

# FOR LEASE

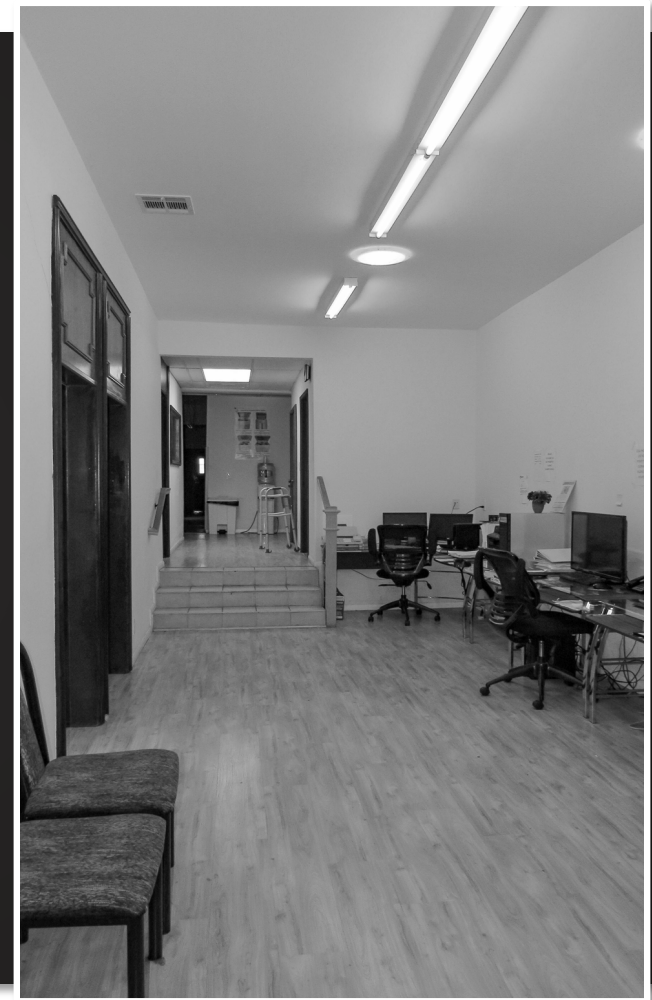
±2,570 SF OF OFFICE / SHOWROOM/  
RETAIL / GALLERY SPACE  
IN THE CULVER CITY ARTS DISTRICT



**2730 S LA CIENEGA BLVD**  
**LOS ANGELES, CA 90034**

ASKING RENT: \$3.50 / SF (Modified Gross)  
AVAILABLE SF: ±2,570 SF  
BLDG SF: ±7,269 SF  
PARCEL SF: ±10,040 SF  
PROPERTY TYPE: Office / Gallery / Retail  
OCCUPANCY: Immediate  
PARKING: 6 Spaces  
ZONING: CM-1VL (Hybrid Industrial)  
BUILT: 1949  
WALKSCORE: 86 (Very Walkable)  
CROSS STREETS: Washington and La Cienega Blvds

- Layout lends itself to many uses
- Combination of Office, Communal Workspace, and Storage Areas
- Rollup Door to Alleyway in Rear of Building
- One Block South of the 10 Freeway
- South of Venice Blvd and North of Washington Blvd
- Excellent access to both the 10 and 405 Freeways
- Close proximity to the Metro Rail Station



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Senior Vice President  
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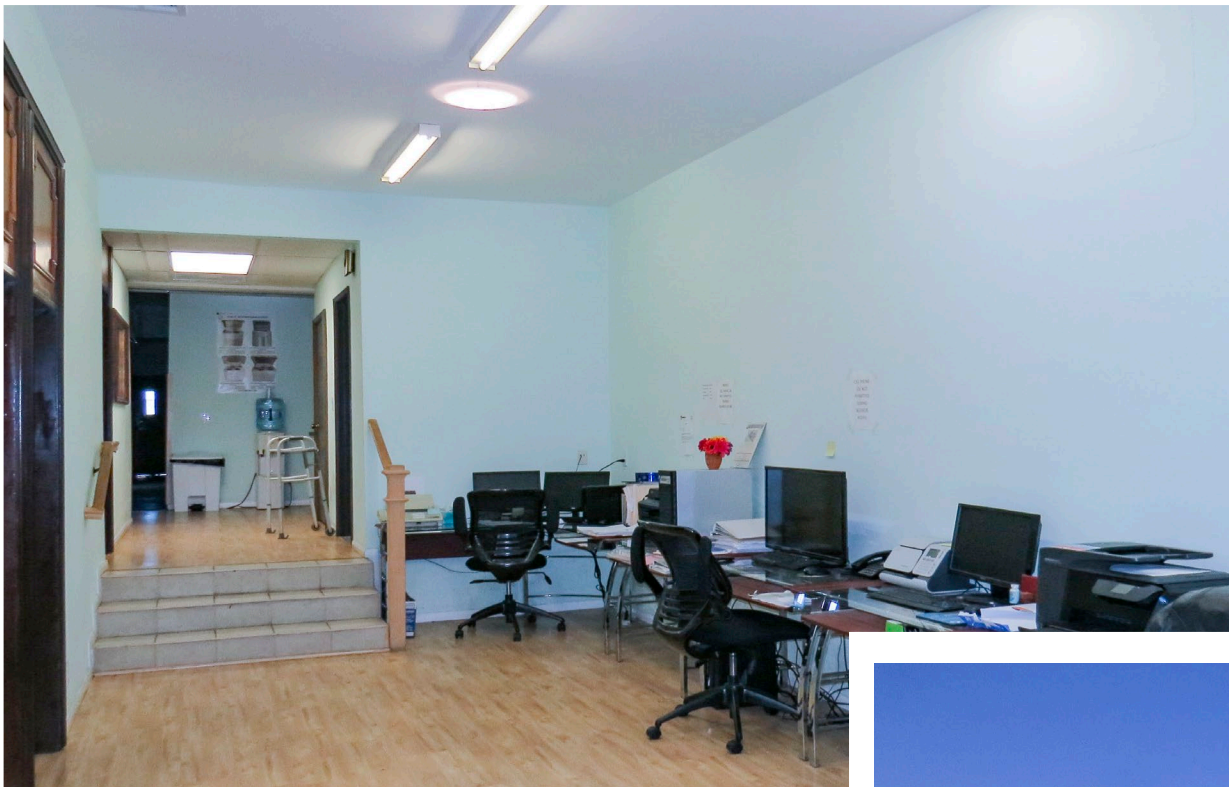
WESTMAC Commercial Brokerage Co.  
1515 S Sepulveda Blvd., Los Angeles, CA 90025  
310-478-7700  
www.westmac.com.com  
DRE# 01096973



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

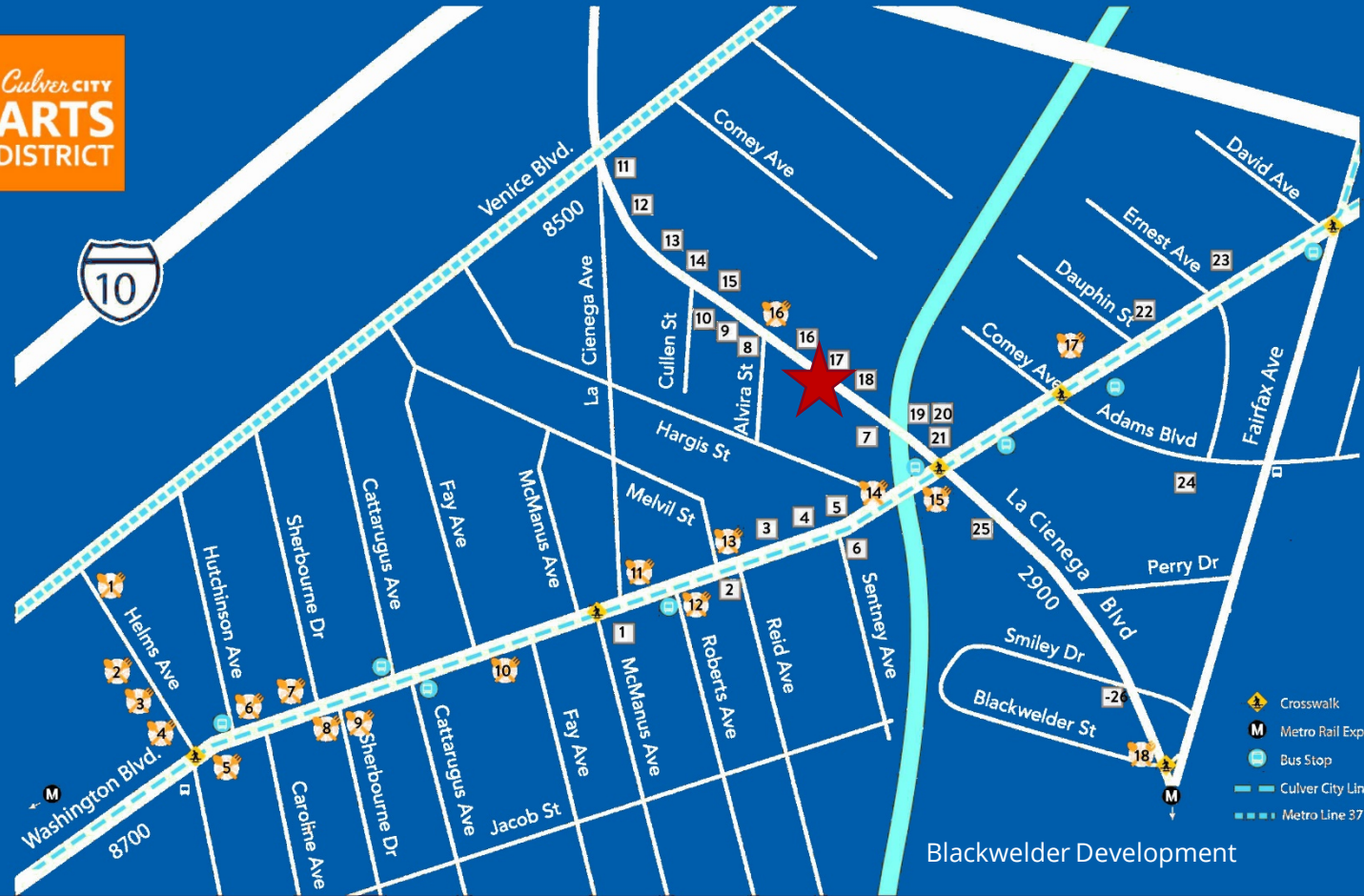


# EXECUTIVE SUMMARY



**PROPERTY PHOTOS**

Culver CITY  
**ARTS  
DISTRICT**



- Crosswalk
- Metro Rail Expo Line
- Bus Stop
- Culver City Line 1
- Metro Line 37

Blackwelder Development

**GALLERIES**

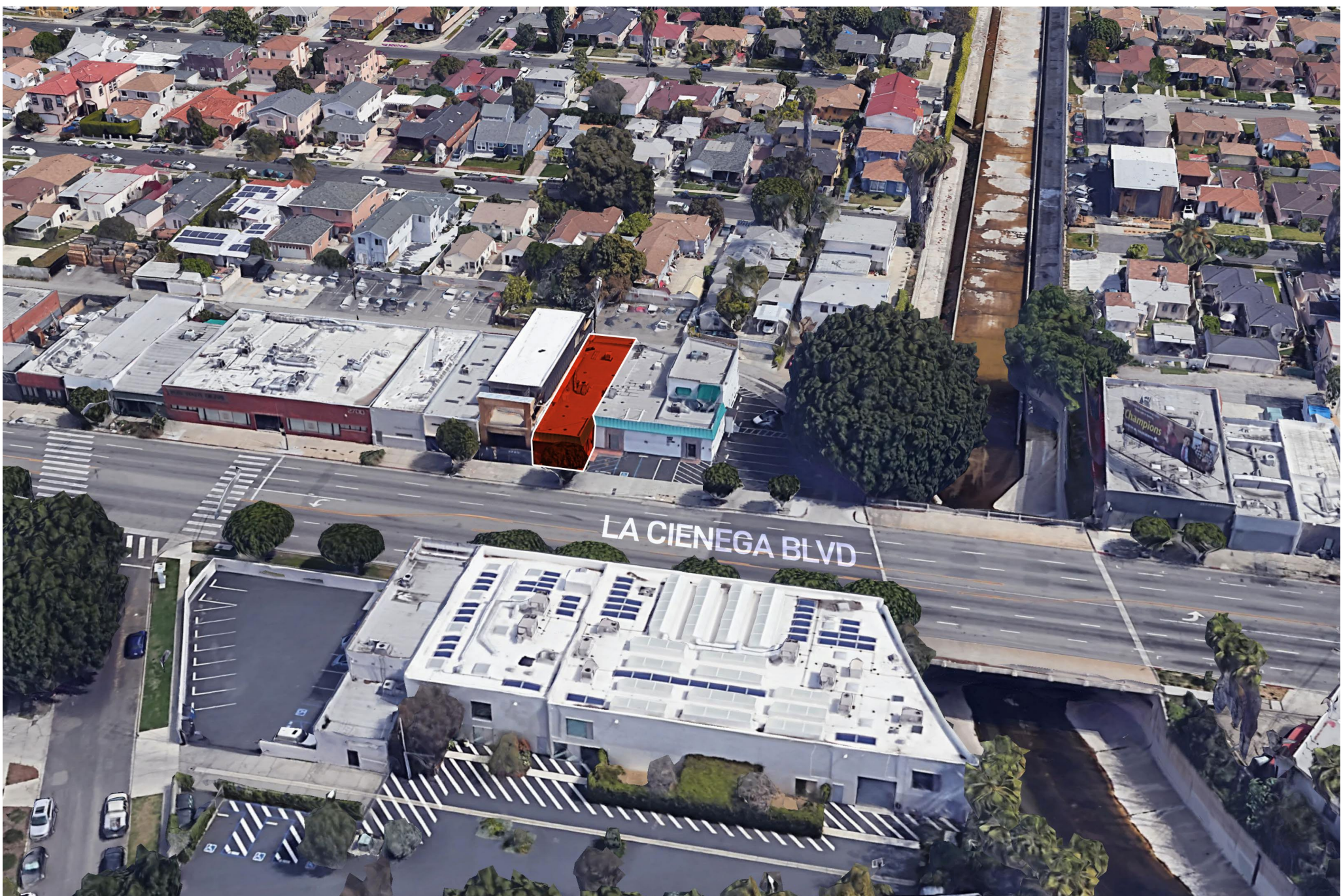
- |                                   |                                     |                                       |
|-----------------------------------|-------------------------------------|---------------------------------------|
| 1. Century Guild                  | 11. Baik Art                        | 21. Kopeikin Gallery                  |
| 2. UCPLA Washington Reid Gallery  | 12. Honor Fraser                    | 22. FP Contemporary                   |
| 3. Sixty29 Contemporary           | 13. Fabrik Projects                 | 23. Roberts & Tilton                  |
| 4. Klowden Mann                   | 14. Walter Maciel Gallery           | 24. Robert Graham Studio              |
| 5. Thinkspace Gallery             | 15. Anat Ebgi                       | 25. Fabien Castanier Gallery          |
| 6. Susanne Vielmetter Los Angeles | 16. Cherry and Martin               | 26. Bradford Steward Contemporary Art |
| 7. Blum & Poe                     | 17. George Billis Gallery           |                                       |
| 8. Von Lintel Gallery             | 18. Bruce Lurie Gallery             |                                       |
| 9. Luis De Jesus Los Angeles      | 19. Edward Cella Art & Architecture |                                       |
| 10. Paul Loya Gallery             | 20. Zevitas Marais                  |                                       |

**FOOD & DRINK**

- |                               |                          |
|-------------------------------|--------------------------|
| 1. Let's Be Frank             | 10. El Altano Sports Bar |
| 2. Father's Office            | 11. EK Valley Restaurant |
| 3. Lukshon                    | 12. Cognoscenti Coffee   |
| 4. La Dijionaise              | 13. Industry Jazz Cafe   |
| 5. New School of Cooking Cafe | 14. Brunello Trattoria   |
| 6. Pinches Tacos              | 15. Gaby's Express       |
| 7. El Baron                   | 16. Mandrake Bar         |
| 8. Element 29                 | 17. El Rio Bravo         |
| 9. The Coolhaus Shop          | 18. Jr's BBQ             |



**CULVER CITY ARTS DISTRICT**



AERIAL PHOTO

