

**CREATIVE  
OFFICE CAMPUS  
HAYDEN TRACT**

**6,041-21,604 SF**

# CULVER CITY CREATIVE OFFICE



**8461-8463 HIGUERA STREET | CULVER CITY | CA**

# FOR LEASE

FOR MORE INFORMATION,  
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### AVAILABLE SF

- Building 1: LEASED
- Building 2A: 6,041 SF
- \* Building 2B: 8,282 SF
- \* Building 3C: 7,281 SF
- \* Building 3D: LEASED
- Building 4: LEASED
- \* Includes Mezzanine

### RATE

Please contact broker for details

### OCCUPANCY

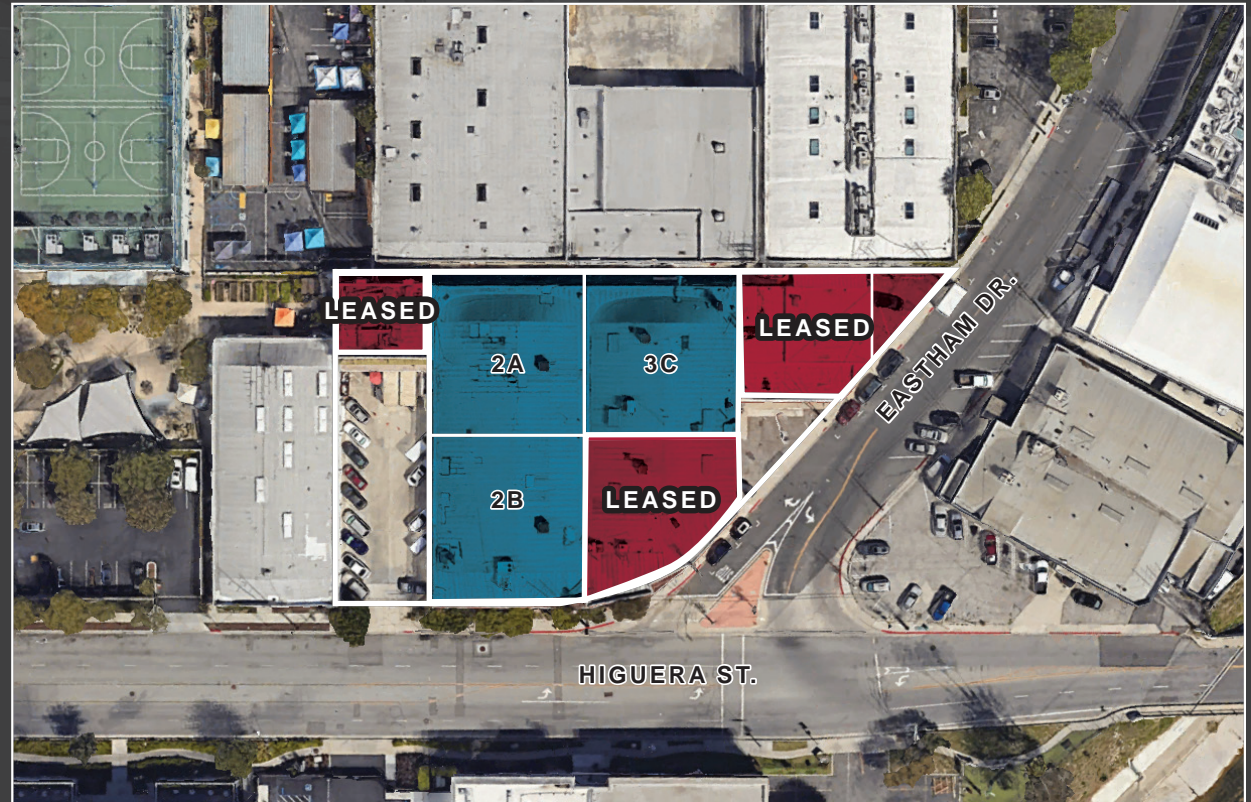
Immediately

### USE

Premises divided to accommodate multitude of uses

## BUILDING HIGHLIGHTS

- Fully Built Out Creative Office Compound – Ready to Move In
- Exposed Bow Truss Ceilings
- Abundance of Natural Light
- Skylights
- Polished Concrete Floors
- Large Private Patios
- Exceptional High-End Finishes
- Private Restrooms and Private Kitchens
- Outdoor Retreat Area

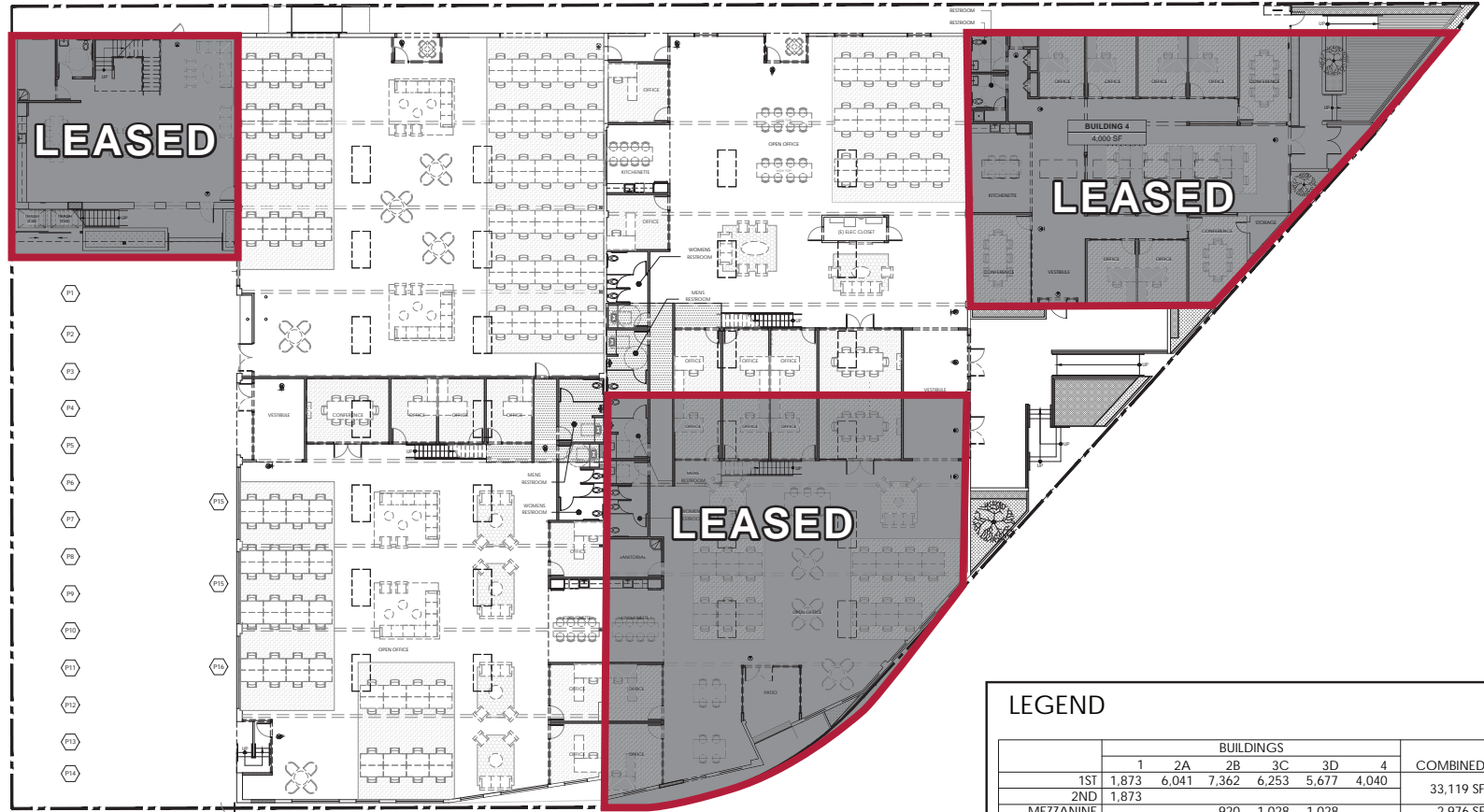
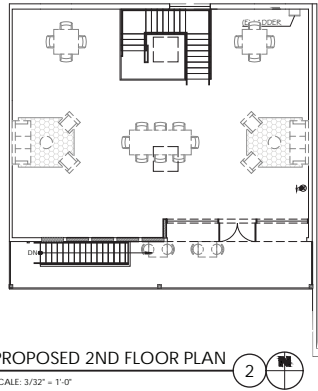


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## BUILDING FLOOR PLAN



### LEGEND

	BUILDINGS						COMBINED
	1	2A	2B	3C	3D	4	
1ST	1,873	6,041	7,362	6,253	5,677	4,040	33,119 SF
2ND	1,873						
MEZZANINE			920	1,028	1,028		2,976 SF
COMBINED	3,746	6,041	8,282	7,281	6,705	4,040	36,096 SF
RETREAT SPACE					1,021		

NOT TO SCALE\*

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## PUBLIC TRANSPORTATION



### TRANSIT/SUBWAY

La Cienega/Jefferson Transit Stop  
(Expo Line)  
4 min | 13 min | 0.7 mi

Culver City Transit Stop (Expo Line)  
4 min | 19 min | 1.0 mi



### AIRPORT

Los Angeles International Airport  
15 min | 7.1 mi

Bob Hope Airport  
31 min | 16.0 mi

Long Beach-Daugherty Field Airport  
36 min | 25.1 mi

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2010 POPULATION	130,030	890,640	2,777,900
2022 POPULATION	133,077	924,141	2,875,026
2027 POPULATION PROJECTION	131,612	916,304	2,849,339
2010 HOUSEHOLDS	52,219	368,508	1,039,984
2022 HOUSEHOLDS	52,852	379,458	1,076,266
2027 HOUSEHOLD PROJECTION	52,150	375,651	1,066,467
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.7B	\$12.7B	\$34.4B

