



CULVER
CONNECT

Overview

Connect directly with all of Los Angeles at Culver Connect. With walkability to Downtown Culver City's amenities, exceptional freeway access, and visibility and proximity to the Metro Expo Line, Culver Connect is one of Los Angeles' premier locations. This 111,500 sq. ft. office building features a campus environment with landscaped outdoor space, large efficient floor plates with private balconies, on-site food amenities, above-market parking ratio, and recently renovated common areas. The combination of location and quality makes Culver Connect the ideal office solution for your company.

Commercial Office
111,500 sq. ft.
Space Available

Culver Connect's location is ideal for LA's modern office worker. With direct freeway access, walking distance to transit, and proximity to all of Culver City's amenities, the Property provides "best of all worlds" access for employees.



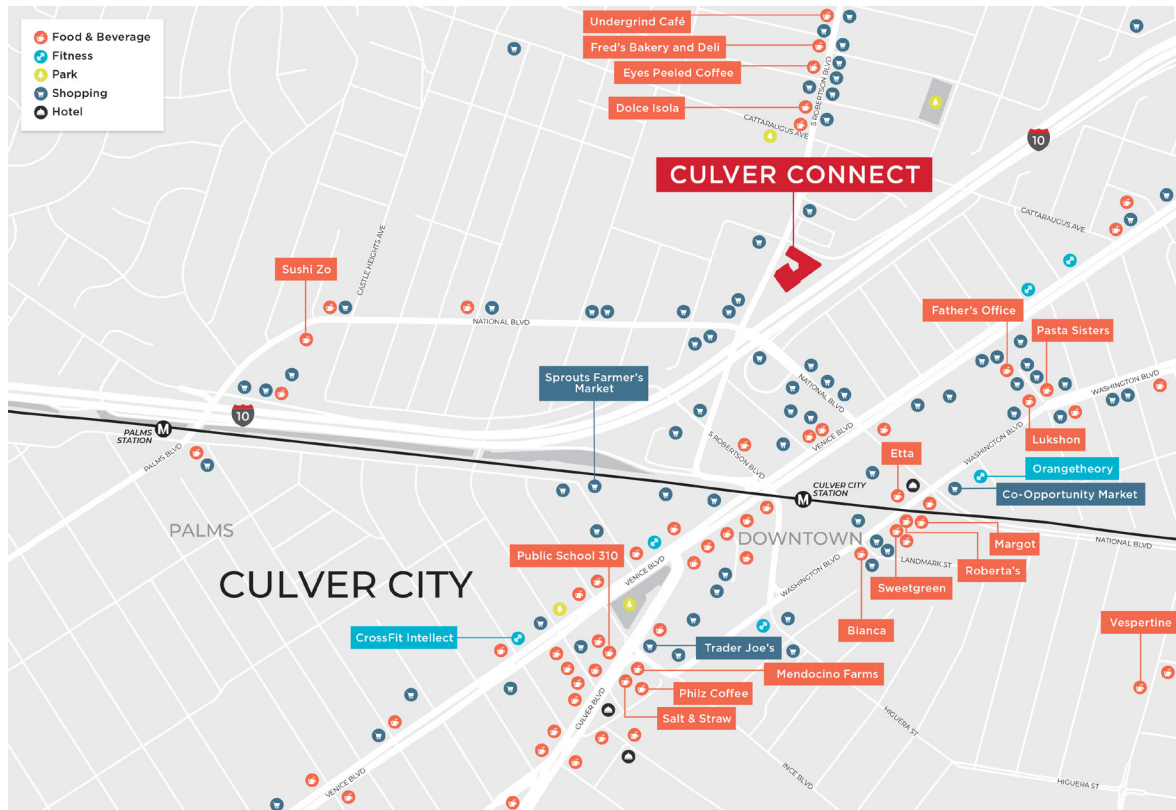
CULVER Highlights CONNECT

- New renovation underway with improved exterior and interior aesthetics as well as enhanced outdoor and food amenities
- Prior ownership spent over \$12M on common areas, space buildouts, and systems
- Immediate access to I-10 and walking distance to Culver City Metro Rail station and other amenities

- Turn-key creative spaces with flexible terms and the ability to expand
- Private campus environment, outdoor space & usable balconies



Site Plan



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Get to Know Culver Connect

- Potential for highly-visible exterior signage in multiple locations
- 7 blocks/12 minute walk to restaurants, shopping, bars, and more
- Large and open, multi-tenant or single tenant optionality with private balconies off most suites
- Range of suite sizes available
- Move-in ready buildout
- Outdoor courtyard and campus environment
- Above-standard parking ratio of 3.0/1,000 (or more)



Culver Connect offers flexible suite sizes on efficient floor plates, convenient transportation access, a campus environment, and proximity to Culver City amenities.



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