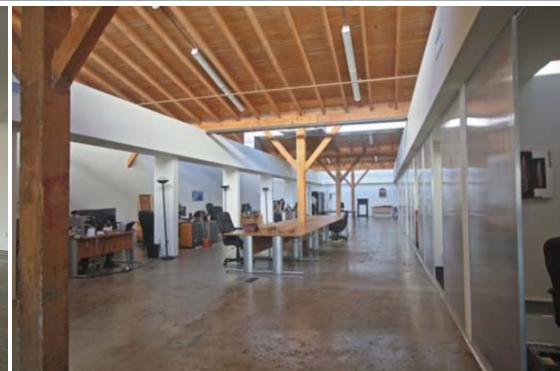


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NATIONAL BOULEVARD

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CULVER CITY + LA



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

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

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

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Exciting creative office space with unique saw-tooth roof design and expansive interior, including 11'–18' ceiling heights. Centrally located at the intersection of National Blvd and Hayden Ave, 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 restaurant amenities.

AVAILABLE SPACE: 3,305 – 28,123 RSF
-Suite 101 – 16,949 RSF
-Suites A+B – 11,174* RSF
(*can be demised to 3,305 RSF)

RENTAL RATE: Negotiable

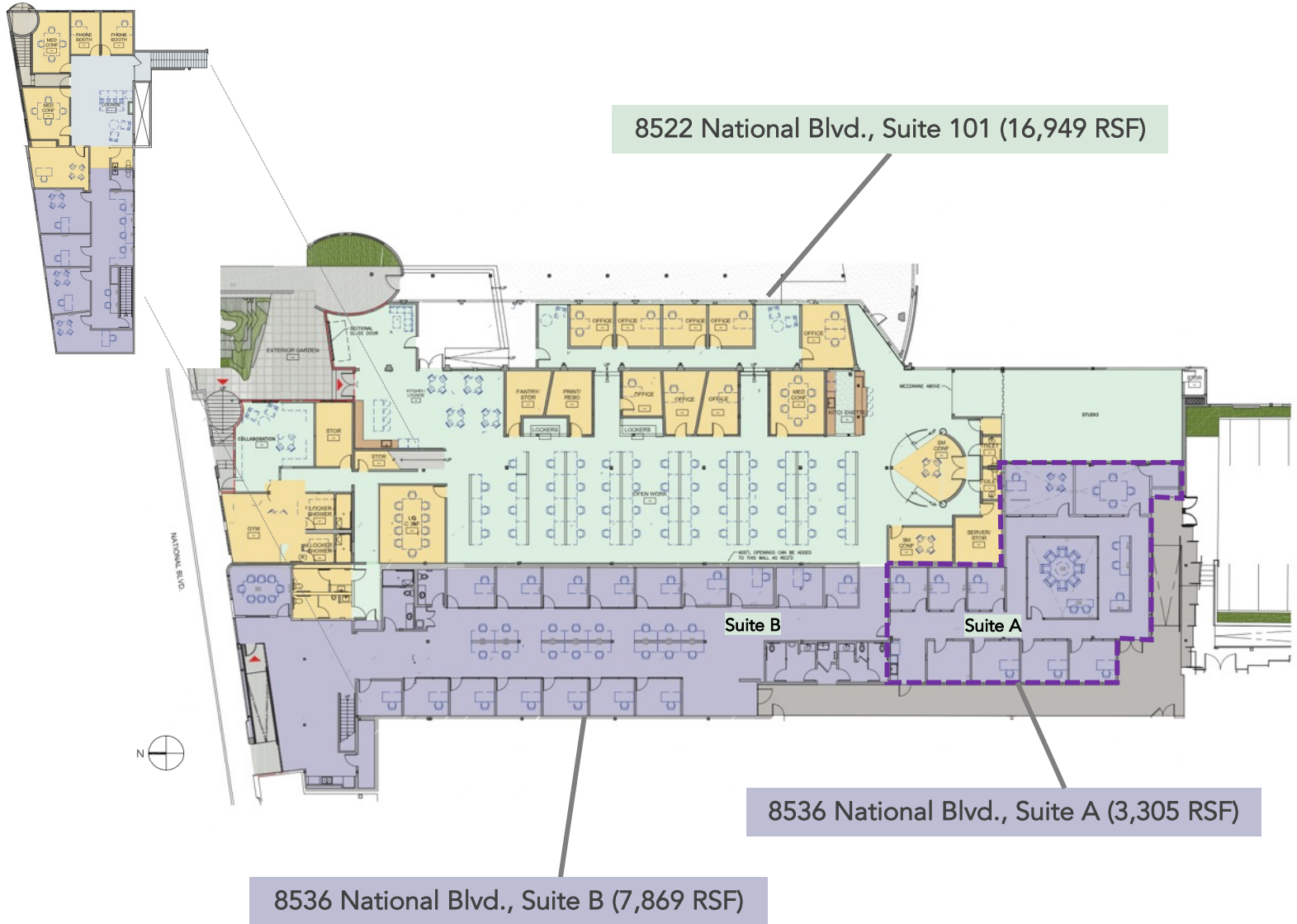
PARKING: 3 spaces per 1,000 RSF
\$175 unreserved
\$275 reserved



"National Garden" Entry (Under Development)



2nd Level



The floor plan shows a large, irregularly shaped building with a central open area. The central area is filled with numerous small tables and chairs, arranged in rows. To the left of this central area is a large room with several long tables and chairs, labeled 'LIBRARY'. To the right of the central area is a large room with a curved wall and a circular opening, labeled 'MEZZANINE ABOVE'. The building has a main entrance on the right side, labeled 'MAIN ENTRANCE'. There are several smaller rooms and areas, including a kitchen, a reception area, a library, a mezzanine, and a double height showroom. The plan also shows an exterior garden and a main entrance. The plan is color-coded, with yellow for offices, blue for common areas, and green for the garden. The plan includes a north arrow and a scale bar.

The floor plan of the 1st floor of the University of Cambridge Computer Laboratory is a detailed architectural drawing showing the layout of the building. The plan includes a large central open-plan area with numerous desks and chairs, a large circular conference room (15 pax), a reception area, a cafe/kitchen, and various restrooms. The layout is organized around a central corridor with rooms on either side. The plan is color-coded with blue for seating areas and yellow for walls/floors.

Key rooms and areas include:

- Reception**: Located at the top right of the plan.
- ALL HANDS EVENT/DISPLAY**: A large circular area at the top right, adjacent to the reception.
- CONF. ROOM (15 PAX)**: A large circular conference room at the top right.
- COLLAB.**: Several collaborative workspaces along the top and right sides.
- OFFICE**: Multiple individual offices along the top and right sides.
- OPENS AREA**: A large open-plan workspace in the center of the building.
- DIGITAL**: A workspace area in the center.
- CPIS**: A workspace area in the center.
- MARKETING**: A workspace area in the center.
- ACADEMIC ROOM**: A workspace area in the center.
- TEL**: Several telephone booths along the left side.
- RESTROOM**: Restrooms located near the telephone booths.
- MAIL**: A mail room located near the restrooms.
- CAFE / KITCHEN**: A common area for food and drink at the bottom left.
- SERVER**: A server room located near the cafe/kitchen.
- WOMEN'S WC (COMMON)**: A common women's restroom located near the server room.
- MEN'S WC (COMMON)**: A common men's restroom located near the server room.
- JAN**: A janitor's room located near the restrooms.
- STAIRS**: Multiple stairwells throughout the building.
- AREA**: An outdoor area at the top left.
- QUEST RELATIONS**: Two rooms at the top left.
- HR**: A human resources room at the top left.

The plan also shows various entrances, exits, and internal corridors, as well as a color-coded legend for different types of furniture and fixtures.



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.

