

# 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 B: ±7,631 SF



# HAYDEN QUARTER

3540 HAYDEN  
AVENUE

3528 HAYDEN  
AVENUE

8520 NATIONAL  
BOULEVARD

8522 NATIONAL  
BOULEVARD

3526 HAYDEN  
AVENUE

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

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# 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

### USE

Office/Studio

### RENT

Available upon Request

### 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



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\*Digitally altered image

3528 HAYDEN AVENUE



\*Digitally altered image



\*Digitally altered image



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# 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

### USE

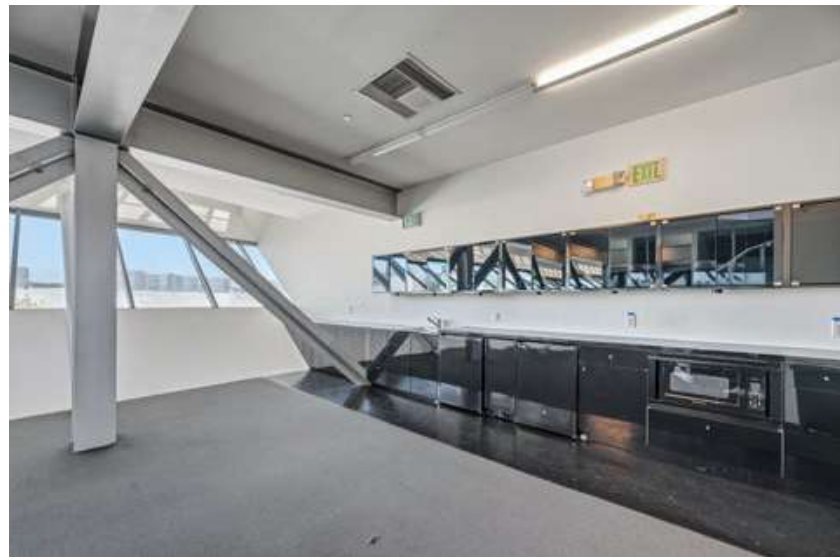
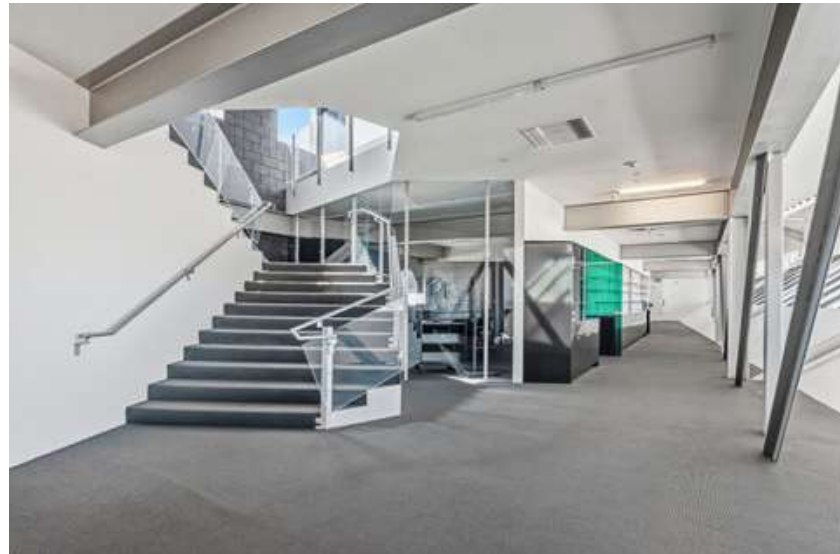
Office/Studio

### RENT

Available upon Request

### AVAILABLE

Immediate



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# 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



**NEWMARK**  
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# 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



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# 8520-8522 NATIONAL BOULEVARD



\*Digitally altered image



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# 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



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# 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

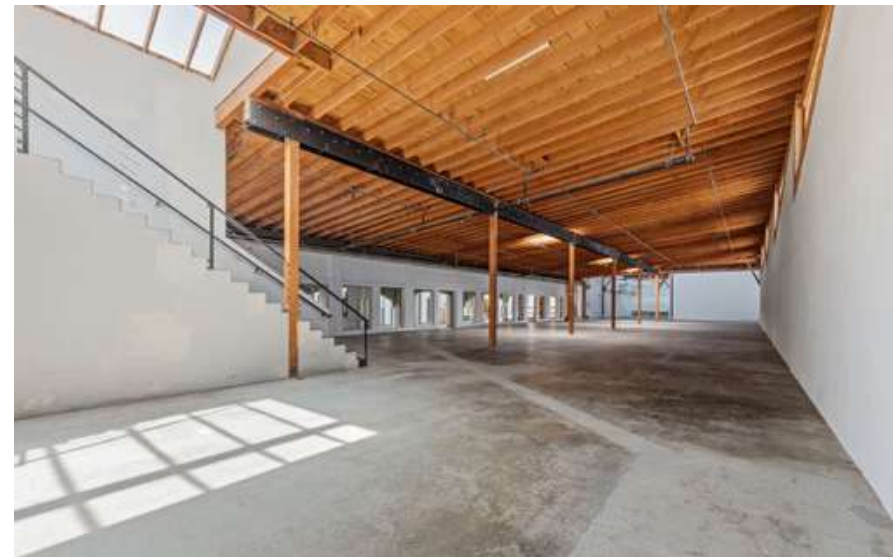
Immediate



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# 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

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# 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



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**8536 NATIONAL BOULEVARD**



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# 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

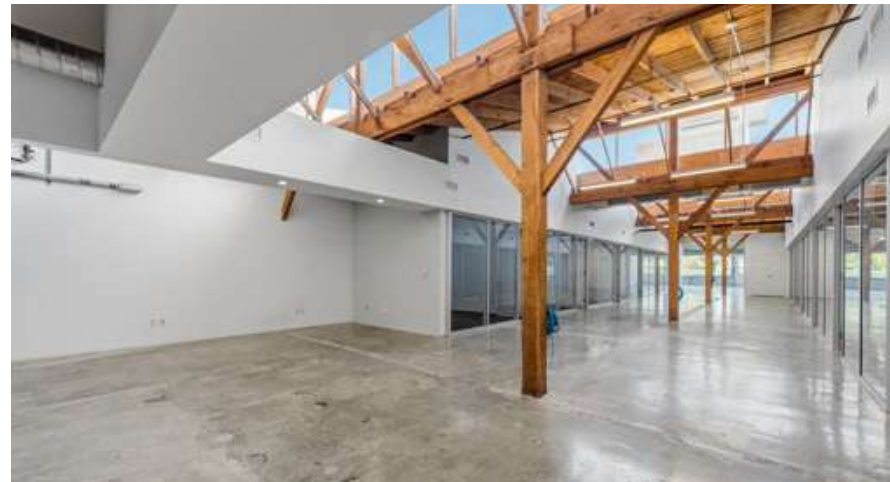
Office/Studio

### RENT

Available upon Request

### AVAILABLE

Immediate



# SITE PLAN

## 3520 Hayden Avenue

100A: ±9,575 SF

## 3524 Hayden Avenue: ±10,577 SF

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200/300 North: ±7,434 SF

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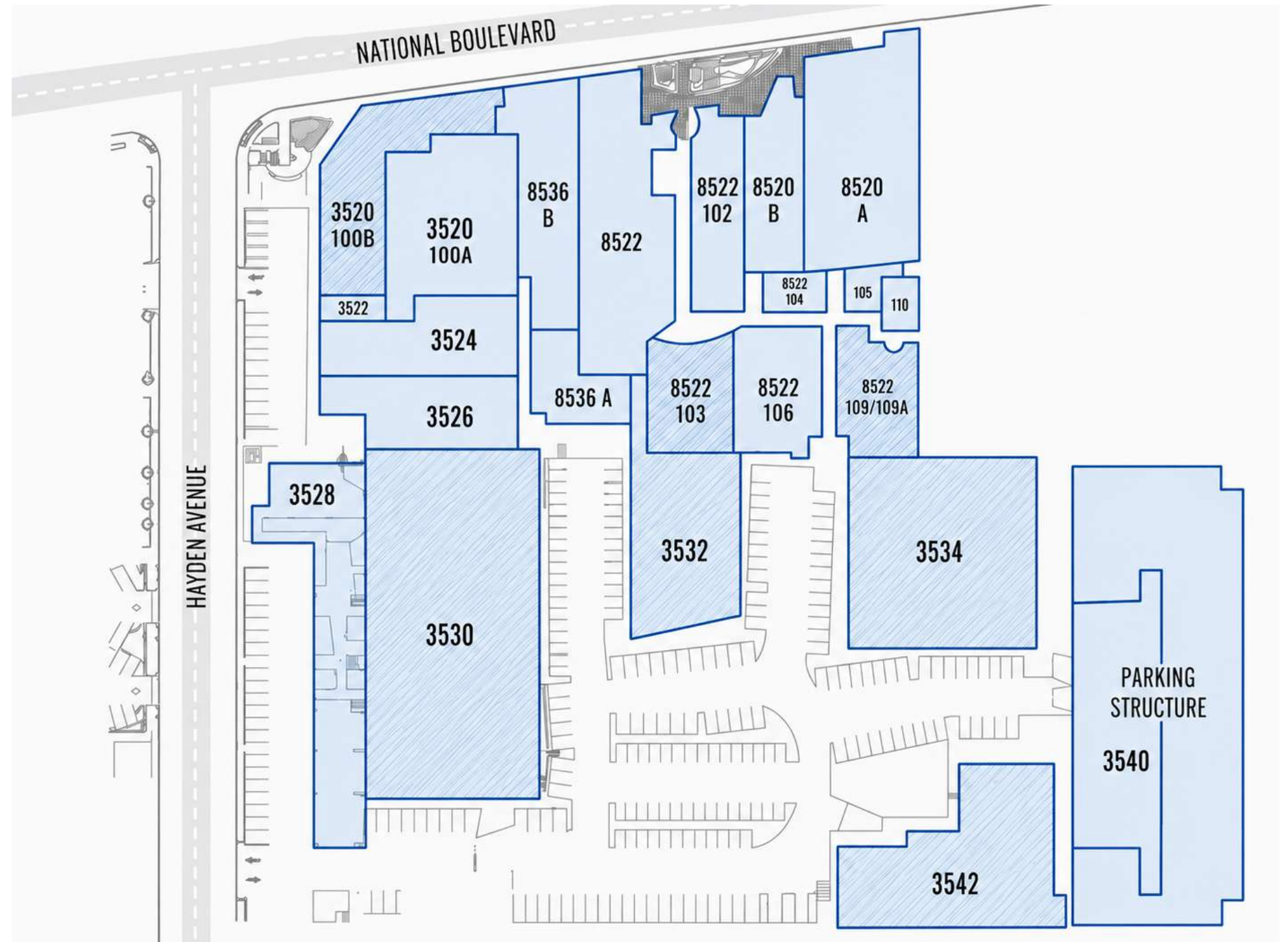
Suite 106: ±5,959 SF

Suite 104: ±1,018 SF

Suite 108: ±995 SF

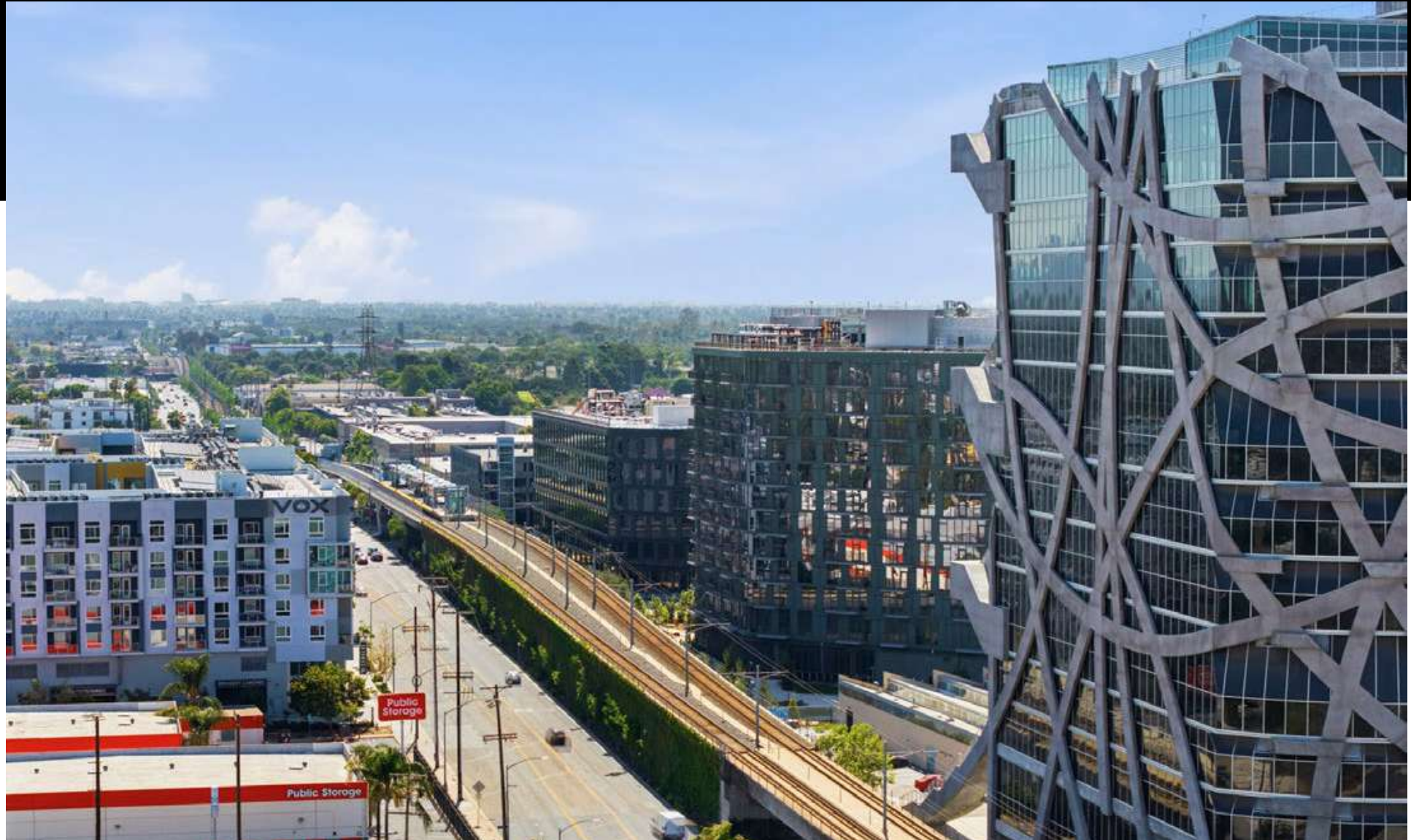
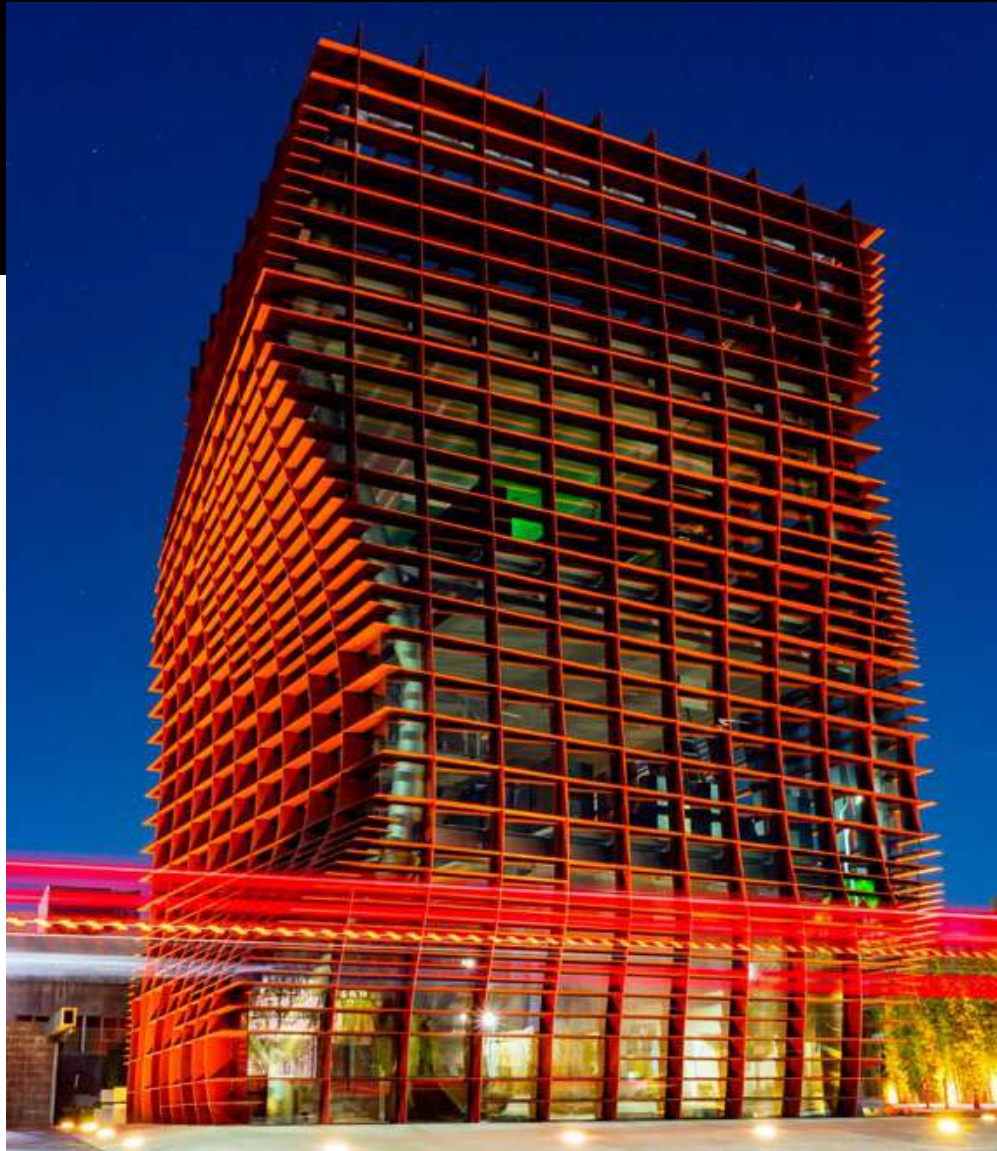
## 8536 National Boulevard

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

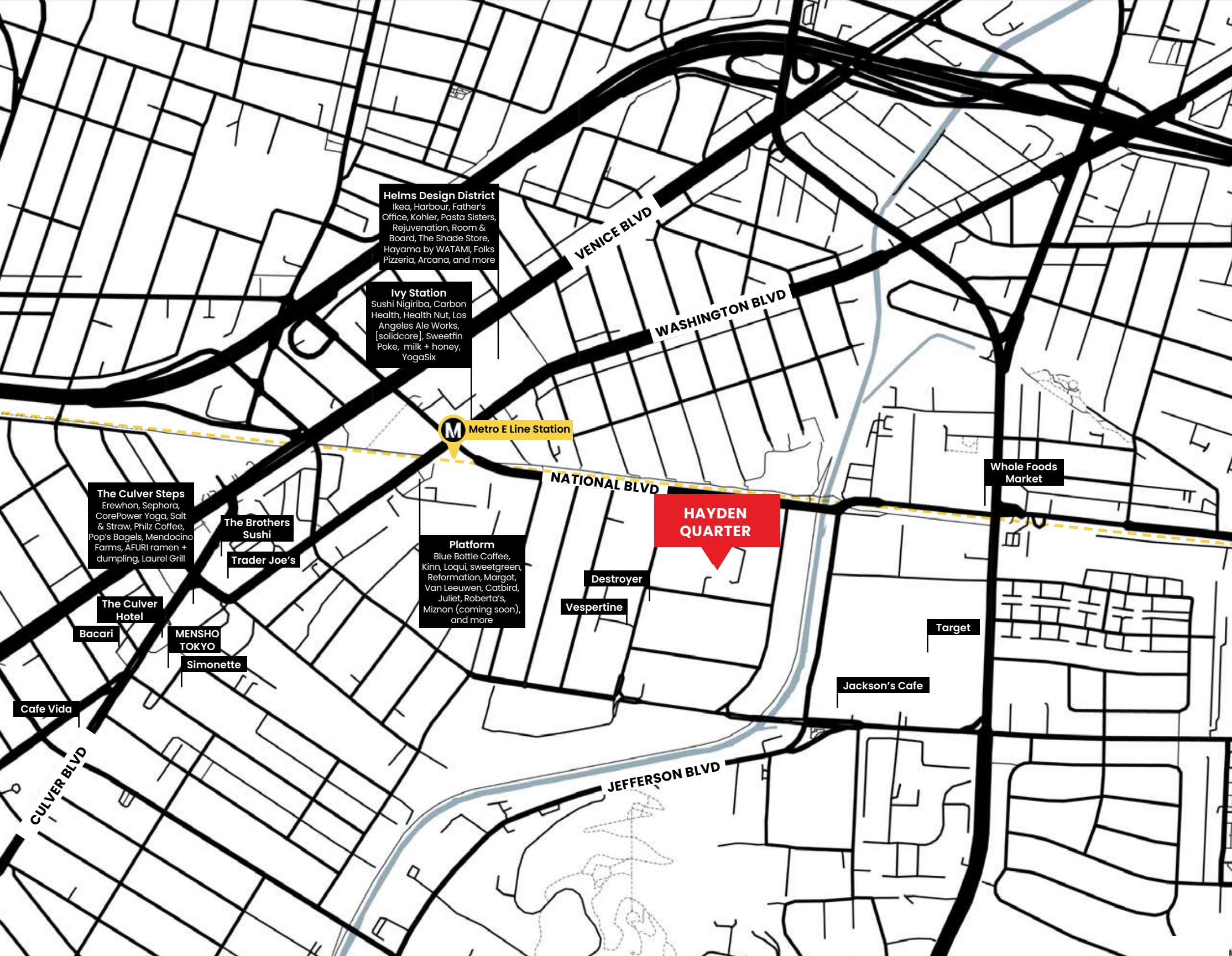
TRANSIT SCORE

97

BIKE SCORE



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# NEARBY

## 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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