

# Space has been Leased & is now Occupied For Future Inquiries Please Call Agent

4043 Irving Place  
Culver City, CA

Creative Office Suite in New Building  
in Downtown Culver City

**Available Space:**  
1,556 rsf

**Rental Rate:**  
\$2.75/sf/mo Modified Gross

**Tenant Improvements:**  
Negotiable

**Occupancy:**  
Immediately

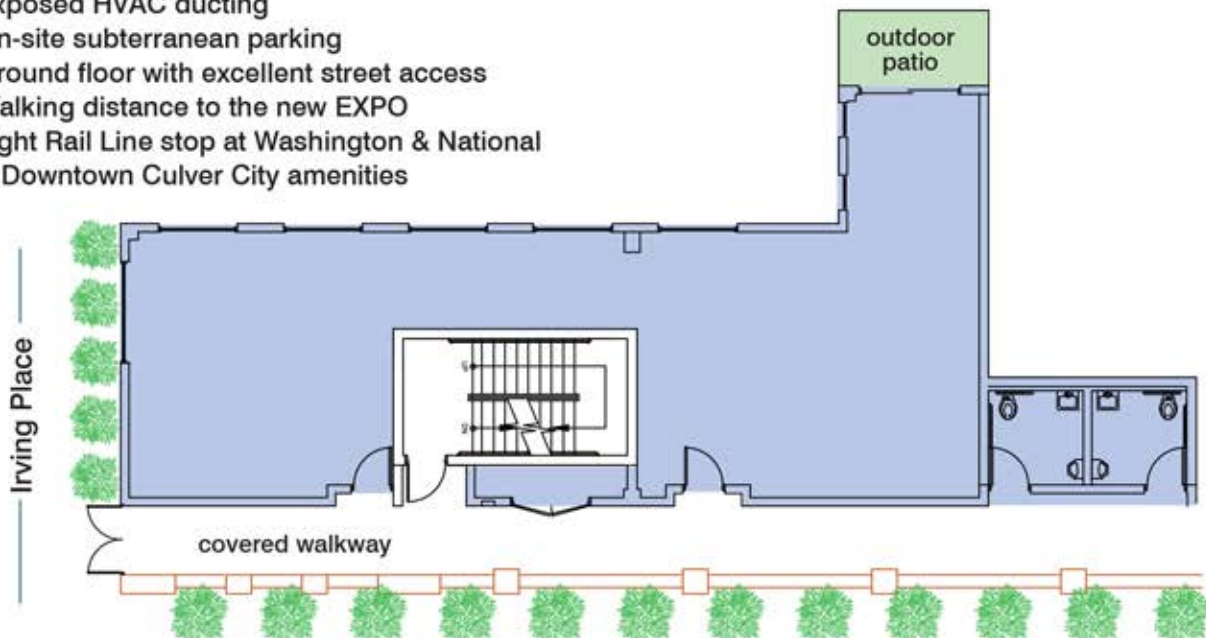
**Parking:**  
Three reserved spaces  
at \$120/space/month



Suite Entry off of Irving Place

## Features:

- Polished concrete floors
- Private outdoor patio
- Large window-line, great natural light
- Exposed HVAC ducting
- On-site subterranean parking
- Ground floor with excellent street access
- Walking distance to the new EXPO Light Rail Line stop at Washington & National & Downtown Culver City amenities



## For Leasing Information:



FIRST PROPERTY REALTY CORPORATION  
350 SOUTH BEVERLY DRIVE, SUITE 340  
BEVERLY HILLS, CA 90212  
310-789-1900

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|---|--|---|
| <ul style="list-style-type: none"> <li>❶ Saint Amour</li> <li>❷ City Tavern</li> <li>❸ Sake House</li> <li>❹ Meet French Bistro</li> <li>❺ Starbuck's Coffee</li> <li>❻ Akasha Restaurant / Bar / Bakery</li> <li>❼ Honey's Kettle Fried Chicken</li> <li>❽ Ford's Filling Station</li> </ul> | <ul style="list-style-type: none"> <li>❾ Tender Greens</li> <li>❿ Ugo - An Italian Cafe</li> <li>⓫ Rush Street</li> <li>⓬ Lyfe Kitchen</li> <li>⓭ Chipolte</li> <li>⓮ The Lobby Bar at The Culver Hotel</li> </ul> | <ul style="list-style-type: none"> <li>⓯ Public School 310</li> <li>⓰ Rocco's Tavern</li> <li>⓱ BottleRock</li> <li>⓲ La Ballona Inn</li> <li>⓳ Grand Casino Bakery &amp; Cafe</li> <li>⓴ Native Foods</li> <li>⓵ Pacifico's</li> <li>⓶ K-Zo</li> </ul> |
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