



5450-5458
WEST WASHINGTON
BOULEVARD



CREATIVE FLEX OFFICE SPACE AVAILABLE NEAR CULVER CITY



ADDRESS

5450 - 5458 W. Washington Boulevard

USE

Office/Creative

SIZE

Interior: +/- 10,021 RSF

Lot Size: 16,758 SQFT

SALE | LEASE

Available Upon Request

AVAILABLE

Immediately

PARKING

Seventeen Spaces On-site

HIGHLIGHTS

Three beautifully designed, interconnected office spaces

Furnished — authentic, iconic and designer chairs, tables, and art

Intercom gated entry and secured parking for 17 vehicles

Three separate glass door entrances inside the gate

Two reception areas

Glass enclosed offices and conference rooms

"Farm table" type workstations, communal "living room" gathering spaces, and traditional workstations & cubicles

Outdoor covered private patio area with retractable awnings | glass table, chairs, and lounge seating

Kitchens, bathrooms, and IT rooms in each office space

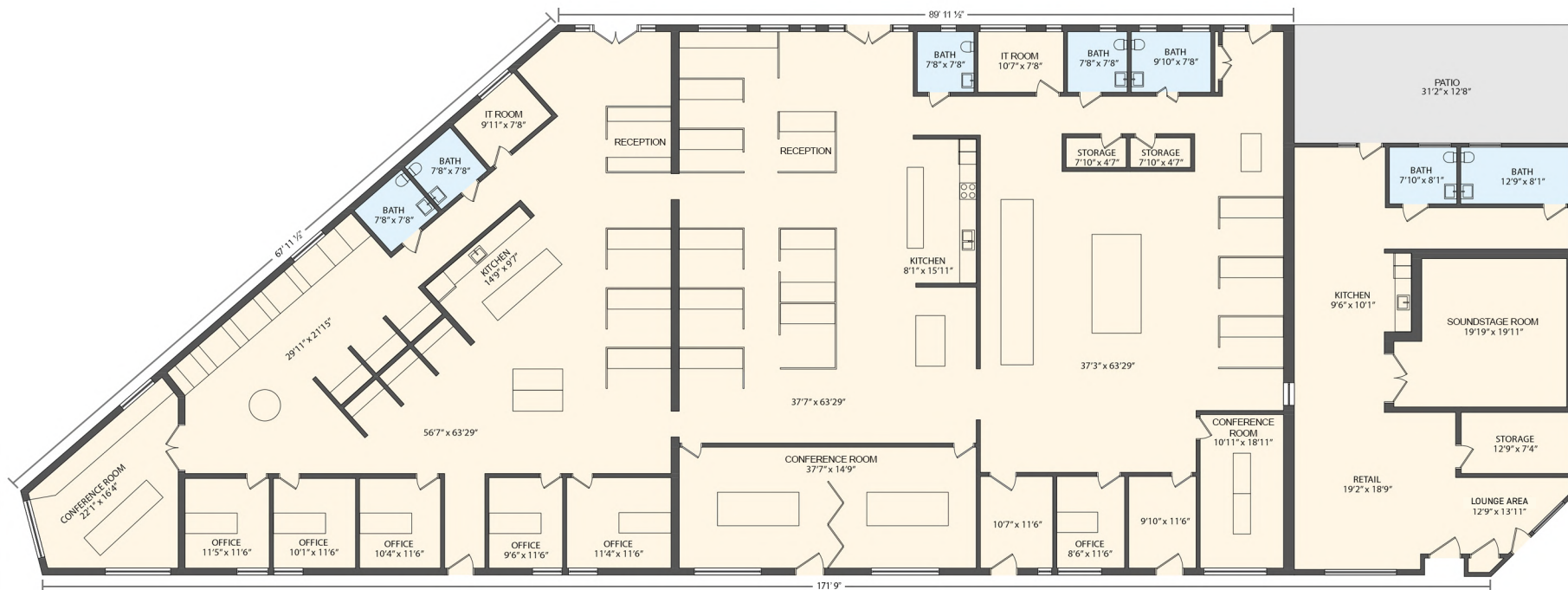
Soundstage Room for video and audio recording

Option to lease with on-site office manager

Option to lease additional off-site parking

5450-5458 W Washington Blvd

Los Angeles, CA 90016



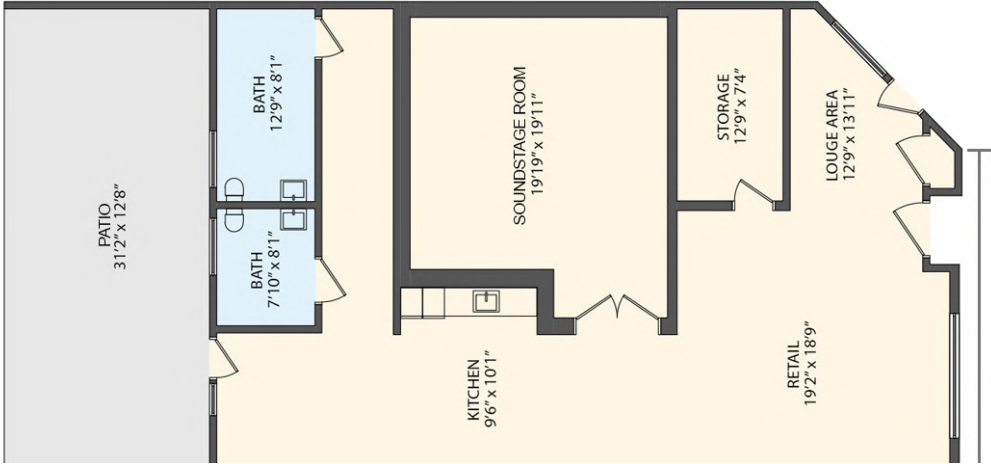
Main Floorplan

DISCLAIMER:
Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

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FIRST SECTION



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SECOND SECTION

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THIRD SECTION



Restaurants/Retail

- | | | |
|----------------------------------|-----------------------------------|---------------------------------|
| 1 Vespertine | 11 MIAN West Adams Chinese | 21 Undergrind Coffee |
| 2 Dolce Isola - The Ivy Bakery | 12 Delicias Adela Restaurant | 22 Fiona's Kitchen |
| 3 Pasta Sisters | 13 Chulita | 23 The Bagel Factory |
| 4 Breakaway Cafe | 14 The Blending Lab Winery | 24 A Food Affair French Cuisine |
| 5 El Rio Bravo | 15 Red Rooster Bakery Café | 25 Paper or Plastik Cafe |
| 6 Quebobs Mediterranean | 16 Cento Handmade Pasta | 26 Charlie's Fish & Chips |
| 7 mu.sô coffee | 17 Honey Bee's House of Breakfast | 27 Jurassic Magic Coffee Shop |
| 8 Farmhouse Kitchen Thai Cuisine | 18 Taqueria Los Anaya | 28 Roscoe's Chicken and Waffles |
| 9 Vicky's All Day | 19 Prime Caffe Inc | 29 Target |
| 10 Fleurs et Sel | 20 Eyes Peeled Coffee | 30 Whole Foods Market |

Attractions/Art

- 1 The Culver Theater
- 2 Honor Fraser Gallery
- 3 Walter Maciel Gallery
- 4 Alouche Gallery
- 5 Billis Williams Gallery
- 6 Shoshana Wayne Gallery
- 7 Good Mother Gallery
- 8 the Landing Art Gallery
- 9 William Grant Still Art Center
- 10 Thinkspace Gallery

Corporate Office

- 1 Ritual
- 2 ChowNow
- 3 Nordstrom HQ
- 4 MeUndies
- 5 Outerknown
- 6 Warner Bros. Discovery
- 7 The Hideaway Entertainment
- 8 Sweetgreen
- 9 Goatgroup HQ
- 10 Pair of Thieves

Tech/Entertainment

- 1 Sony Studios
- 2 Apple
- 3 NPR Studios
- 4 Amazon Studios
- 5 Sony Pictures Animation
- 6 HBO
- 7 Beats Campus

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CONTACT US.

CHRISTINE KIM, ESTATES AGENT

310.729.1514
CKIM@THEAGENCYRE.COM
LIC. #01914081
THE AGENCY

JOSH MYLER, DIRECTOR

323.333.0301
JMYLER@THEAGENCYRE.COM
LIC. #01443547
THE AGENCY

JAY LUCHS, VICE CHAIRMAN

310.407.6585
JAY.LUCHS@NMRK.COM
LIC. #01260345
NEWMARK



NEWMARK
PACIFIC