

HAYDEN QUARTER



OFFICE SPACE
AVAILABLE FOR
LEASE

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JAYLUCHS.COM

NEWMARK
PACIFIC

OVERVIEW

ADDRESS

Hayden Avenue & National
Boulevard, Culver City, CA 90232

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediately
Built to Suit options

PARKING

3 / 1,000

SIZE

3520 Hayden Avenue

100A: ±9,575 SF

3524 Hayden Avenue: ±10,577 SF

3526 Hayden Avenue: ±6,063 SF

3528 Hayden Avenue

200/300 North: ±7,434 SF

200 South: ±3,728 SF

300 South: ±3,383 SF

3540 Hayden Avenue: ±16,987 SF

8520 National Boulevard

Suite A: ±13,945 SF

Suite B: ±11,307 SF

8522 National Boulevard

Suite 101: ±18,984 SF

Suite 102: ±5,208 SF

Suite 106: ±5,959 SF

Suite 104: ±1,018 SF

Suite 108: ±995 SF

8536 National Boulevard

Suite A: ±3,641 SF

Suite B: ±7,631 SF



HAYDEN QUARTER

3540 HAYDEN AVENUE

3528 HAYDEN AVENUE

8520 NATIONAL BOULEVARD

3526 HAYDEN AVENUE

8522 NATIONAL BOULEVARD

3524 HAYDEN AVENUE

8536 NATIONAL BOULEVARD

3520 HAYDEN AVENUE

3520-3526 HAYDEN AVENUE

3520 HAYDEN AVENUE

3524 HAYDEN AVENUE

3526 HAYDEN AVENUE

*Digitally altered image

3520 HAYDEN AVENUE 100A

- Modern creative office/showroom environment with flexible open floor plan
- High exposed ceilings providing abundant natural volume
- Expansive warehouse-style windows delivering exceptional natural light
- Polished concrete flooring with contemporary industrial finishes
- Glass-lined private offices and collaborative meeting spaces



OVERVIEW

SIZE

Approximately 9,575 SF

RENT

Available upon Request

USE

Office/Studio

AVAILABLE

Immediate

3524 HAYDEN AVENUE

- Exposed wood beam ceilings on the main level add warmth and create a striking architectural focal point
- Polished, sealed concrete floors throughout for a durable, low-maintenance, contemporary finish
- Abundant natural light via upper windows, clerestory-style glass partitions, and a large glass entry that draws daylight deep into the space
- Flexible work and gathering zones: accommodates built-in reception/service counters and bar-height breakout seating



OVERVIEW

SIZE

Approximately 10,577 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate



3526 HAYDEN AVENUE

- Turnkey occupancy and efficient creative office layout with adaptable workspaces
- Open collaborative floor plan with exposed structural elements
- Large perimeter windows creating bright interior work environments
- Contemporary finishes throughout common work areas
- Private conference room and executive office build-out



OVERVIEW

SIZE

Approximately 6,063 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate



*Digitally altered image

NEWMARK
PACIFIC

3528 HAYDEN AVENUE



*Digitally altered image



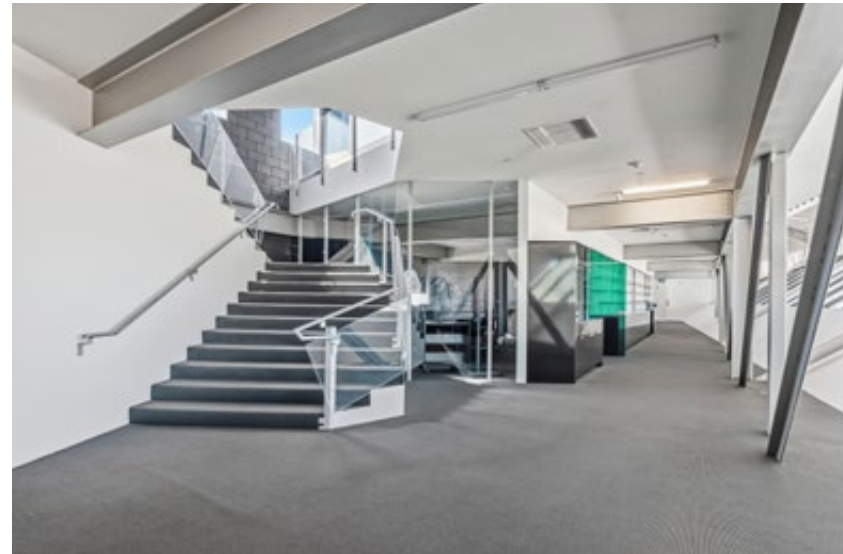
*Digitally altered image



NEWMARK
PACIFIC

3528 HAYDEN AVENUE 200/300 NORTH

- Distinctive creative workspace featuring flexible floor plates
- High ceilings enhancing openness and functionality
- Abundant natural light from oversized industrial windows
- Combination of open work areas and enclosed offices
- Modern conference facilities and collaborative meeting rooms



OVERVIEW

SIZE

Approximately 7,434 SF

RENT

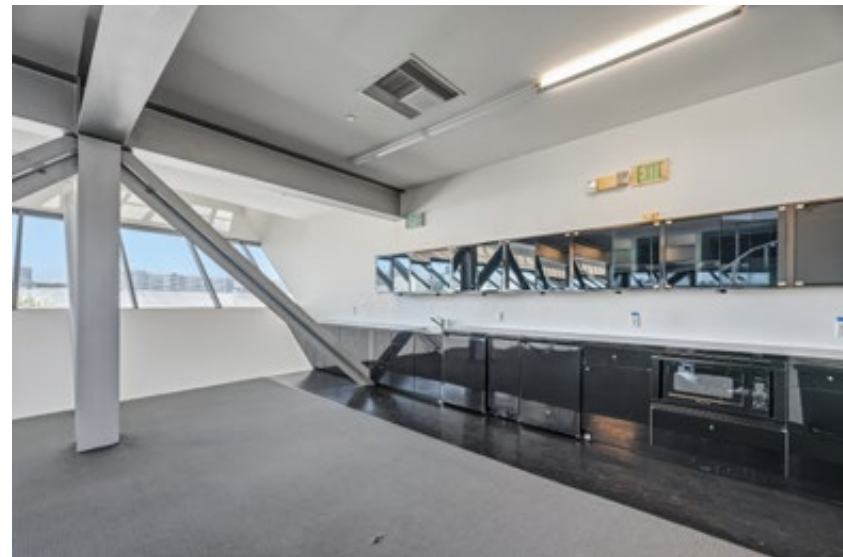
Available upon Request

USE

Office/Studio

AVAILABLE

Immediate



3528 HAYDEN AVENUE 200 SOUTH

- Features polished concrete floors, a kitchen area, private offices, open work areas, and a creative patio/ outdoor space
- Abundant natural light from oversized industrial windows
- Combination of open work areas and enclosed offices
- Modern conference facilities and collaborative meeting areas



OVERVIEW

SIZE

Approximately 3,728 SF

USE

Office/Studio

RENT

Available upon Request

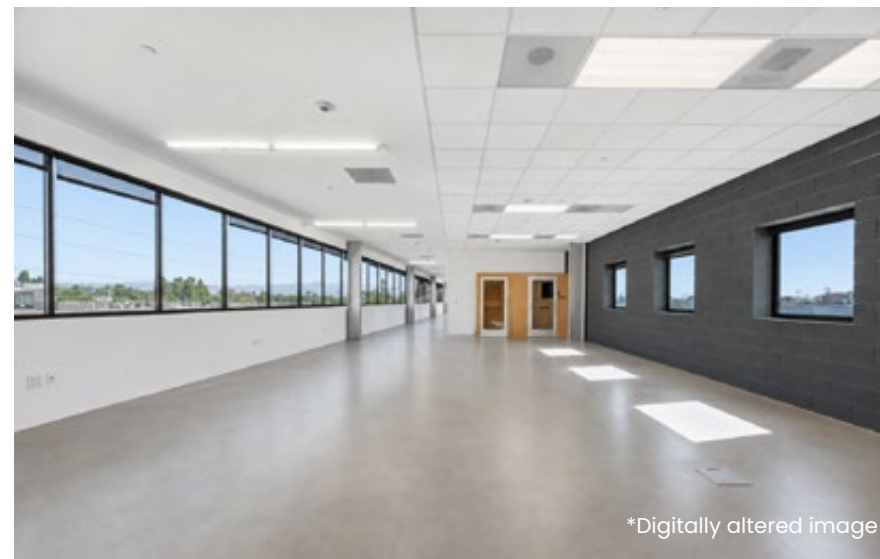
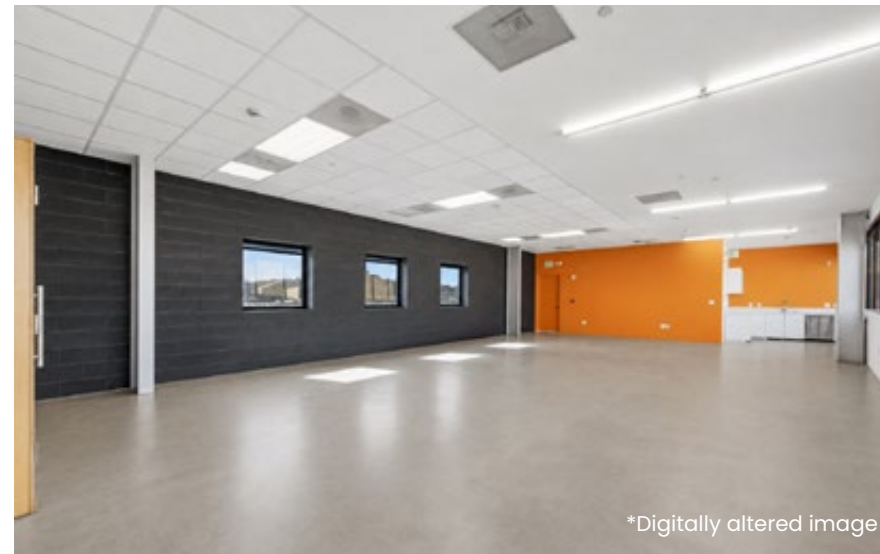
AVAILABLE

Immediate



3528 HAYDEN AVENUE 300 SOUTH

- Distinctive creative workspace featuring flexible floor plates
- High ceilings enhancing openness and functionality
- Abundant natural light from oversized industrial windows
- Combination of open work areas and enclosed offices
- Modern conference facilities and collaborative meeting rooms



OVERVIEW

SIZE

Approximately 3,383 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

3540 HAYDEN AVENUE



3540 HAYDEN AVENUE

- Perched above the on-site parking structure
- Expansive and modern creative office environment with efficient floor plan
- Intricate glazing and industrial architectural character provide abundant natural light throughout the space
- Mix of collaborative workspace, private offices, glass conference room and client presentation areas
- Contemporary kitchen with bar seating and employee amenity space
- Extra large private outdoor patio spaces with built in grill



*Digitally altered image

OVERVIEW

SIZE

Approximately 16,987 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

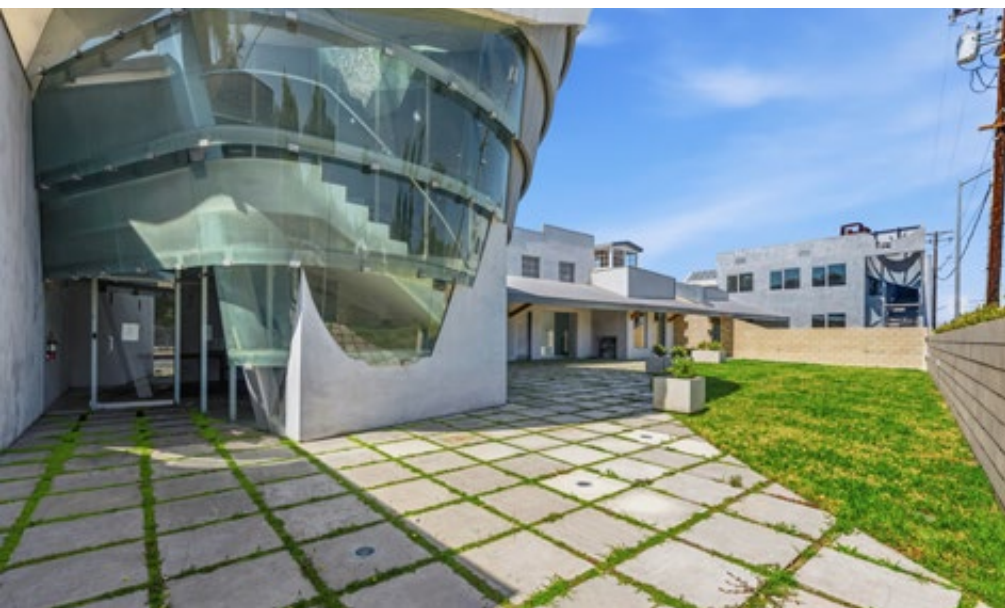


NEWMARK
PACIFIC

8520-8522 NATIONAL BOULEVARD



*Digitally altered image



NEWMARK
PACIFIC

8520 NATIONAL BOULEVARD SUITE A

- Creative office/showroom space with highly functional floor plan
- Bright interiors featuring generous window lines
- Open collaborative workspace with flexible office configurations
- Signature architectural features and modern interior finishes throughout including updated kitchenette package



OVERVIEW

SIZE

Approximately 13,945 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

8520 NATIONAL BOULEVARD SUITE B

- Creative office/showroom space with highly functional floor plan
- Bright interiors featuring generous window lines
- Open collaborative workspace with flexible office configurations
- Signature architectural features and direct access to outdoor patio



OVERVIEW

SIZE

Approximately 11,307 SF

USE

Office/Studio

RENT

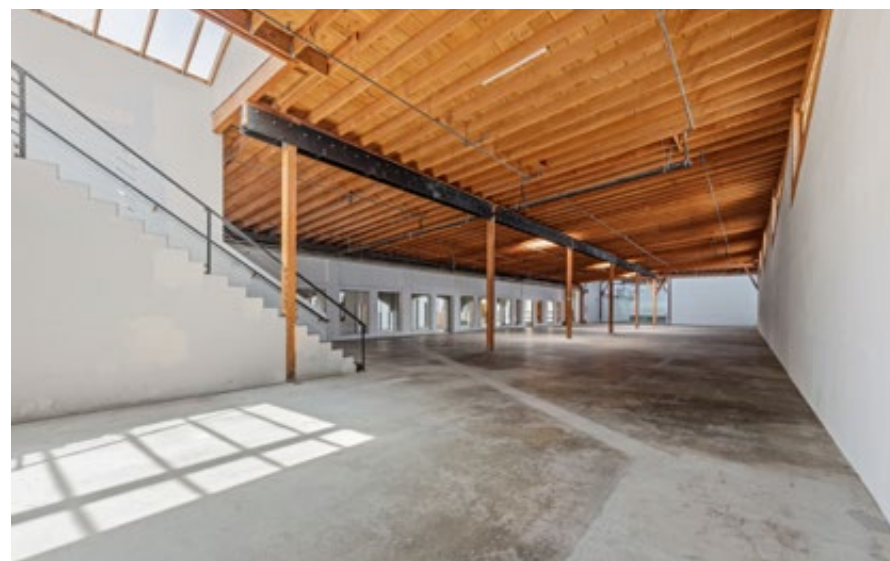
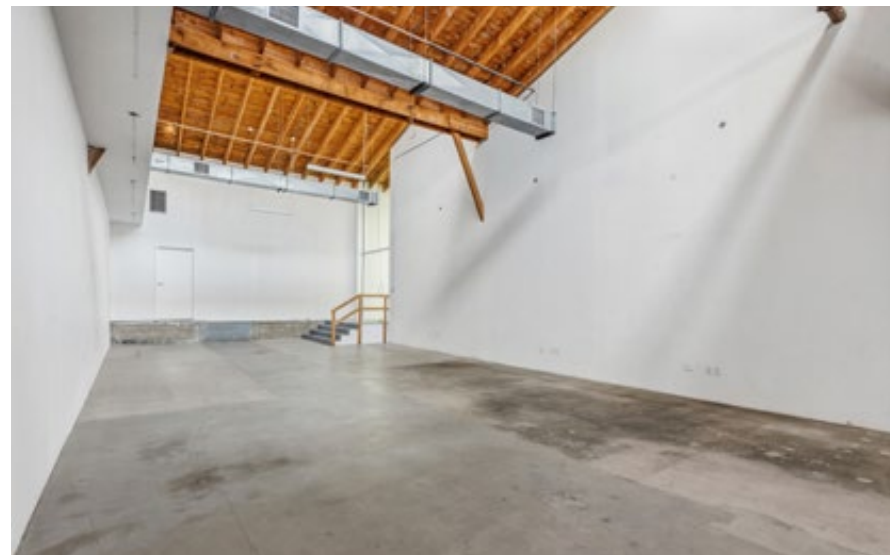
Available upon Request

AVAILABLE

Immediate

8522 NATIONAL BOULEVARD SUITE 101

- Creative office/showroom space with highly functional floor plan
- Bright interiors featuring generous window lines
- Open collaborative workspace with flexible office configurations
- Modern interior finishes throughout



OVERVIEW

SIZE

Approximately 18,984 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

8522 NATIONAL BOULEVARD SUITE 106

- Creative office/showroom space with highly functional floor plan
- Bright interiors featuring generous window lines
- Open collaborative workspace with flexible office configurations
- Signature architectural features and build to suit ready



OVERVIEW

SIZE

Approximately 5,959 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

8536 NATIONAL BOULEVARD

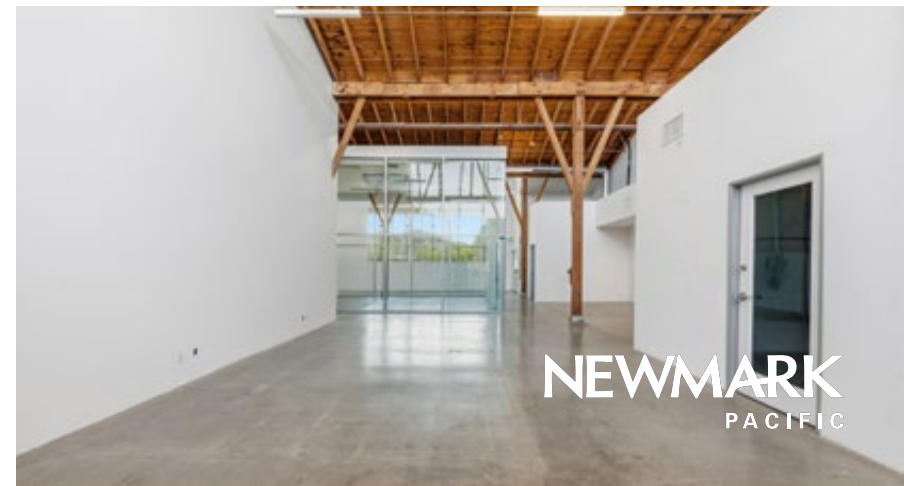
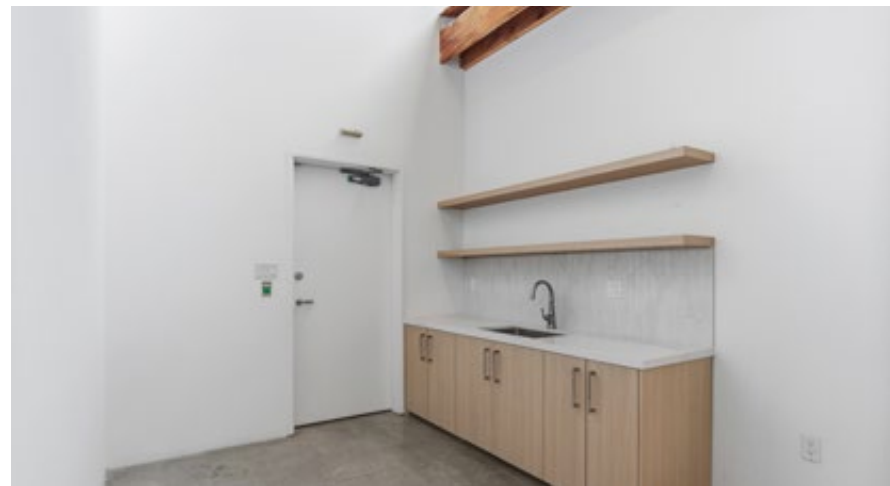


*Digitally altered image

NEWMARK
PACIFIC

8536 NATIONAL BOULEVARD SUITE A

- Well-appointed creative office space with adaptable layout
- High ceilings and open work environment
- Open workspace, private offices and enclosed meeting rooms
- Contemporary kitchen and employee amenity areas
- Modern finishes supporting turnkey occupancy



OVERVIEW

SIZE

Approximately 3,641 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

8536 NATIONAL BOULEVARD SUITE B

- Well-appointed creative office space with adaptable layout
- High ceilings and open work environment
- Combination of open workspace and enclosed meeting rooms
- Contemporary kitchen and employee amenity areas
- Modern finishes supporting turnkey occupancy



OVERVIEW

SIZE

Approximately 7,631 SF

USE

Office/Studio

RENT

Available upon Request

AVAILABLE

Immediate

SITE PLAN

3520 Hayden Avenue

100A: ±9,575 SF

3524 Hayden Avenue: ±10,577 SF

3526 Hayden Avenue: ±6,063 SF

3528 Hayden Avenue

200/300 North: ±7,434 SF

200 South: ±3,728 SF

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Suite A: ±13,945 SF

Suite B: ±11,307 SF

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Suite 101: ±18,984 SF

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Suite 106: ±5,959 SF

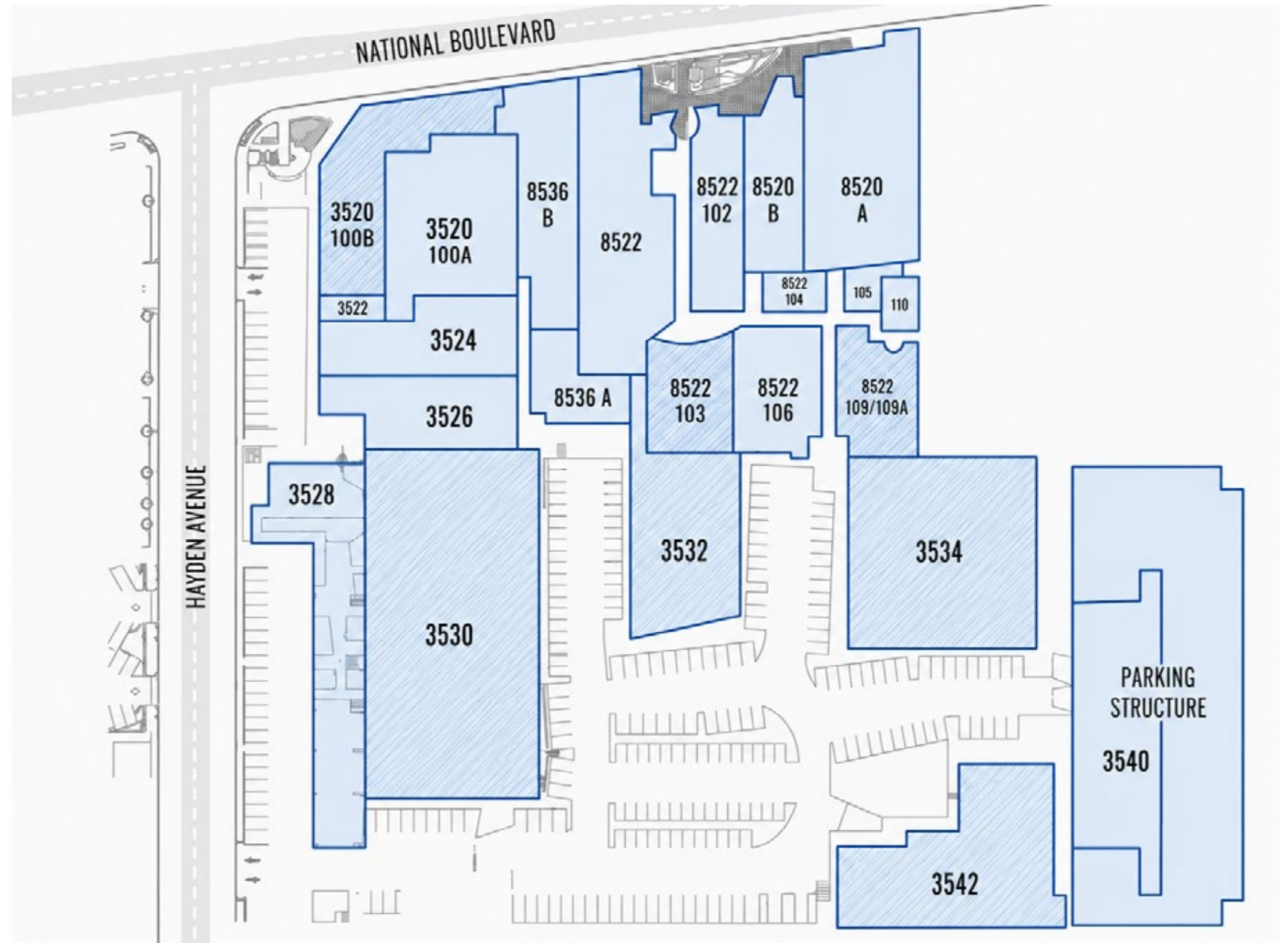
Suite 104: ±1,018 SF

Suite 108: ±995 SF

8536 National Boulevard

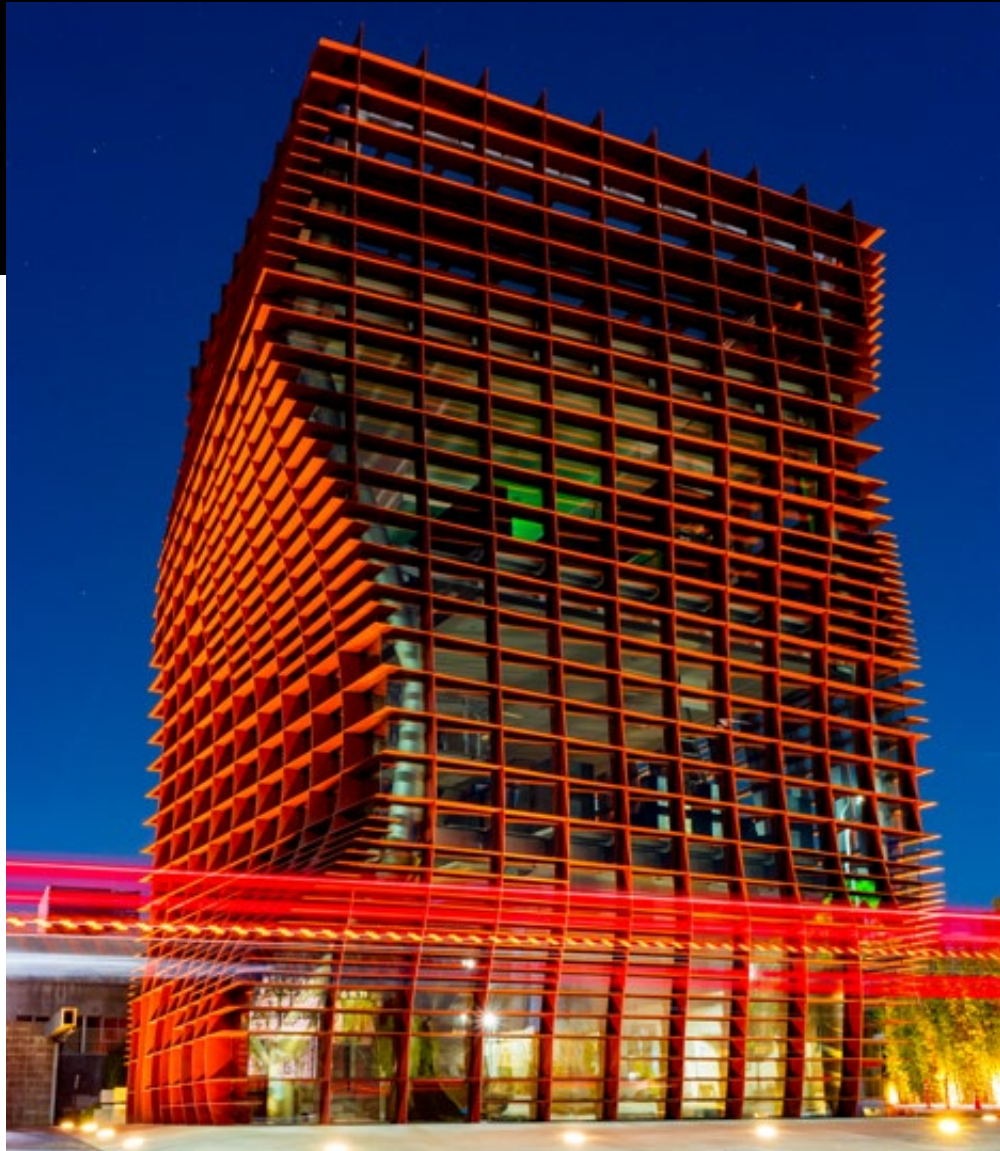
Suite A: ±3,641 SF

Suite B: ±7,631 SF



AREA OVERVIEW

Hayden Quarter is located in Culver City's most celebrated creative office district, and one of the most architecturally distinct commercial neighborhoods in Los Angeles. What began as a mid-century industrial corridor was gradually reimagined over three decades by Eric Owen Moss Architects and developer Samitaur Constructs into a campus of converted warehouses and bold new structures that has become a genuine destination for media, technology, and entertainment companies.



HAYDEN QUARTER

Surrounded by marquee media and tech neighbors—Apple, Amazon Studios, Nike, HBO, Sony Pictures Animation, and Warner Bros—with Zoic, Jam City, and Scopely nearby, this Westside creative district (800,000+ SF) attracts companies for UCLA/USC talent, Silicon Beach access, and a highly walkable environment. Dining and retail standouts include Michelin-starred Vespertine, Destroyer, the Culver City Farmers Market, Platform, Cognoscenti Coffee, and Culver Steps, with a nearby Whole Foods at La Cienega & Jefferson serving as an amenity hub. Connectivity is exceptional via the Metro E Line, I-10/I-405, and the Ballona Creek bike path, reinforcing Culver City's status as a leading office submarket.

WALKER'S & BIKER'S PARADISE

81

WALK SCORE

68

TRANSIT SCORE

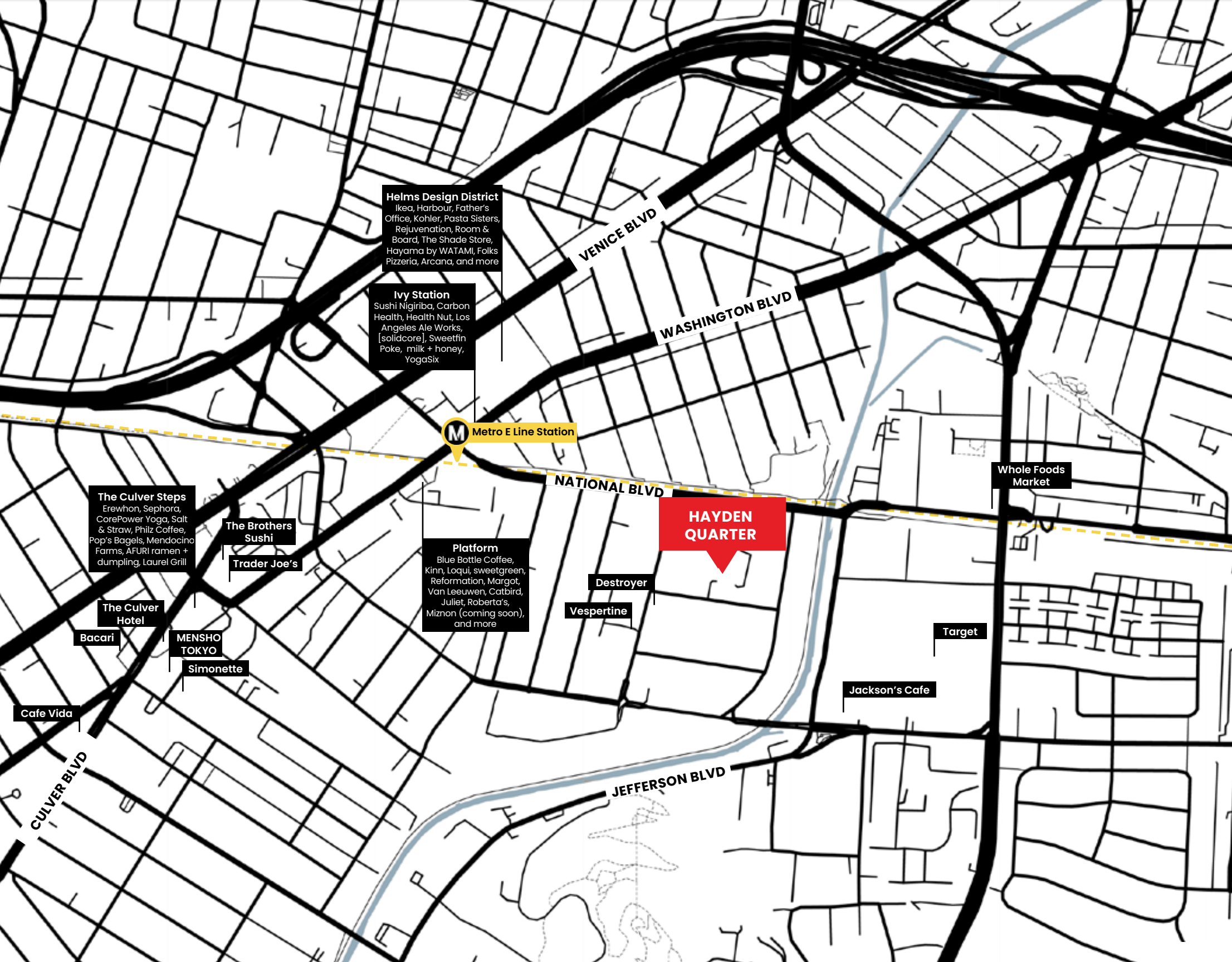
97

BIKE SCORE



NEWMARK
PACIFIC

NEARBY



Helms Design District
Ikea, Harbour, Father's Office, Kohler, Pasta Sisters, Rejuvenation, Room & Board, The Shade Store, Hayama by WATAMI, Folks Pizzeria, Arcana, and more

Ivy Station
Sushi Nigiriba, Carbon Health, Health Nut, Los Angeles Ale Works, [solidcore], Sweetfin Poke, milk + honey, YogaSix

M Metro E Line Station

The Culver Steps
Erewhon, Sephora, CorePower Yoga, Salt & Straw, Philz Coffee, Pop's Bagels, Mendocino Farms, AFURI ramen + dumpling, Laurel Grill

The Brothers Sushi

Trader Joe's

Platform
Blue Bottle Coffee, Kinn, Loqui, sweetgreen, Reformation, Margot, Van Leeuwen, Catbird, Juliet, Roberta's, Miznon (coming soon), and more

Destroyer

Vespertine

HAYDEN QUARTER

Target

Jackson's Cafe

Whole Foods Market

OFFICES

VOX MEDIA

GROUP NINE

PARACHUTE

WILDCARD MEDIA

ARC CREATIVE STUDIOS

APPLE

APPLE MUSIC

SMASHBOX

NIKE

SCOPELY

AMAZON

BEATS ELECTRONICS

ADOBE

BLACKBIRD

WEWORK

DISNEY

BABY2BABY

JUNKIN MEDIA

SMASHBOX STUDIOS

WC+A

WARNER BROS. DISCOVERY

HBO

PLATFORM

UNISOFT

NPR

EQUINOX

LRM

WHY

SONY PICTURES ANIMATION

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NEWMARK

PACIFIC

CORPORATE RE LICENSE #01796698

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