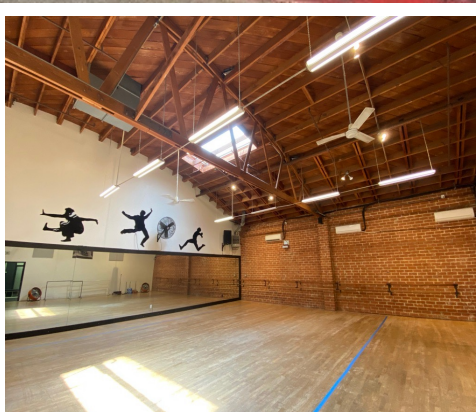


the STUDIOS
@ HAYDEN & HIGUERA

@ CONJUNCTIVE POINTS
CULVER CITY



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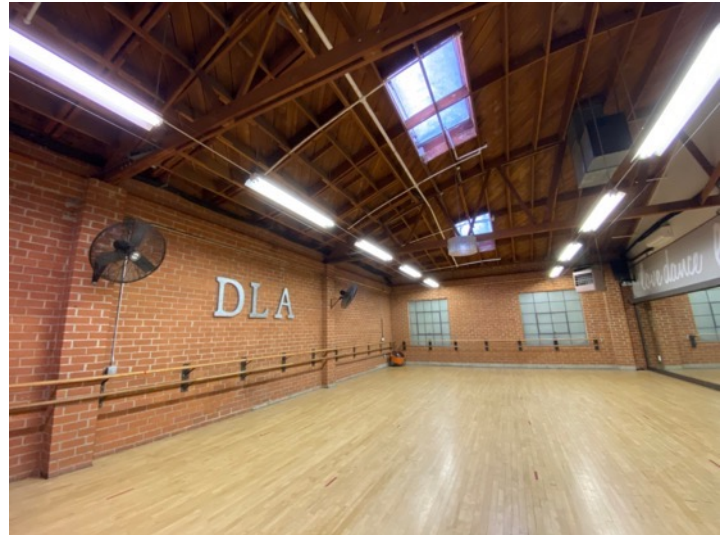
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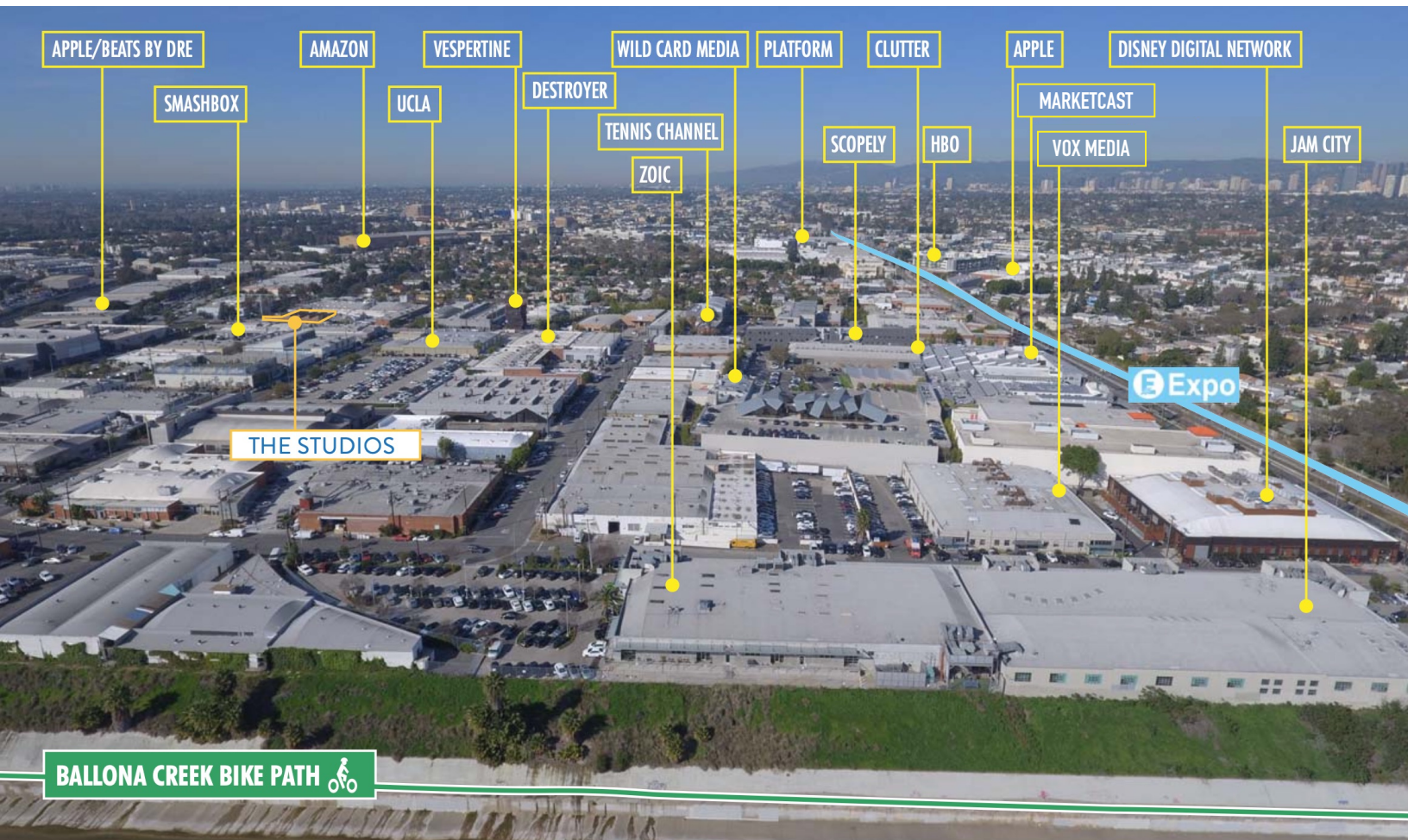
Prominent saw-tooth and bow-truss creative office building located at the corner of Hayden Avenue and Higuera Street, in the renowned Conjective Points creative office community, developed by Samitaur Constructs (Frederick & Laurie Samitaur Smith) and designed by Eric Owen Moss Architects. Short distance to downtown Culver City and walking distance to Expo Light Rail station and numerous restaurant amenities.

AVAILABLE SPACE **3625 HAYDEN AVE**
□ Suite D – 5,092 RSF

RENTAL RATE **Negotiable**

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

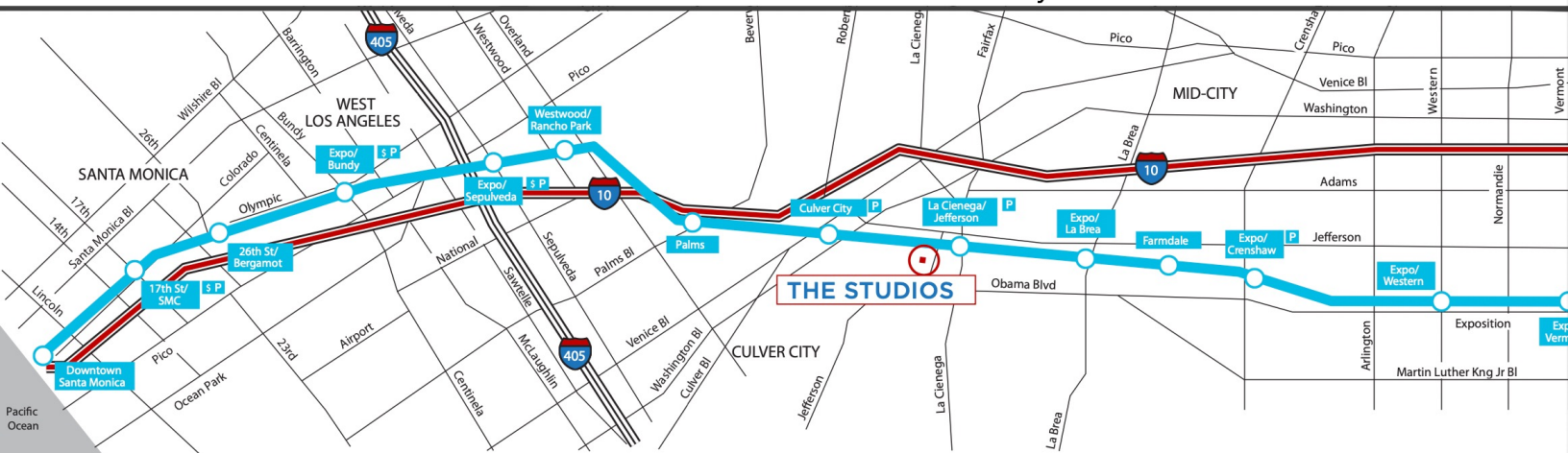




CONJUNCTIVE POINTS

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.

METRO EXPO LIGHT RAIL - Excellent access to the metro and 10 freeway



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.