

FOR LEASE

3,200 SF Creative Office Space

5913 BLACKWELDER ST | CULVER CITY, 90232



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com





This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described below shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY OVERVIEW

5 9 1 3 B l a c k w e l d e r S t | C u l v e r C i t y , C A 9 0 2 3 2

Exceptional opportunity to occupy a turn-key creative office on highly sought-after Blackwelder Street. Superbly located amid Culver City's thriving tech-oriented community, notable neighbors include major media and tech companies like Apple, Amazon, HBO, and TikTok. The 3,200 SF unit currently available could be combined with an additional 7,400 SF space, yielding a total of 10,600 SF to accommodate future expansion as your business grows.

The space offers private parking and a fenced-in patio for outdoor meetings complemented by striking bow-truss ceilings with polished concrete floors, along with a full kitchen, two restrooms with a shower, private offices, and spacious open areas ideal for collaboration. Situated at the epicenter of Culver City's transformative renaissance, the site is walkable from exciting new developments including the Cumulus District, Ivy Station, Platform, and The Culver Steps, with convenient access to public transit, top restaurants, and retail amenities.

Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com

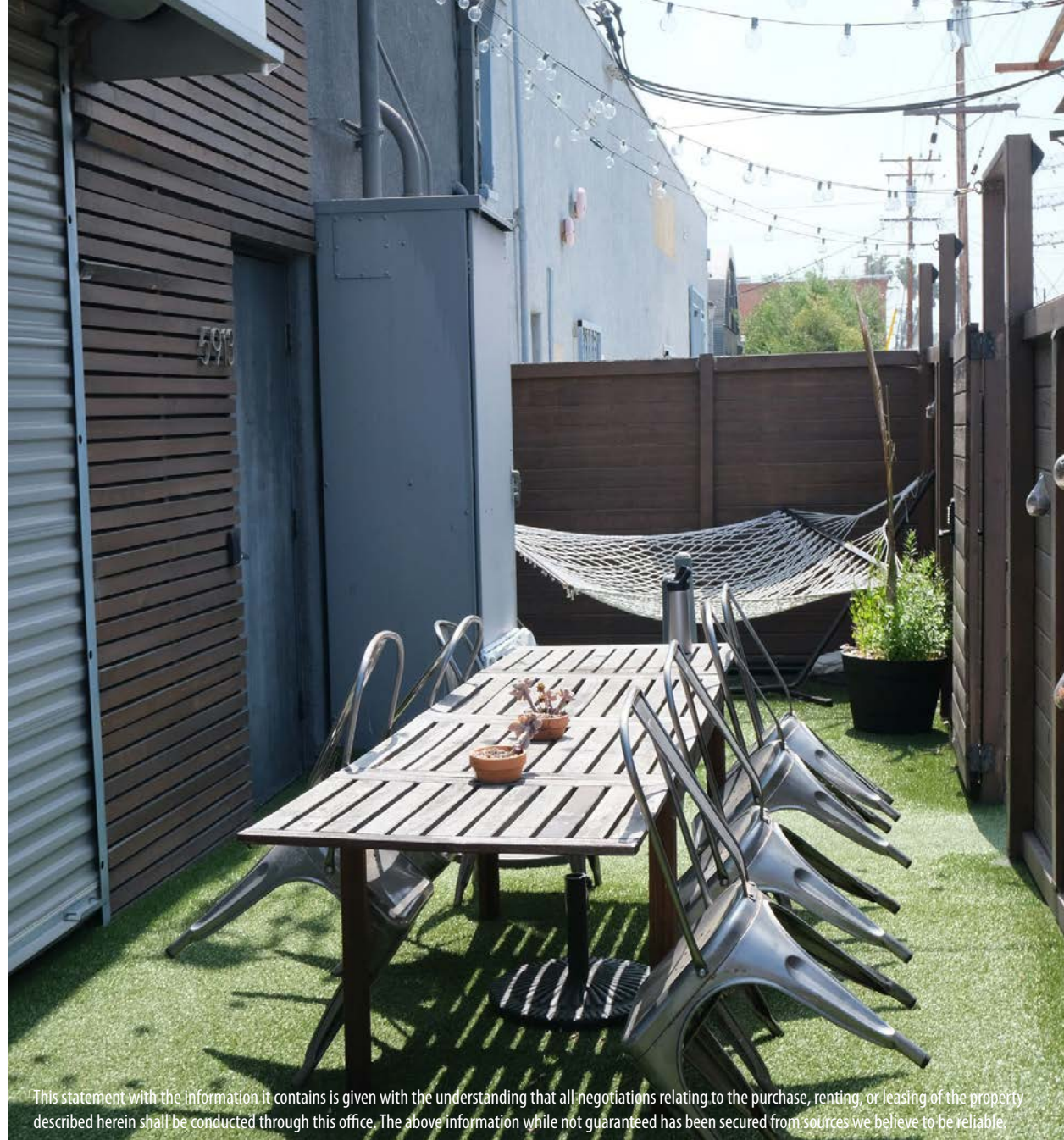


PROPERTY HIGHLIGHTS

5913 Blackwelder St | Culver City, CA 90232

Rental Rate: \$3.50 PSF + NNN (\$0.50 PSF
Including Utilities)

- » Turn-key creative office on highly sought-after Blackwelder Street amid Culver City's media + tech-driven renaissance
- » Join major media and tech companies including Apple, Amazon, HBO, and TikTok
- » 3,200 SF available (can be combined with additional 7,400 SF for a total of 10,600 SF)
- » Interior features striking bow-truss ceilings with polished concrete floors
- » Space offers full kitchen, two restrooms (including shower), private offices, and open collaboration areas
- » Private parking and fenced patio for outdoor, ideal for meetings and other gatherings
- » Within walking distance to major developments: Cumulus District, Ivy Station, Platform, and The Culver Steps
- » Convenient access to public transit, restaurants, and retail amenities



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

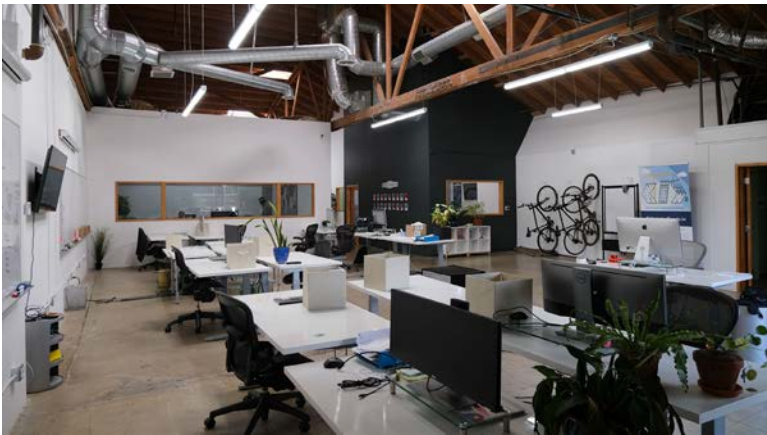
818.231.2231

peter@core-cre.com



PROPERTY INTERIOR

5913 BLACKWELDER ST | CULVER CITY, CA 90232



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com



PROPERTY INTERIOR

5913 BLACKWELDER ST | CULVER CITY, CA 90232



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com



FLOOR PLAN

5913 BLACKWELDER ST | CULVER CITY, CA 90232



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

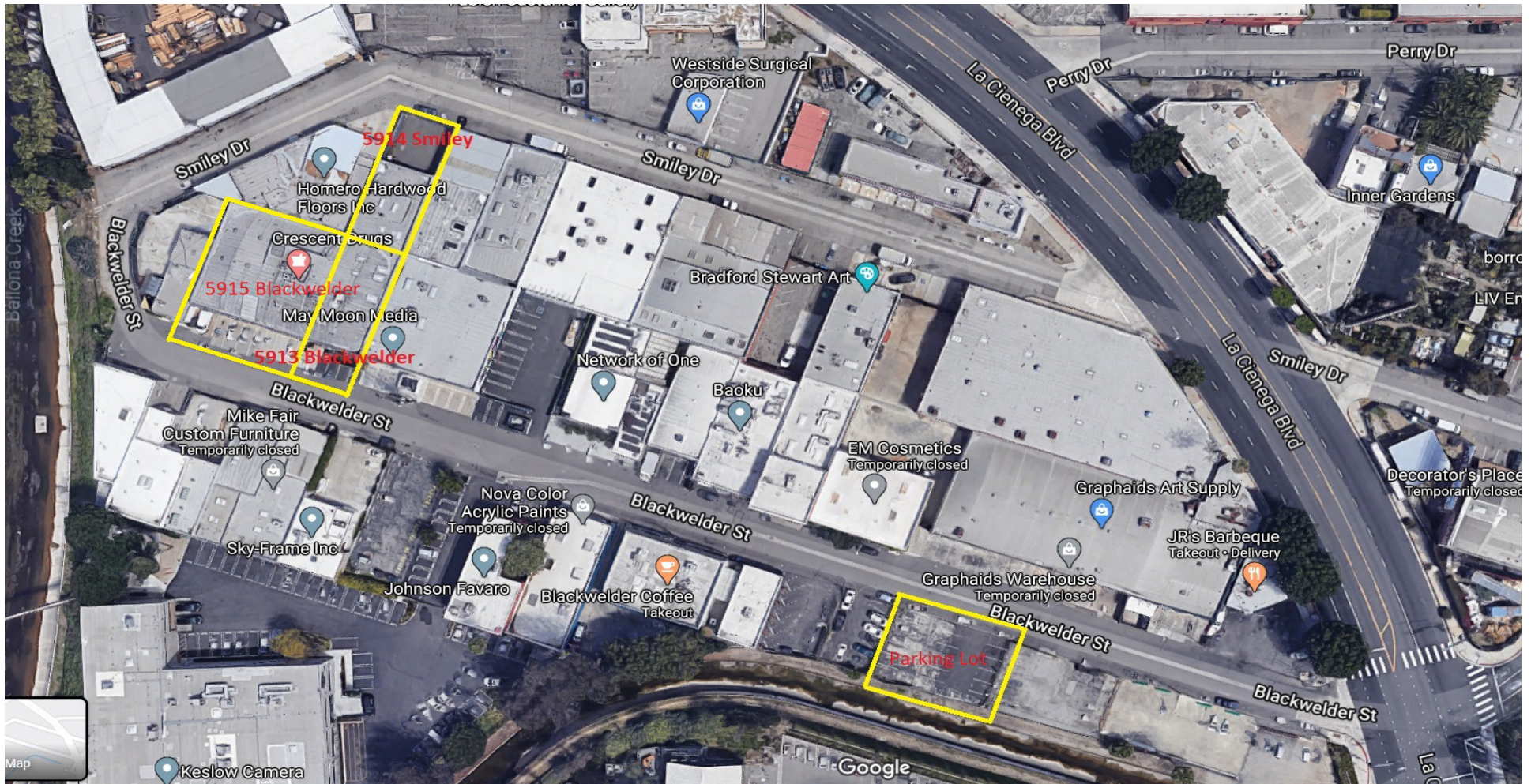
818.231.2231

cre.com



SITE OVERVIEW

5913 BLACKWELDER ST | CULVER CITY, CA 90232



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com



AERIAL OVERVIEW

5913 BLACKWELDER ST | CULVER CITY, CA 90232



Daniel A. Bahr

DRE# 01488504

323.646.2231

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com

