



**SUBLEASE AVAILABLE**

# 3644 EASTHAM DRIVE

Hayden Tract / Culver City, CA 90232

**17,800 SF**

## PROPERTY HIGHLIGHTS

<b>Rental Rate</b>	\$2.95 NNN (nets approx. \$0.85/SF/mo)
<b>Availability</b>	Immediately
<b>Term</b>	Thru June 30, 2023
<b>Parking</b>	3/1000 approx. \$150/car

- Gorgeous bow-truss building with polished concrete floors
- Short walk to Jefferson/La Cienega Metro station
- Fully furnished/cabled; Plug-and-Play space
- Glass roll-up doors & outdoor patio with grill
- Fully equipped kitchen+coffee bar with adjacent lounge area
- Fiber (1G) in the building

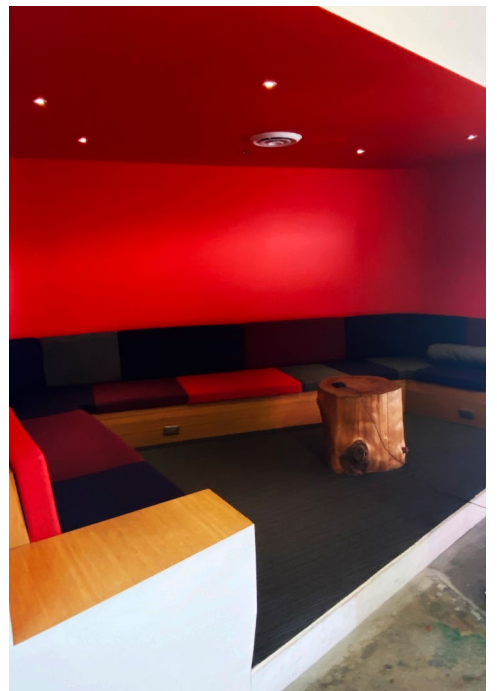
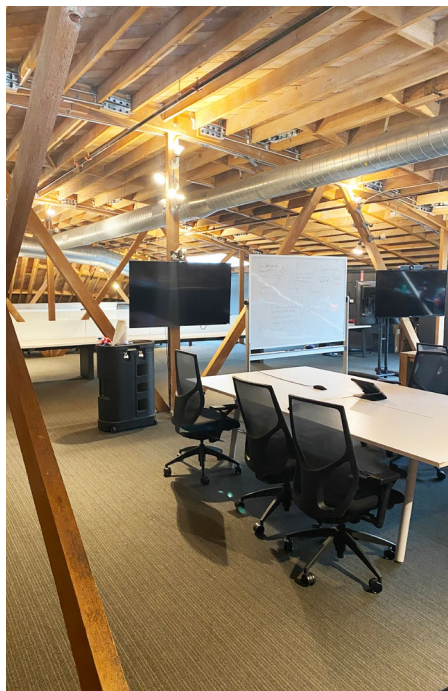
**VIEW THE VIRTUAL TOUR**

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## PROPERTY PHOTOS



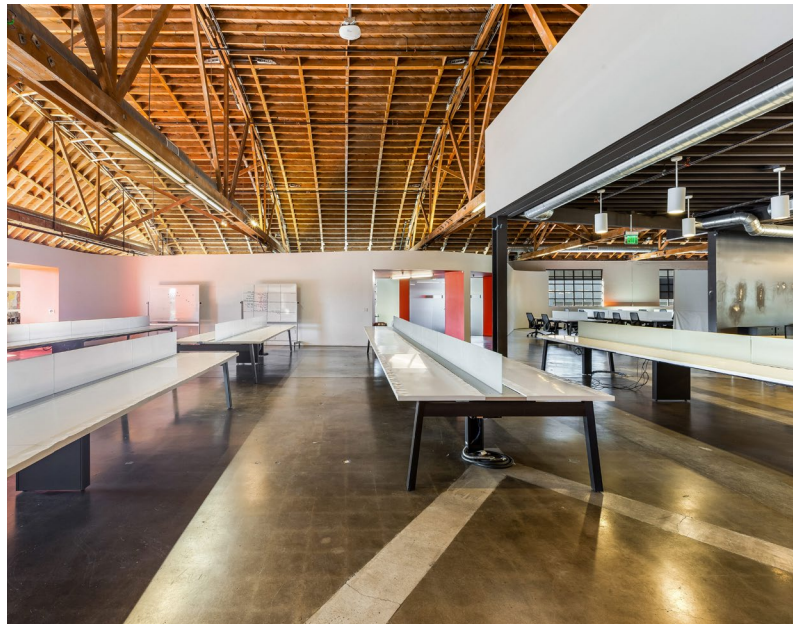
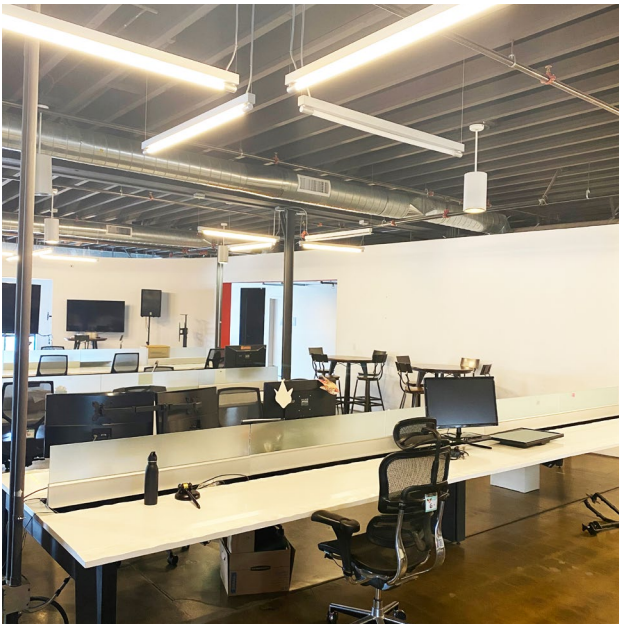


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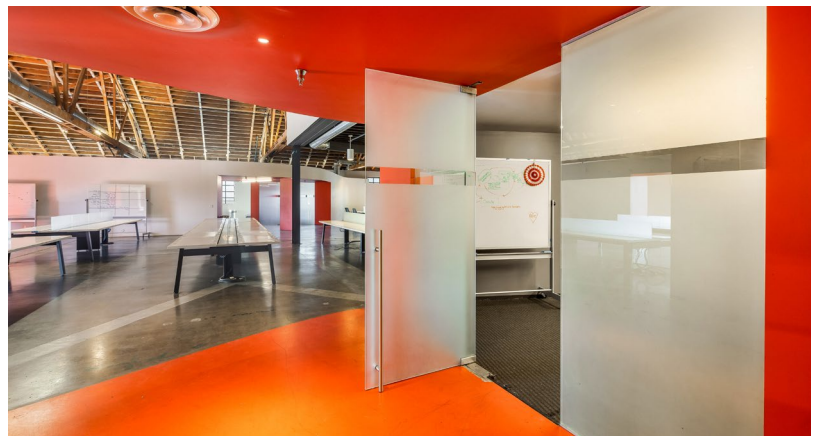
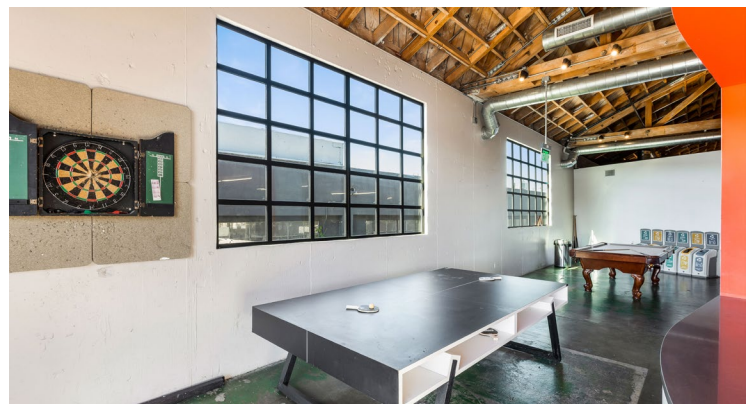


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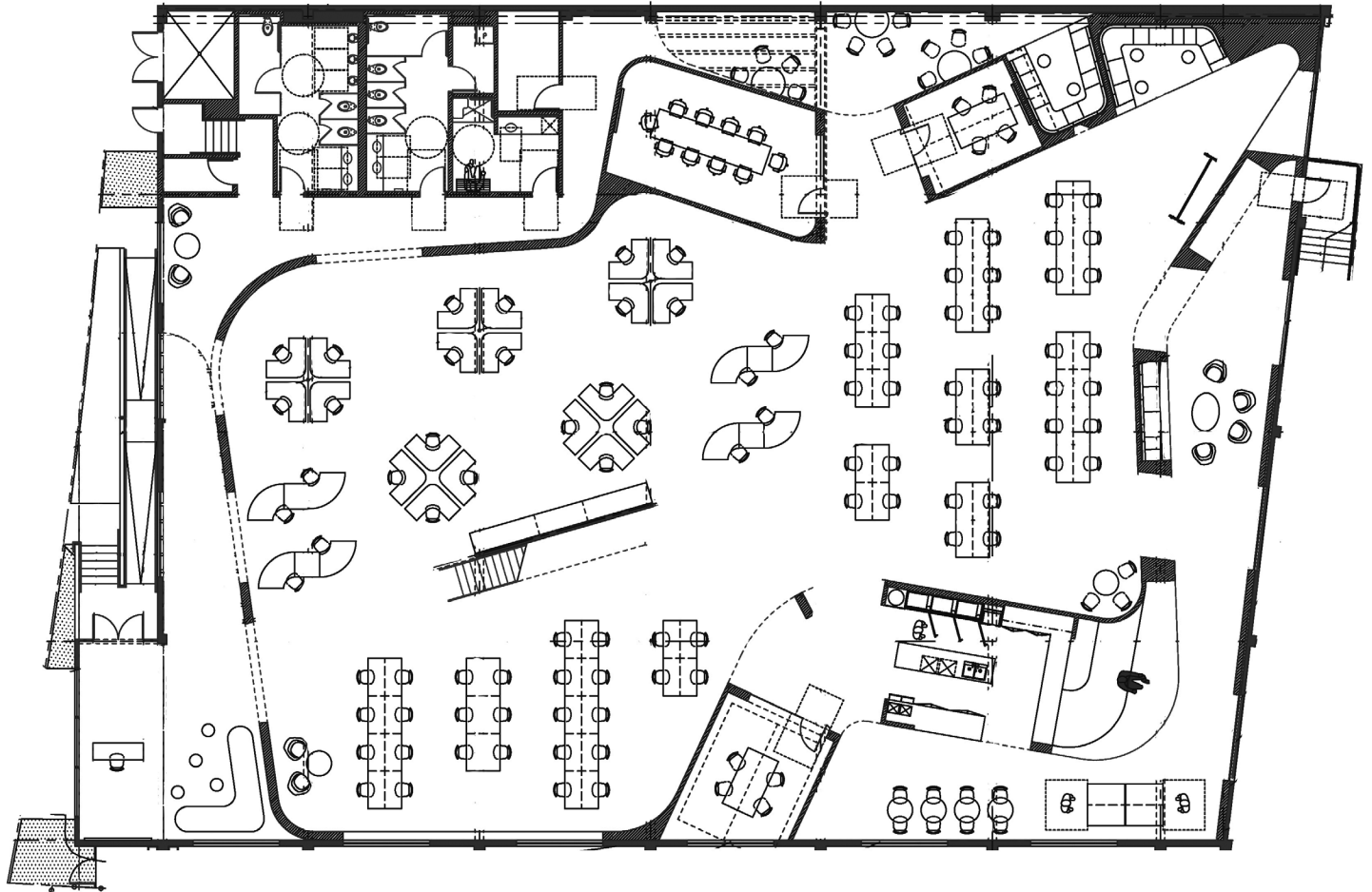


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## GROUND FLOOR



## VIEW THE VIRTUAL TOUR



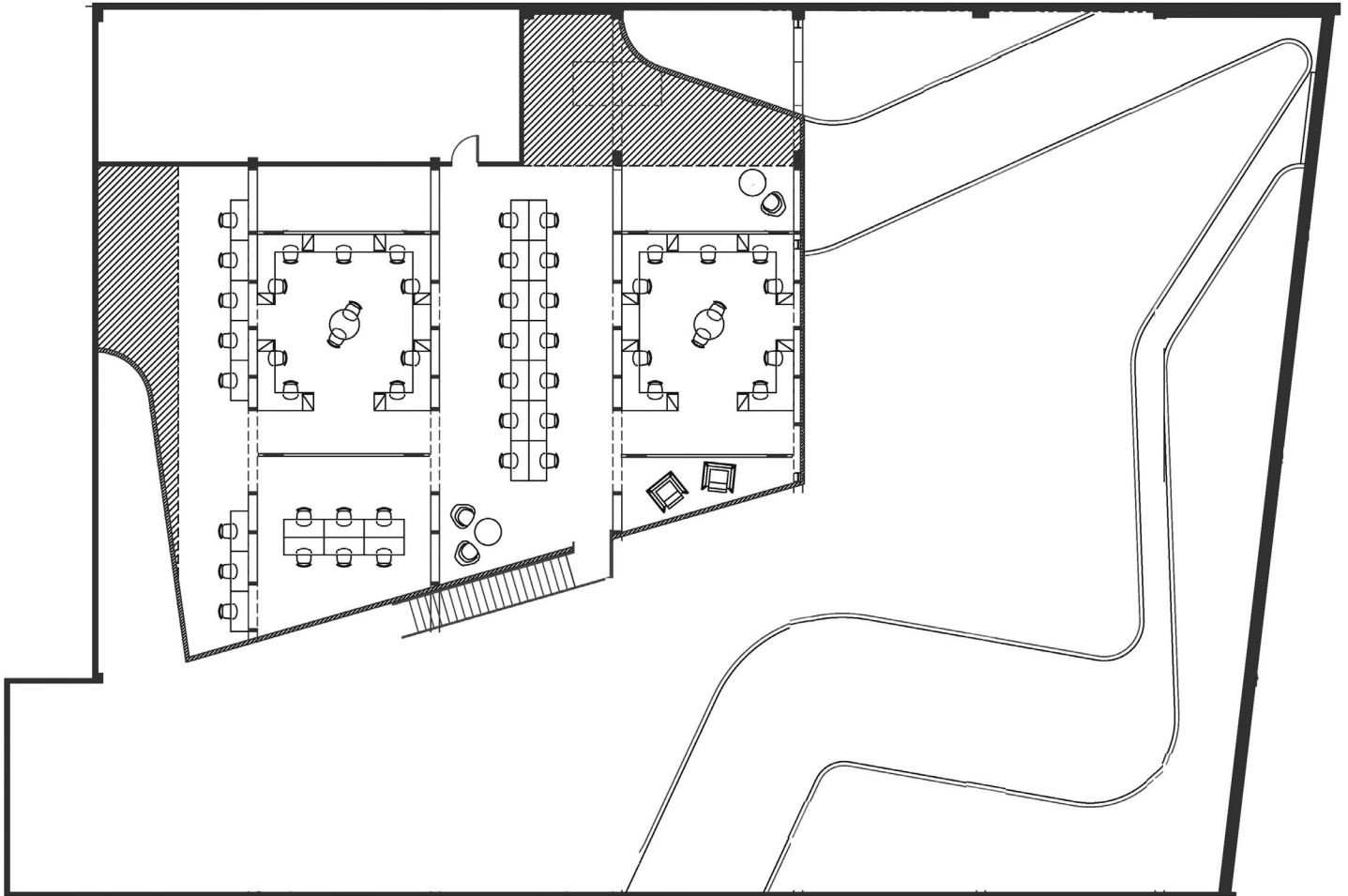


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## MEZZANINE FLOOR



[VIEW THE VIRTUAL TOUR](#)

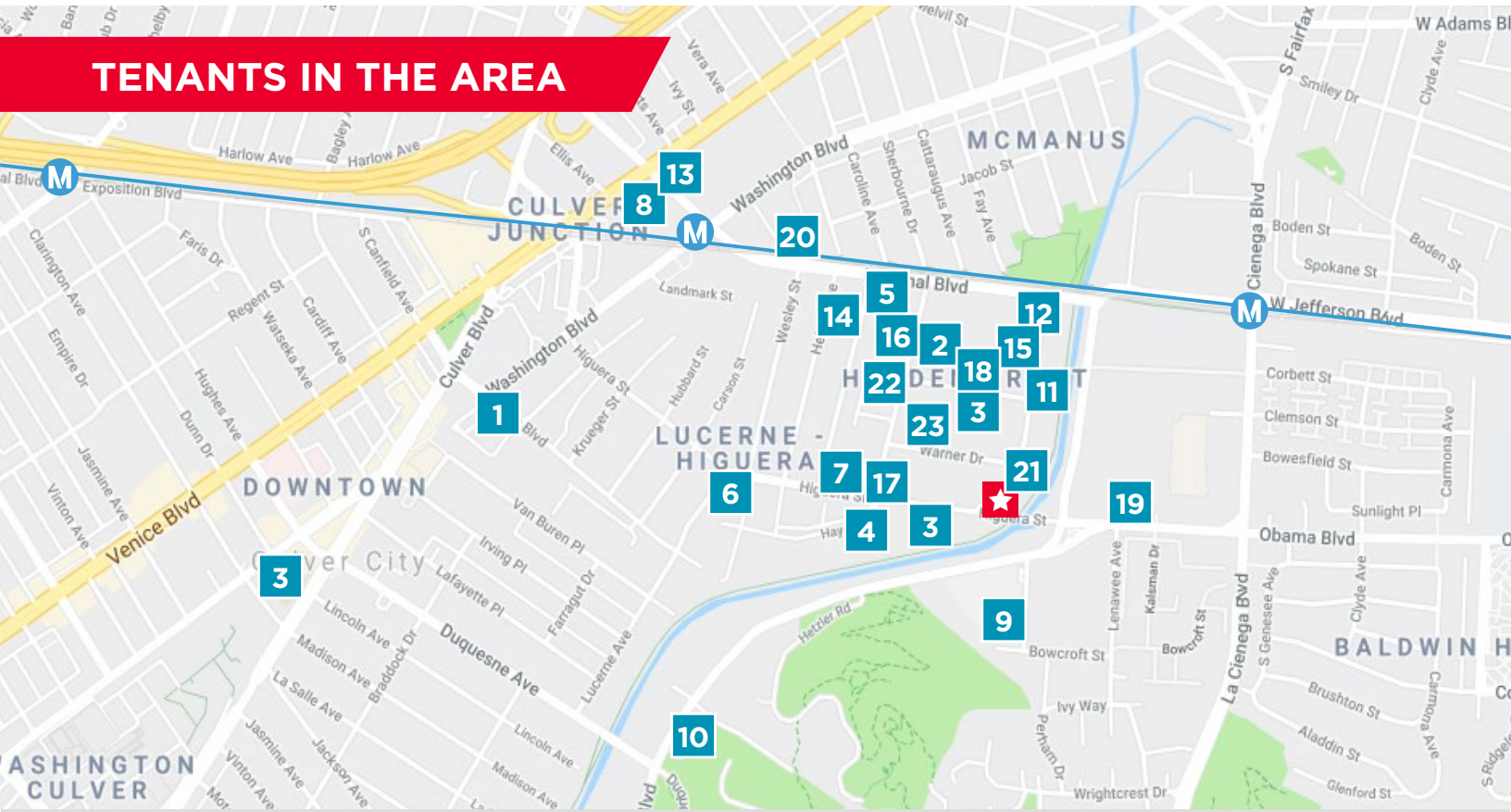


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## TENANTS IN THE AREA



- |                                     |                                    |                           |
|-------------------------------------|------------------------------------|---------------------------|
| <b>1</b> Amazon Studios             | <b>11</b> Jam City                 | <b>21</b> Walton Isaacson |
| <b>2</b> Anonymous Content          | <b>12</b> Maker Studios            | <b>22</b> Wild Card Media |
| <b>3</b> Apple*                     | <b>13</b> Motive LA                | <b>23</b> WONGDOODY!      |
| <b>4</b> Beats Electronics          | <b>14</b> Nike Corp, Extension Lab | <b>M</b> Metro / E Line   |
| <b>5</b> Big Picture Entertainment  | <b>15</b> PopSugar                 |                           |
| <b>6</b> Cuningham Group            | <b>16</b> Scopely                  |                           |
| <b>7</b> Eric Owens Moss Architects | <b>17</b> Smashbox Studios         |                           |
| <b>8</b> HBO                        | <b>18</b> SnackNation              |                           |
| <b>9</b> Herman Miller              | <b>19</b> Spin Master Inc.         |                           |
| <b>10</b> HOK                       | <b>20</b> The Now Institute        |                           |

\* Multiple locations