

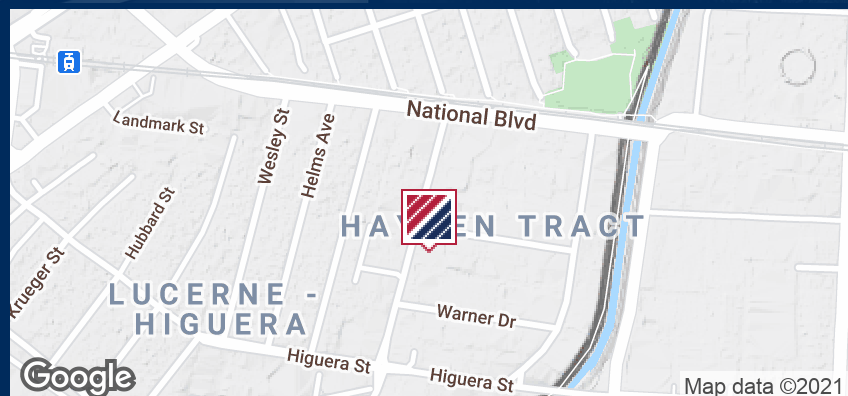


CREATIVE OFFICE SPACES  
**FOR LEASE**

**3578 HAYDEN AVE.**  
CULVER CITY | CA, 90232

**PROPERTY FEATURES:**

- Contemporary Creative Office Conversion
- Suite S5-A: 3,170 SF Available
- Suite S5-B: 2,140 SF Available
- Short-Term Lease Available



FOR MORE INFORMATION PLEASE CONTACT:

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### PROPERTY HIGHLIGHTS

- HVAC in Each Suite
- Skylights
- Polished Concrete Floors
- Exposed Wood Truss
- Kitchen in Each Suite
- Destroyer Café On-Site
- Light Rail Stop at Washington & National

### OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month plus CAM
Suite S5-A:	3,170 SF
Suite S5-B:	2,140 SF
Combined:	5,310 SF

### CREATIVE OFFICE IS GREAT FOR UNPRECEDENTED TIMES

3578 Hayden offers a unique office layout that allows for a more flexible implementation of security measures as the economy begins to reopen

### SPACIOUS LAYOUT

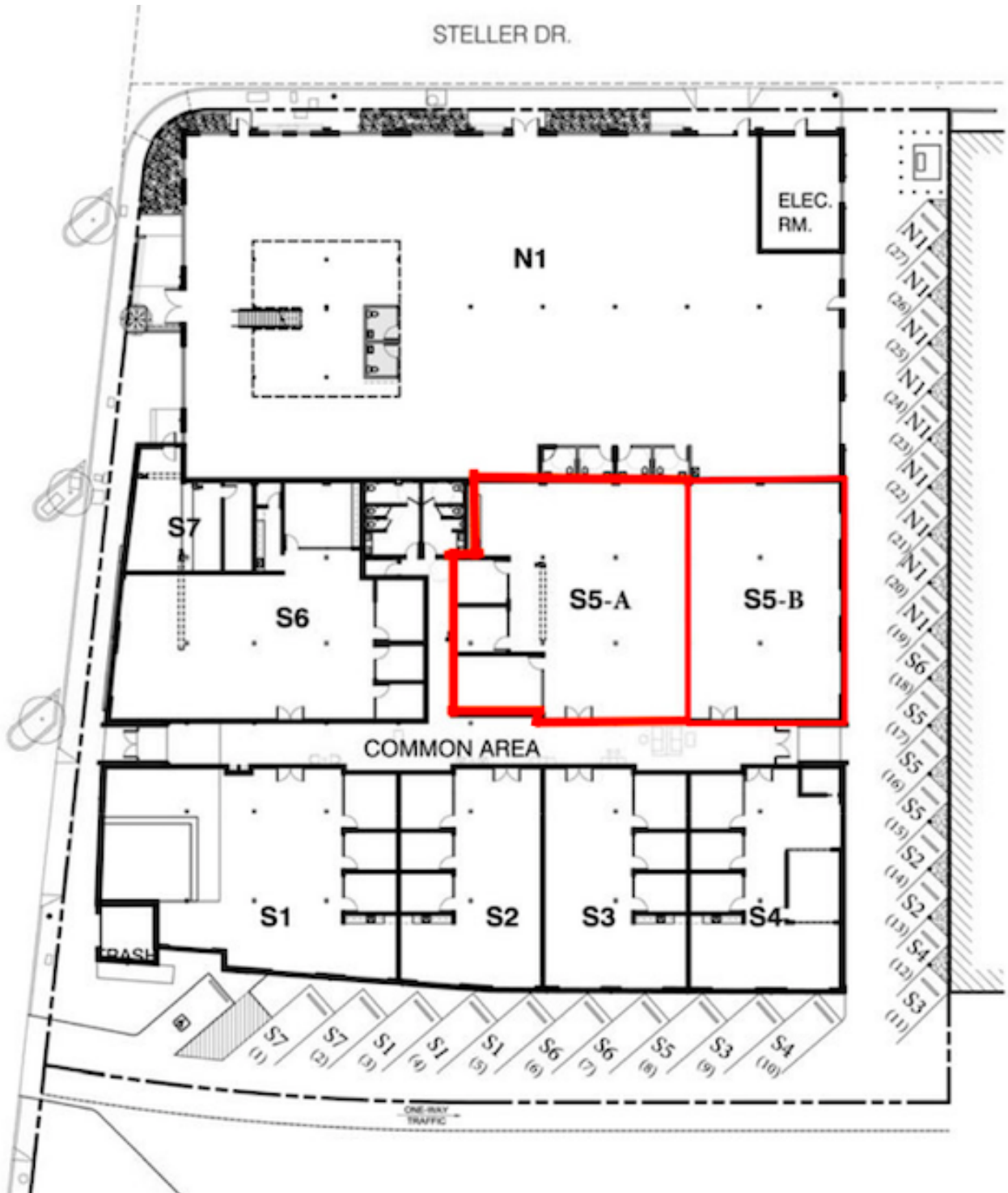
3578 Hayden offers a flexible configuration that is perfect for reopening your office in a creative way. The large open work area allows for social distancing rather than your traditional offices

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