

FOR SALE / LEASE

6035 BRISTOL PARKWAY, CULVER CITY, CA 90230

8,678 SQ. FT. FREE STANDING OFFICE BUILDING
PARK PLACE BUSINESS CENTER
OWNER / USER / INVESTMENT / LEASE



PROPERTY OVERVIEW:

- 8,678 Square Foot 2-Story Steel Frame, Built in 1980
- Master Planned Business Park
- Campus Environment
- Parking 3.6/1000 - Surface
- Lush Landscaping, Park-Like Setting
- Excellent Location – Minutes to the I-405, Marina and I-105 Freeways, and All Amenities

LEASE INFORMATION:

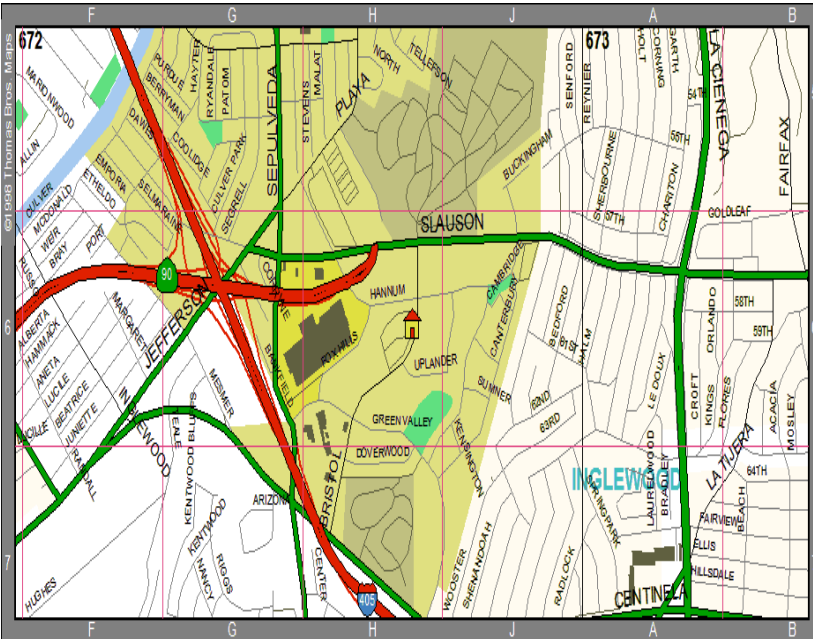
- 4,339 (+-) Square Foot Fully Built-Out Second Floor - Private Offices, Conference Room, Built-in Open Administrative Areas, Open Bullpen area, Lab, Kitchen/Break Room, Two Patio's, Storage Areas, Women's & Men's Restrooms, Server Room
- Lease Rate \$1.90 Full Service Gross
- Free Parking
- Flexible Lease Terms

SALE INFORMATION:

- 4,339 s.f. (+-) on second floor available to owner/user
- State of California Occupies Ground Floor, Lease through May 31, 2011
- SBA Financing Available to Qualified Owner/Users
- Price: \$3,050,000 (\$351.46 / s.f.)

LOCATION INFORMATION:

- Minutes to Freeways, LAX, Marina del Rey, Playa Vista, West L.A., South Bay
- Amenity-Rich Area, Walk to Westfield Culver City Mall, Restaurants, Hotels, etc.



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For information, please contact exclusive listing agent:

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