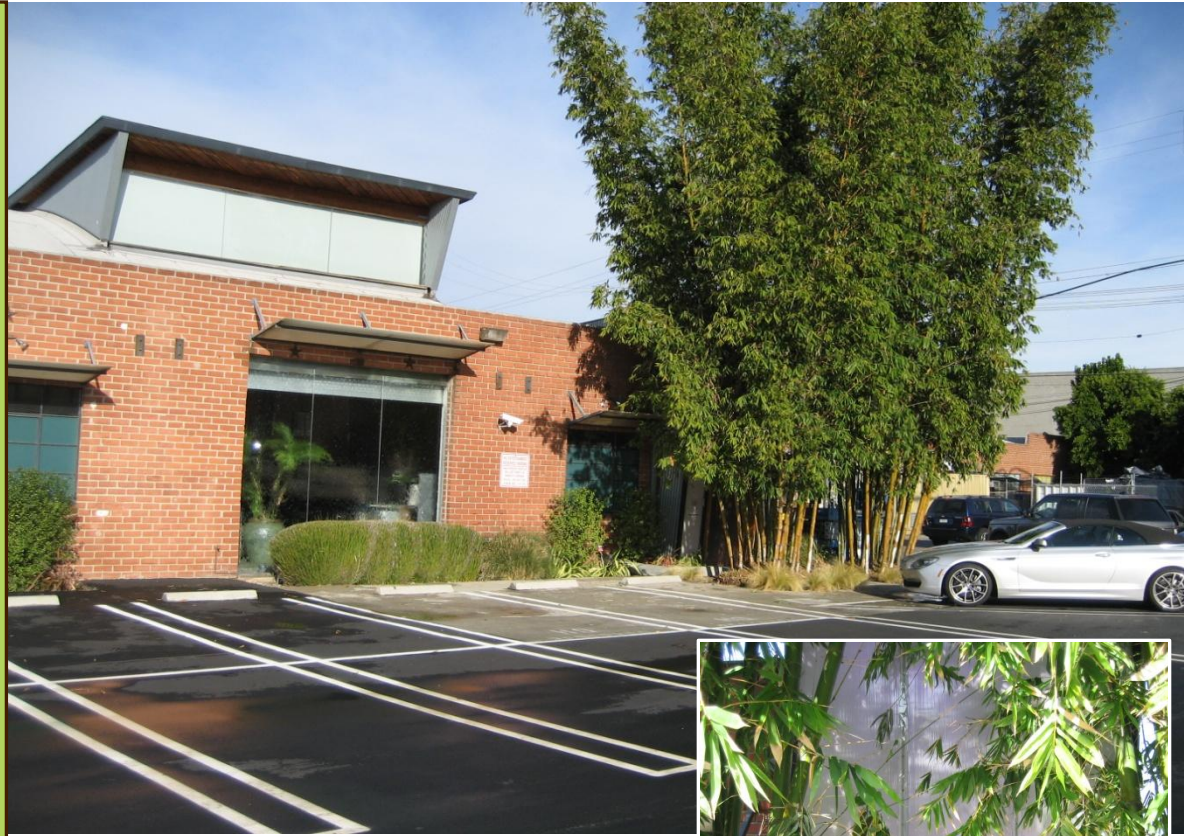
DRE#: 01013402

mark@lesmark.net

Les Small

DRE#: 00692938

les@lesmark.net



Available Square Footage

8,000 rentable square feet

Availability

Immediate (fully furnished plug 'n' play possibility)

Rental Rate

\$2.85 per RSF/month/NNN (low NNNs)

Parking

30 surface parking spaces (3.75/1,000)

Features

- Authentic exposed bowstring truss ceiling, corrugated steel panels and exterior sunshades, polished concrete floors
- Large dormer window bathes the space in natural light
- Huge wall of glass water feature
- Fully built-out mezzanine with bar and restroom
- Reception area, private offices, large open work areas, conference and meeting rooms, storage room
- Full kitchen with stainless steel appliances and lunchroom
- 3 well-appointed restrooms, 1 with shower, floating sinks



LES MARK

STRATEGIC REAL ESTATE SERVICES

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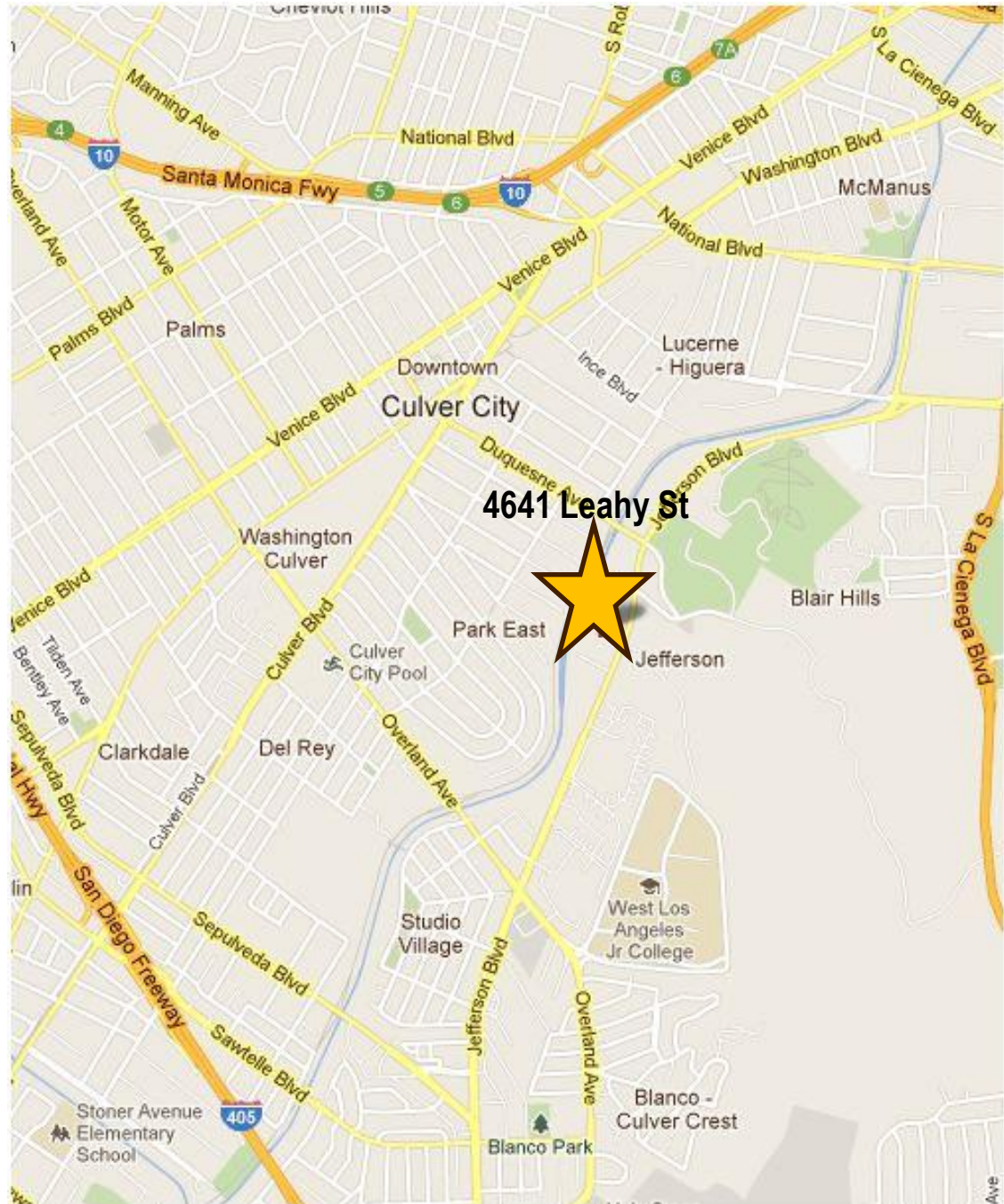
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- **Ideal location in Culver City near entertainment, media and arts district**
- **Proximity to major freeways**
- **Easy access to dining, shopping and other quality amenities**



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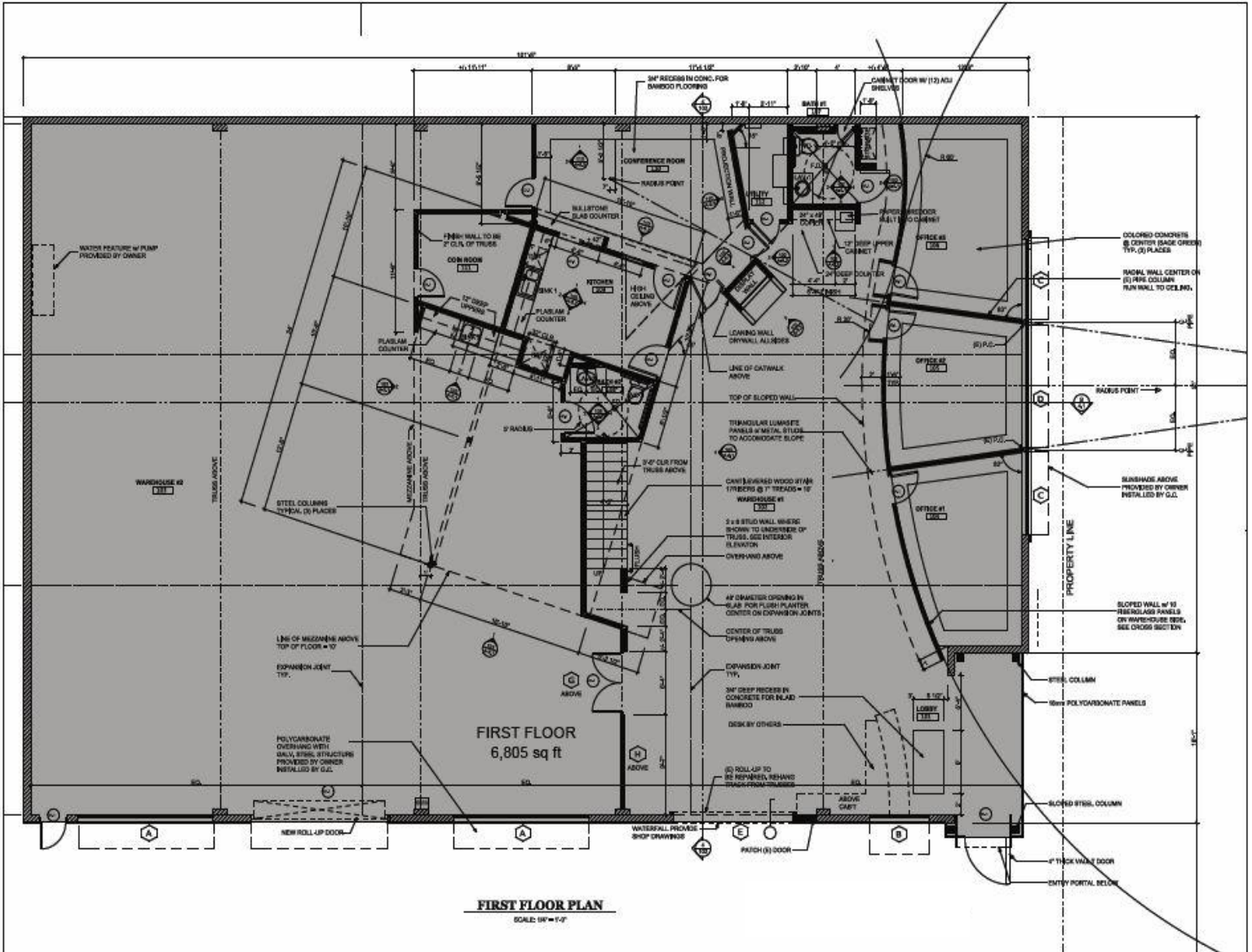


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LESMARK

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