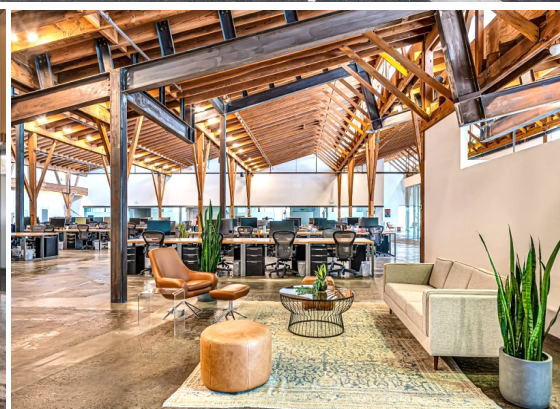


# SLASH

3534 HAYDEN AVE

@ CONJUNCTIVE POINTS  
CULVER CITY + LA



Jones Lang LaSalle Brokerage, Inc.,  
Real estate license #01856260

Micheal S. Geller  
Managing Director  
[micheal.geller@jll.com](mailto:micheal.geller@jll.com)  
License #00800010  
(310) 486-1976

Gabriel J. Brown  
Executive Vice President  
[gabe.brown@jll.com](mailto:gabe.brown@jll.com)  
License #01441920  
(310) 435-4344



# SLASH

3534 HAYDEN AVE

@ CONJUNCTIVE POINTS  
CULVER CITY + LA

Extraordinary creative office building with saw-tooth roof design and bright expansive interior, glass walled offices and high ceilings, abundant windows and skylights, and large private patio. Located at Hayden Ave and National Blvd., in the renowned Conjective Points creative office community, developed by Samitaur Constructs (Frederick & Laurie Samitaur Smith) and designed by Eric Owen Moss Architects. Walking distance to Expo Light Rail station and numerous retail/restaurant amenities including Platform LA, Ivy Station, Helms Bakery, Destroyer and Downtown Culver City.

AVAILABLE SPACE:	20,480 RSF Available May 1, 2024 (possibly sooner)
RENTAL RATE:	Negotiable
PARKING:	3 spaces per 1,000 RSF \$175 unreserved \$275 reserved





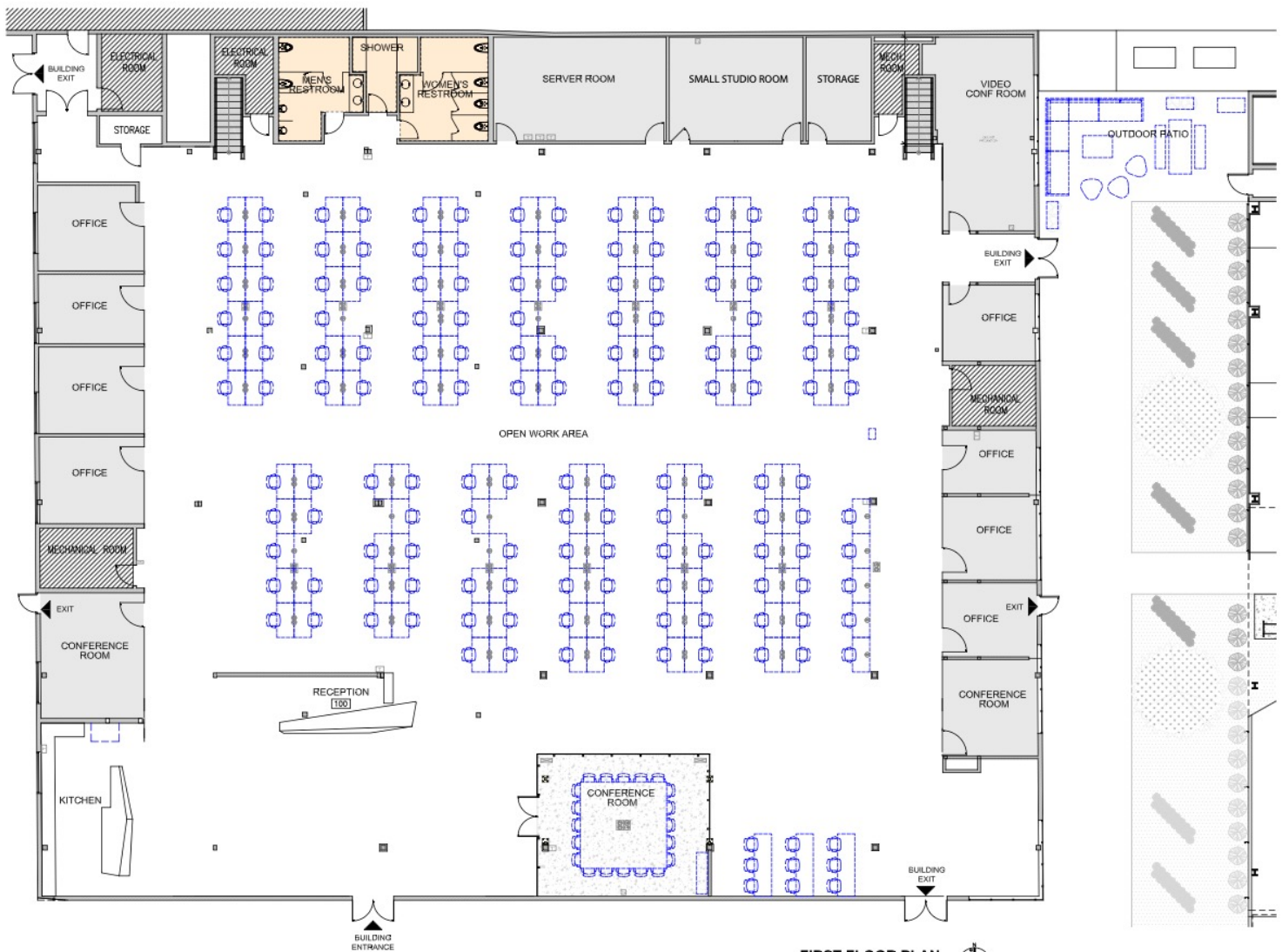
**SLASH**

3534 HAYDEN AVE

@ CONJUNCTIVE POINTS  
CULVER CITY + LA



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLAN

# SLASH

3534 HAYDEN AVE

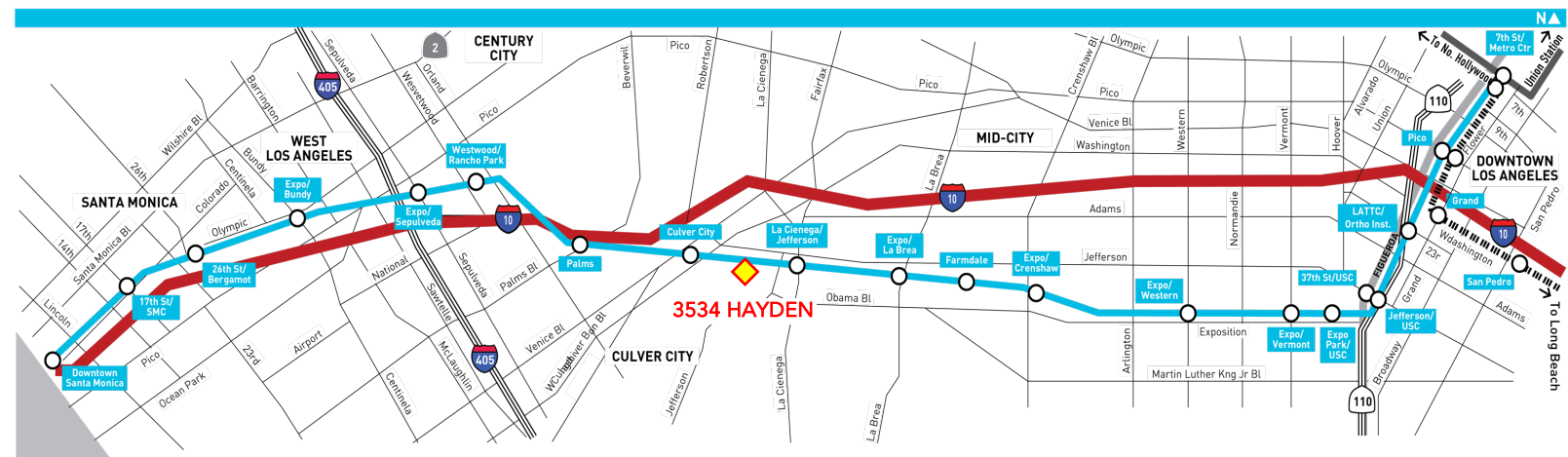
@ CONJUNCTIVE POINTS  
CULVER CITY + LA

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.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.