



CULVER CONNECT / 3000 S Robertson Blvd

CBRE



PROPERTY STATS

Address	3000 S Robertson Blvd
Asking Rate	\$4.25 FSG
Building Size	± 111,500 SF
No. of Floors	4

Available Space	1,500 SF to 28,000 SF+
Year Built	1986
Year Renovated	2019, 2022 Upcoming
Parking	3.50+ / 1,000 SF



OVERVIEW



NEWLY RENOVATED

Over \$12 million spent by previous ownership to renovate Building and its systems.



MORE TO COME

Ownership is in preliminary stages of additional Building upgrades. Food amenity coming soon.



ACCESSIBILITY

Immediate access to I-10 FWY and walking distance to Culver City Metro Rail station & walkable amenities.



OPTIONALITY

Wide array of turn-key creative spaces with flexible terms and ability to expand. Private campus environment, outdoor space & usable balconies.



IDENTITY

Potential for highly-visible exterior signage in multiple locations. On average approx. 284,000 cars drive by 10 freeway daily.

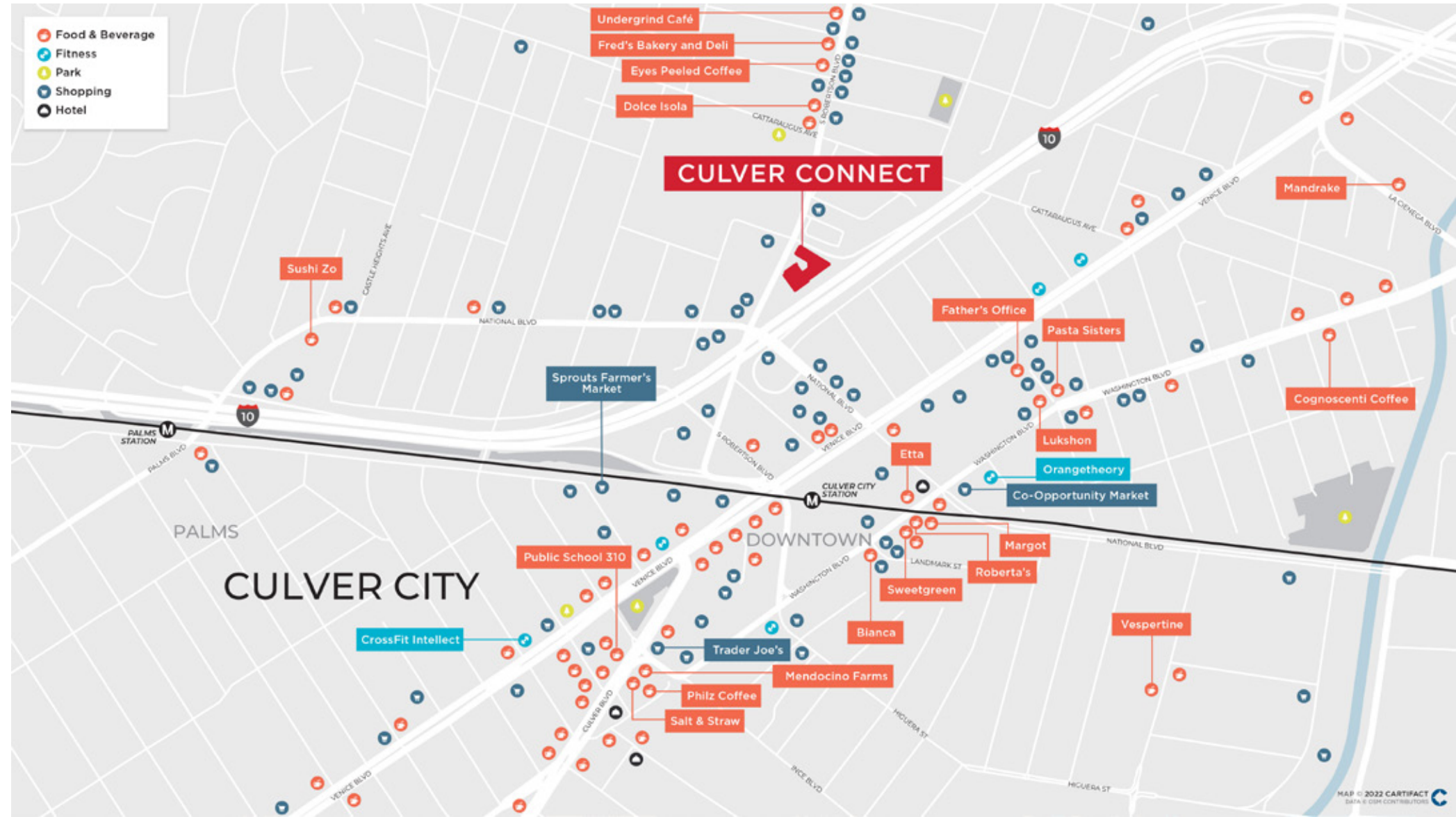
AVAILABILITY

SUITE	RSF	TIMING	DESCRIPTION
110	968	Immediate	Undergoing white box. Direct access to courtyard. Can be combined with Suite 135 (3,326 RSF).
130	1,898	Immediate	2nd generation space. Ready for tenant improvements.
135	2,358	30 Days	New creative spec suite. Double door lobby identity. Can be combined with Suite 130 (3,326 RSF).
150	3,277	Immediate	New creative spec suite. Double door lobby identity. Can be combined with Suite 105 (15,314 RSF).
200	4,970	Immediate	2nd generation space. Double door elevator identity. Ready for tenant improvements. Up to 22,400 RSF contiguous potentially available.
215	1,595	*Feb 2023	2nd generation space. Ready for tenant improvements. Up to 22,400 RSF contiguous potentially available.
220	1,180	Immediate	2nd generation space. Ready for tenant improvements. Up to 22,400 RSF contiguous potentially available.
245	5,666	30 Days	New creative spec suite. Move-in ready. Up to 22,400 RSF contiguous potentially available.
270	3,234	30 Days	New creative spec suite. Move-in ready. Up to 22,400 RSF contiguous potentially available.
288	2,737	30 Days	2nd generation space. Ready for tenant improvements. Up to 22,400 RSF contiguous potentially available.
290	1,648	Immediate	2nd generation space. Ready for tenant improvements. Up to 22,400 RSF contiguous potentially available.



*Potentially available sooner

WALKABLE AMENITIES



ACCESS



M METRO RAIL
5 blocks / 7 minute walk to the MTA Metro Rail Culver City Station connecting DTLA and Santa Monica

AMENITIES
7 blocks / 12 minute walk to amenity rich Downtown Culver City

FREEWAY →
Immediate access to on / off ramps to I-10 FWY with easy accessibility to I-405

COMING SOON



VIEW FROM THE FREEWAY



VIEW FROM THE FREEWAY



BUILDING ENTRY



PARKING

FLOOR PLAN - FIRST FLOOR

SUITE 100
7,321 S.F.

SUITE 105
12,037 S.F.

SUITE 110
968 S.F.

SUITE 130
1,898 S.F.

SUITE 135
2,358 S.F.

SUITE 150
3,277 S.F.



NOT TO SCALE

AVAILABLE LEASED

SUITES 105 + 150 - HYPOTHETICAL COMBINATION

15,314 RSF



FLOOR PLAN - SECOND FLOOR

SUITE 200
4,060 S.F.

SUITE 205
652 S.F.

SUITE 215
1,595 S.F.

SUITE 220
955 S.F.

SUITE 245
5,666 S.F.

SUITE 255
1,654 S.F.

SUITE 265
911 S.F.

SUITE 270
3,234 S.F.

SUITE 280
4,336 S.F.

SUITE 288
2,737 S.F.

SUITE 290
1,648 S.F.



NOT TO SCALE

AVAILABLE

COMING SOON

LEASED

SECOND FLOOR - HYPOTHETICAL COMBINATION

22,400 RSF



SECOND FLOOR – HYPOTHETICAL FULL FLOOR

28,300 RSF



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