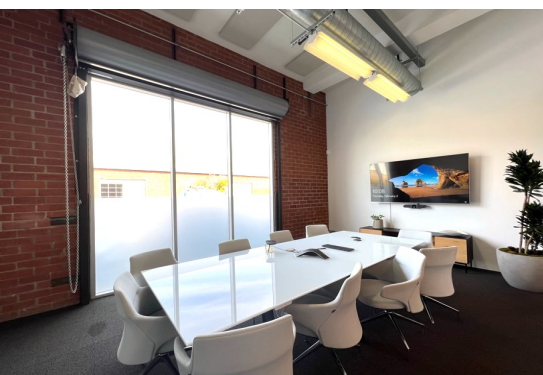


**3525** HAYDEN  
AVENUE

@ CONJUNCTIVE POINTS  
CULVER CITY + LA



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**3525** HAYDEN  
AVENUE

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Rare Hayden Tract jewel-box standalone creative office building with brick walls, polished concrete floors, glass-walled offices, high ceilings and desirable open kitchen/break area. Excellent location near the intersection of Hayden and National, in the renowned Conjective Points creative office community, developed by Samitaur Constructs (Laurie & Frederick Samitaur Smith) and designed by Eric Owen Moss Architects. Walking distance to numerous restaurant amenities and the Expo Light Rail station.

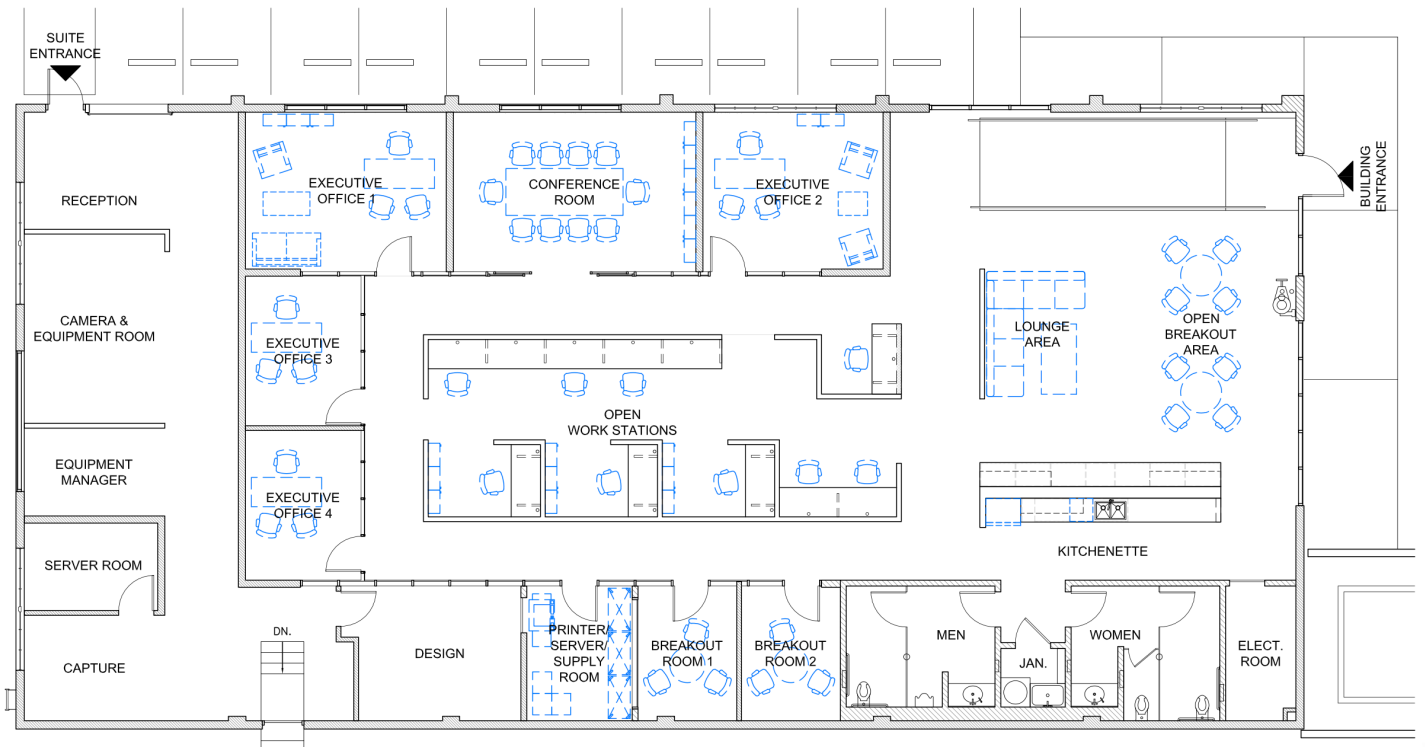
**AVAILABLE SPACE:** 6,138 RSF (entire building)

**RENTAL RATE:** \$5.50/RSF/Month  
Modified Gross\*  
*\*net of utilities & janitorial*

**PARKING:** 3 spaces per 1,000 RSF  
\$175 unreserved  
\$275 reserved



## FLOOR PLAN





3525 HAYDEN AVENUE

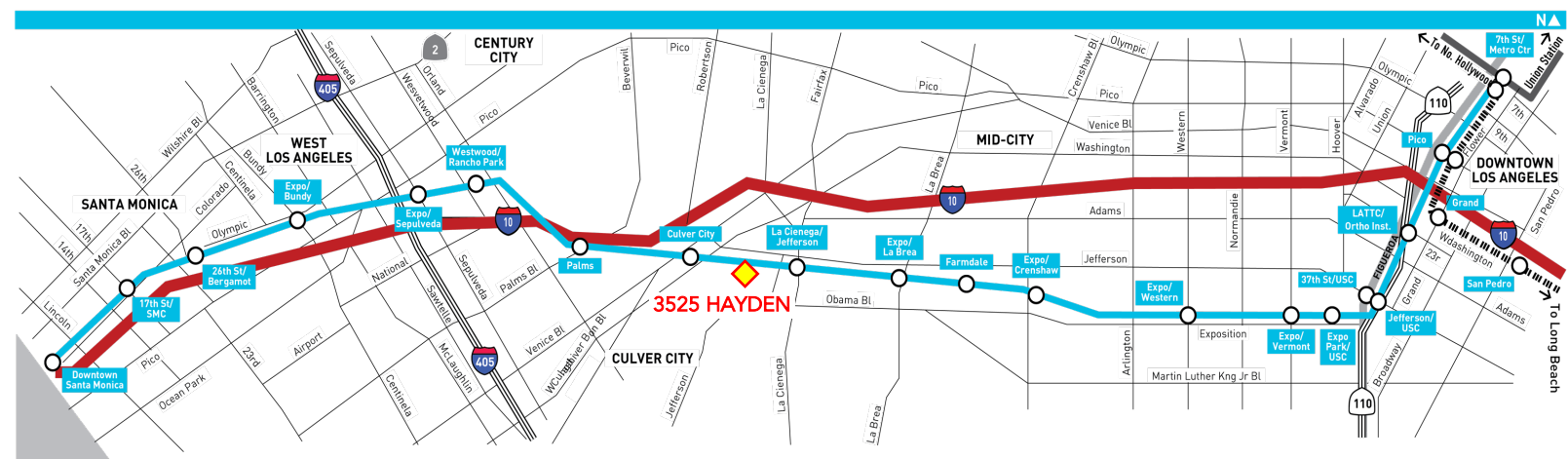
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IDEALLY LOCATED IN THE HEART OF CULVER CITY'S HAYDEN TRACT – THE VIBRANT CREATIVE OFFICE EPICENTER OF WEST LA



## CONJUNCTIVE POINTS

Conjunctive Points is a community of creative tenants from such diverse fields as entertainment, technology, advertising and design. The common theme: the desire to grow and develop in a visually striking environment unlike anything else in the world.



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