

Hayden Tract
Creative Sublease

3562 EASTHAM DR

Culver City, CA 90232



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

SIZE
40,000 SF

RENTAL RATE
\$3.50 MG

PARKING
104
spaces
currently
\$165/space/mo.

TERM THRU
AUG 31, 2025

Creative office space with polished concrete floors and exposed bow truss wood beam ceiling

Skylights and operable windows throughout

All-hands stadium seating area

HAYDEN TRACT CREATIVE SUBLEASE

Comprised of open areas for workstations, conference rooms, offices, lounge areas, and fully equipped kitchenettes

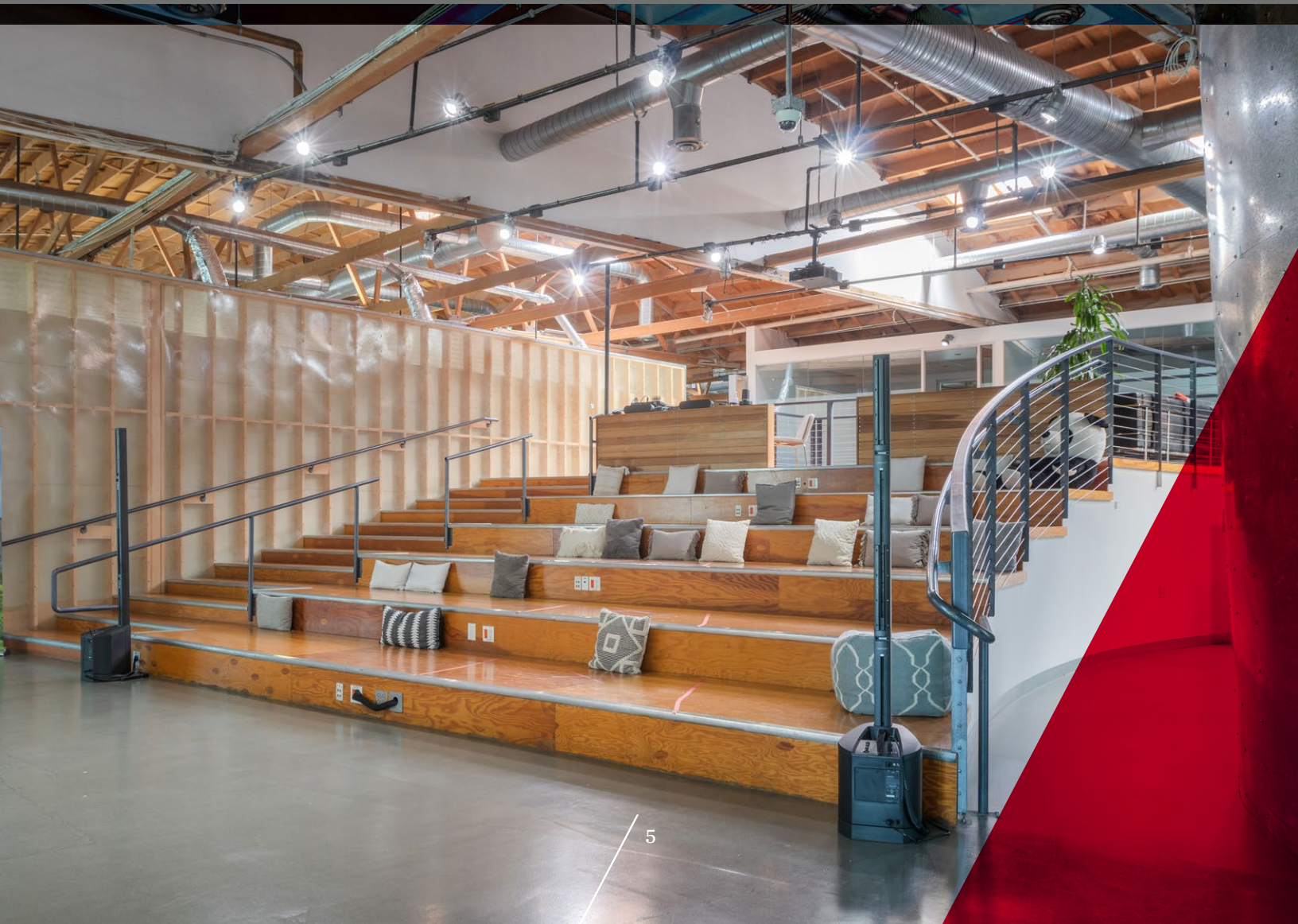
Outdoor patio

Furniture can be made available



VIEW
VIRTUAL
TOUR
HERE

Exposed bow truss wood beam ceiling





VIEW
VIRTUAL
TOUR
HERE



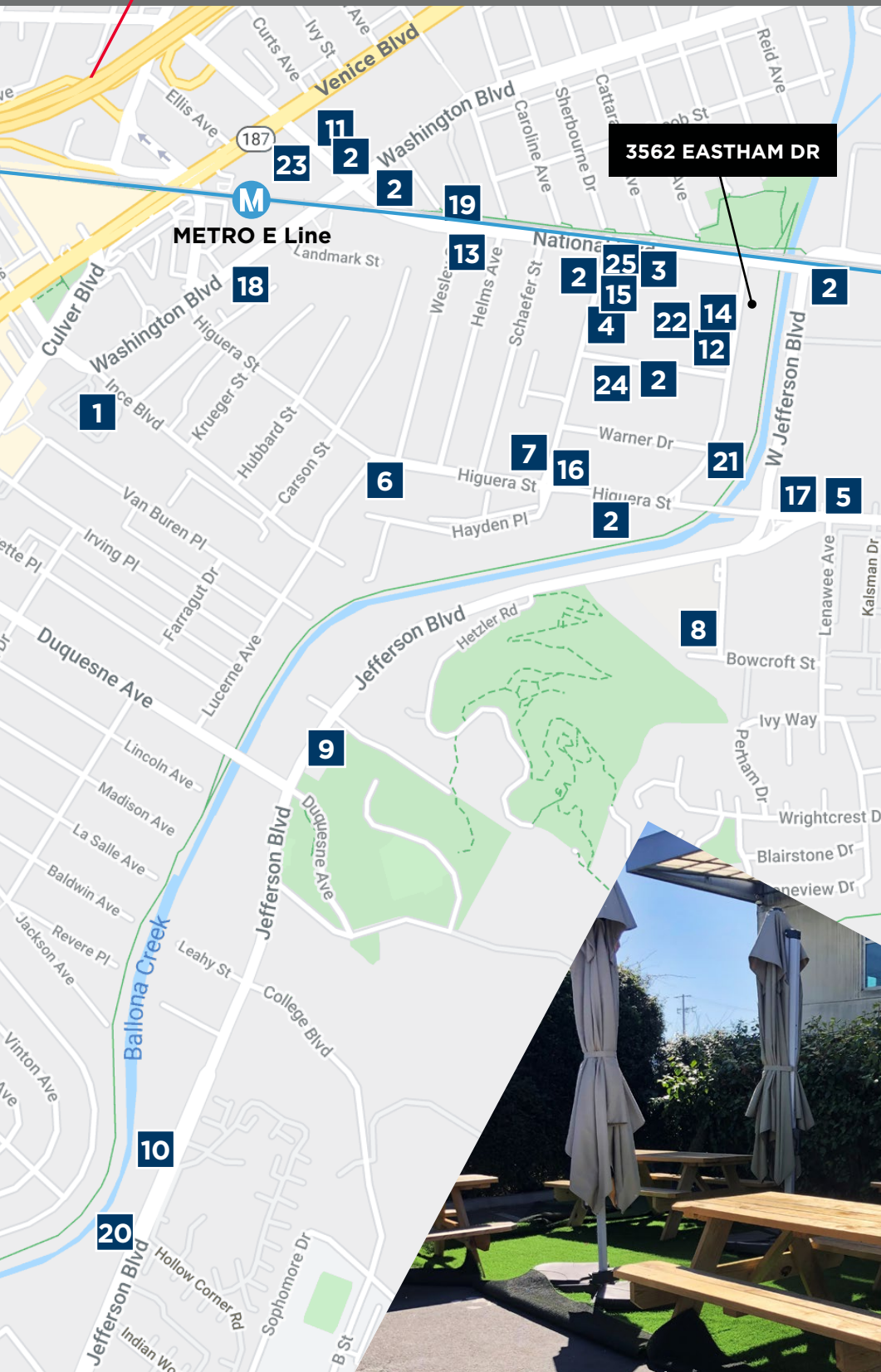








TENANTS IN THE AREA



1. Amazon Studios
2. Apple*
3. Big Picture Entertainment
4. Caroo
5. Crossmedia
6. Cuningham Group
7. Eric Owens Moss Architects
8. Herman Miller
9. HOK
10. LRM Landscape Architecture
11. Motive LA (Pitch)
12. Parachute Home
13. Participant Productions
14. PopSugar / Vox Media
15. Scopely
16. Smashbox Studios
17. Spin Master Inc.
18. Technicolor
19. The Now Institute
20. Uproxx
21. Walton Isaacson
22. Wild Card Media
23. WarnerMedia / HBO
24. WONGDOODY!
25. Zambezi



BARS & NIGHTLIFE

- 1 Carbon
- 2 City Tavern
- 3 Father's Office
- 4 Public School 310
- 5 Rocco's Tavern
- 6 Seventy7 Lounge

CASUAL EATS & DRINKS

- 7 Annapurna Cuisine
- 8 Bar Nine Coffeehouse
- 9 Burger Lounge
- 10 Café Vida
- 11 CAVA
- 12 Chipotle Mexican Grill
- 13 Coffee Bean & Tea Leaf
- 14 Cognoscenti Coffee
- 15 Conservatory
- 16 Coolhaus Shop
- 17 Destroyer
- 18 EK Valley Restaurant
- 19 Golden China
- 20 Grand Casino Bakery & Café
- 21 Honey's Kettle Fried Chicken
- 22 Industry Cafe & Jazz
- 23 In-N-Out Burger
- 24 Jackson's Cafe
- 25 Jr's BBQ
- 26 K-Zo
- 27 Pasta Sisters
- 28 Pinches Tacos
- 29 Quebobs Mediterranean

- 30 Rush Street
- 31 Santa Maria Barbecue
- 32 Starbucks*
- 33 Subway
- 34 Super Domestic Coffee
- 35 Tender Greens
- 36 The Grain Cafe
- 37 Ugo Café

FINE DINING

- 38 Akasha
- 39 Brunello Trattoria
- 40 Meet in Paris French Bistro
- 41 Vespertine
- 42 The Waffle Building

FITNESS/GYMS

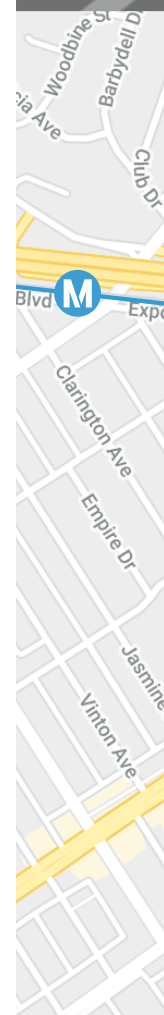
- 43 Equinox
- 44 Essers of Los Angeles
- 45 Orangetheory Fitness

MARKETS

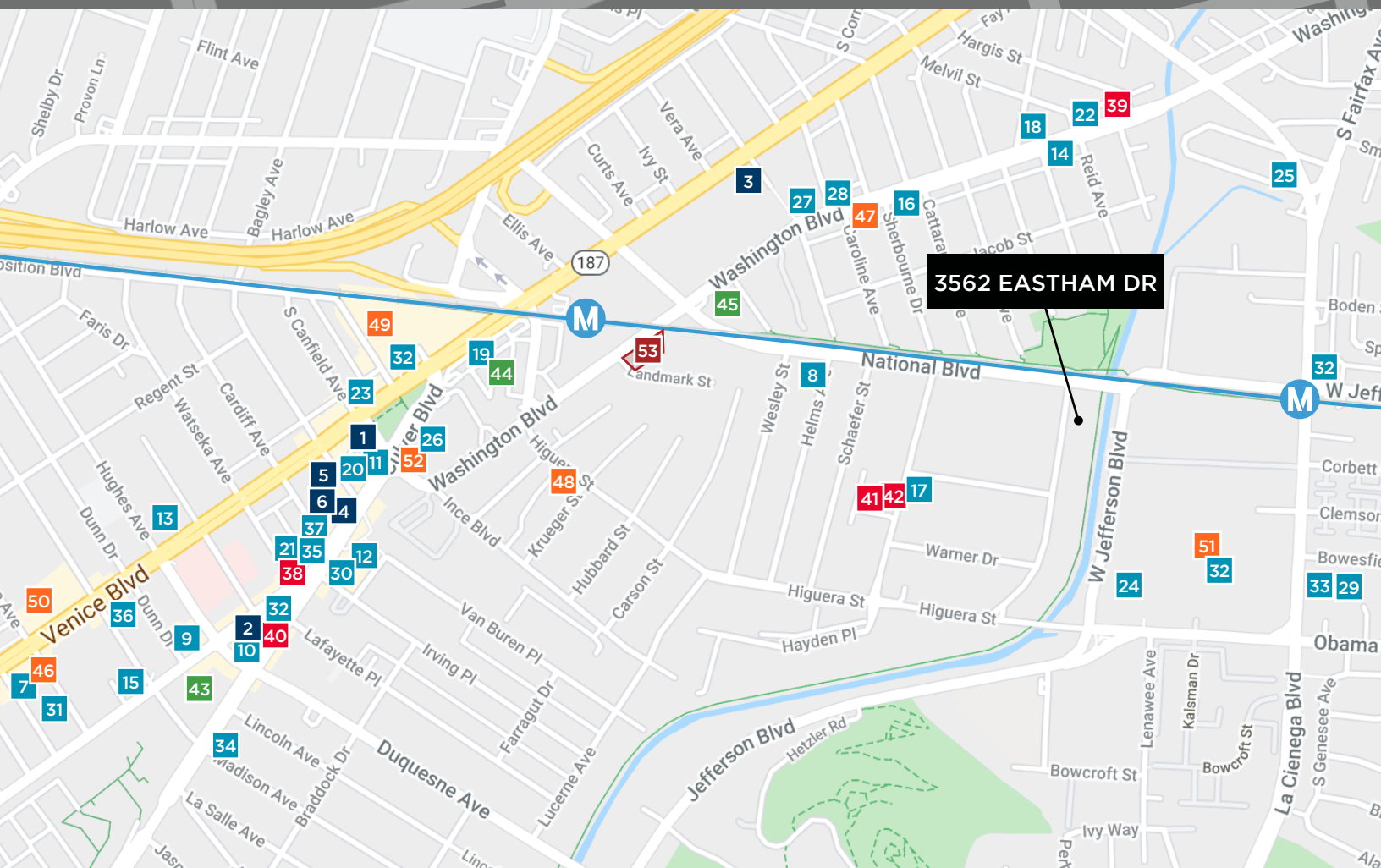
- 46 Asia Foods
- 47 Element 29 Deli
- 48 Jerry's Market
- 49 Sprouts Farmers Market
- 50 Smart & Final
- 51 Target
- 52 Trader Joe's

SHOPPING CENTER

- 53 Platform
- Aesop
- Bianca
- Blue Bottle Coffee
- Boba Guys
- Loqui
- Margot
- Reformation
- Roberta's
- Sweetgreen
- The Edit by Janessa Leoné
- Van Leeuwen



*multiple locations



Amenities

GRANT LA SPADA

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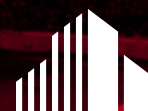
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