

Revised pricing – Lowest Price Sale in Culver City Market*

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR LEASE
±34,000 SF (\$170.58 PSF)



3578 Hayden Ave. | Culver City, CA | 90232

Build to Suit Creative Office Opportunity
Excellent Investment in Superior Location

Features

- ±34,000 SF Building on ±0.88 Acres
- ±13,451—34,000 Rentable SF
- 2 Dock High Positions
- 3 Ground Level Doors
- 12' Minimum Clearance Height
- Sprinklered
- Fenced Yard
- Exposed Bow-truss Ceiling
- Building Layout Allows for Multiple Users
- Zoned CCM1YY
- **Sale Price:**
\$5,800,000 (\$170.58 PSF)
- **Lease Rate:**
±13,452 SF - \$0.95psf
±20,549 SF - \$0.75psf
±34,000 SF - \$0.83psf



For more information, contact:

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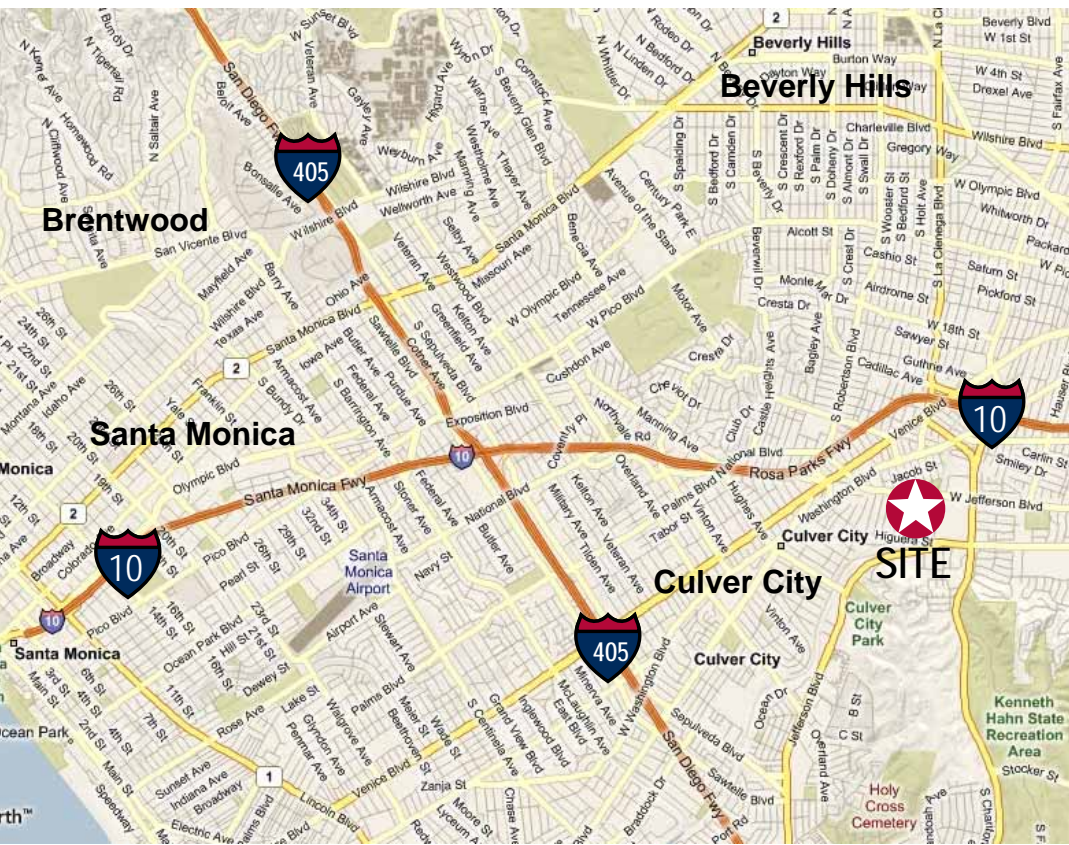
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Centrally Located Close to the 10 and 405 Freeways

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