

**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,
PLEASE CONTACT US:

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COMMERCIAL REAL ESTATE SERVICES

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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

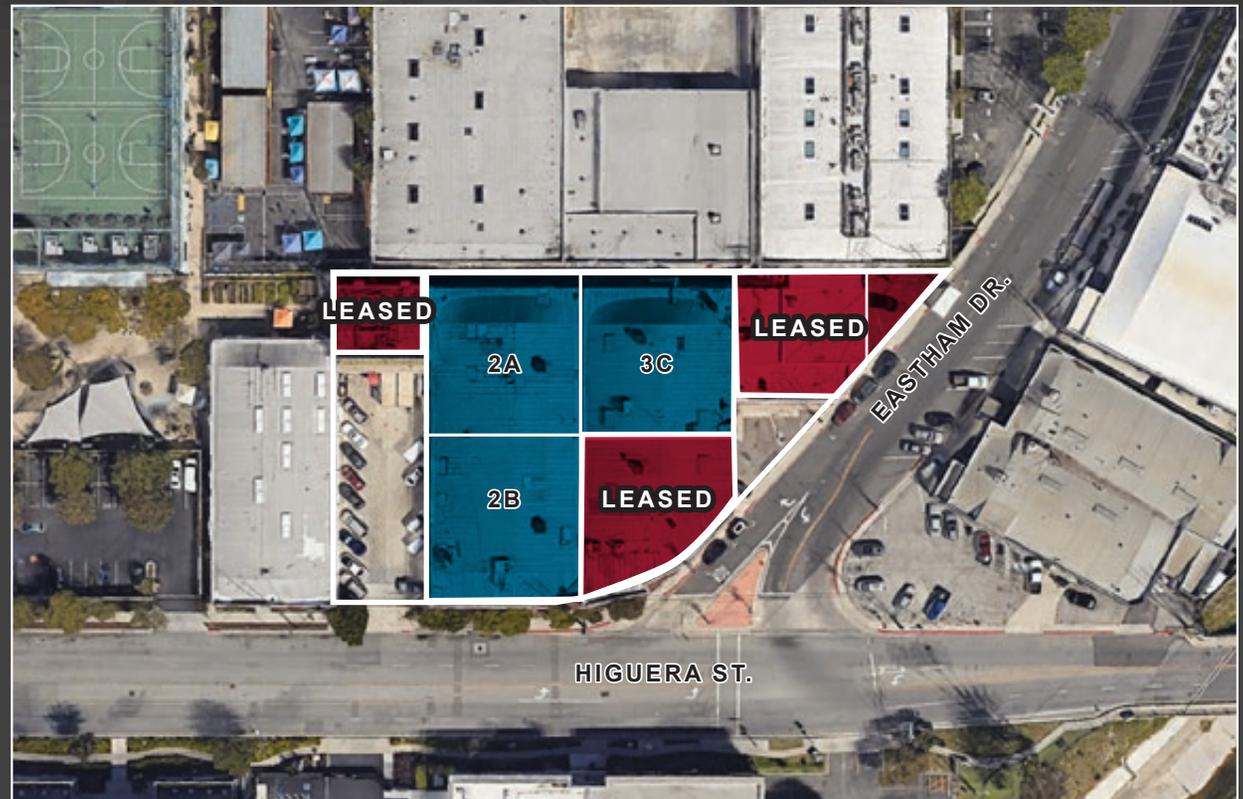
Immediately

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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PHOTOS



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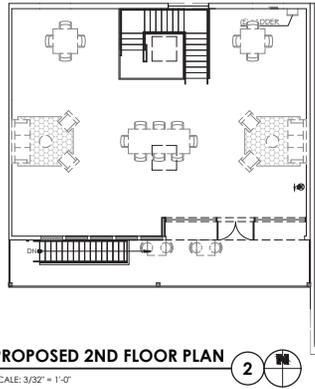
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BUILDING FLOOR PLAN



		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



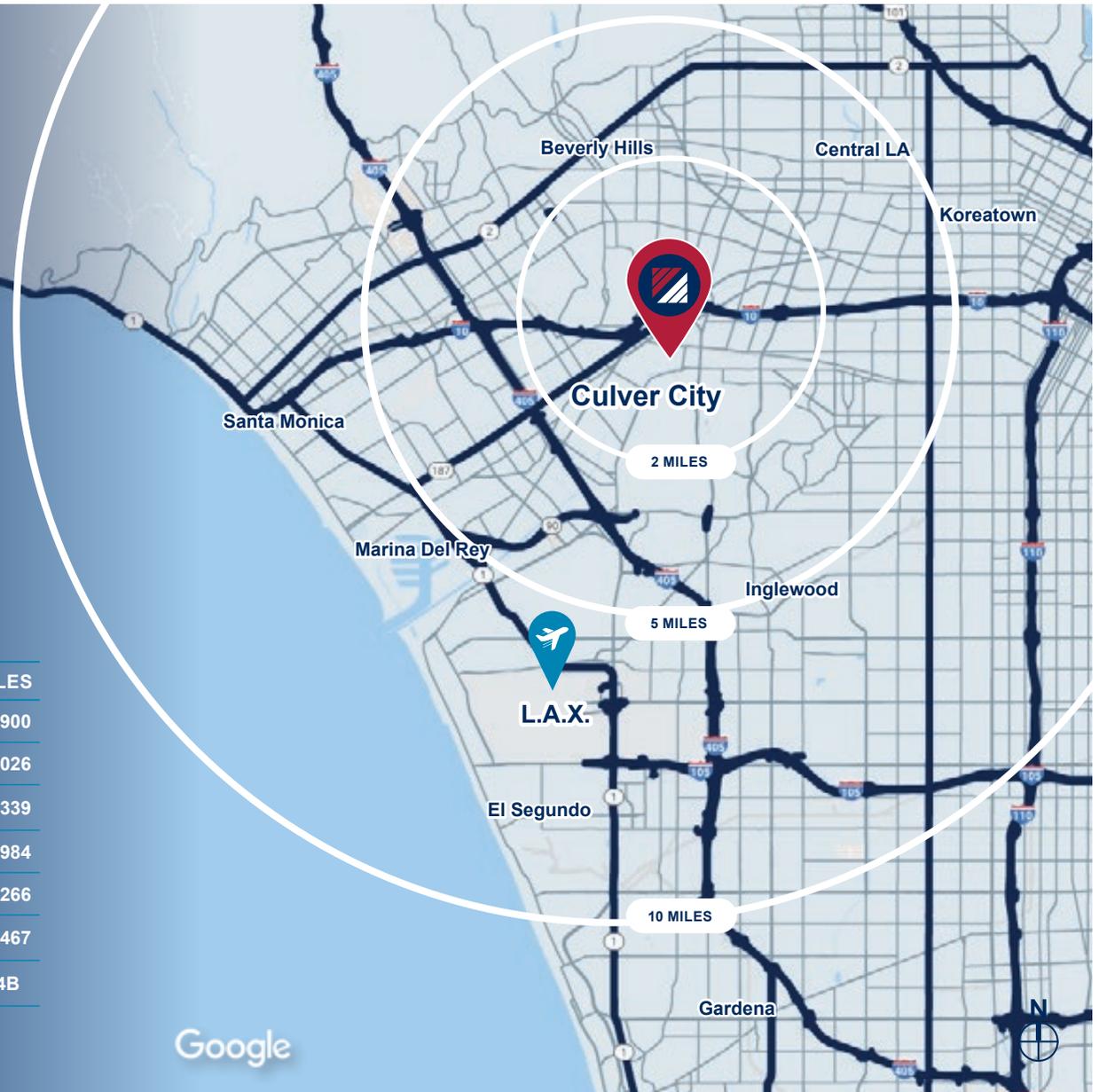
AIRPORT

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



Google

