

## FOR LEASE

+ 992 S.F. Creative Building

## **3814 1/2 WILLAT AVE., CULVER CITY 90232**

- **WALK TO EXPO LINE STATION**
- **EXPOSED HVAC DUCTING / SKYLIGHT**
- **⋄ CONCRETE FLOORS / KITCHENETTE**
- **ON-SITE PARKING / LOADING DOOR**

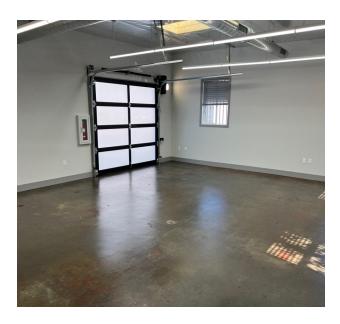
## **LEASED**

Scott Maudlin MAUD PROPERTIES 310.553.5222

**MAUDPROPERTIES.COM** 

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED









## OTHER AMENITIES:

- **WALKING DISTANCE TO DOWNTOWN CULVER CITY** 
  - **BRAND NEW HVAC SYSTEM**
  - NEW BATHROOM AND KITCHENETTE
    - GROUND LEVEL LOADING DOOR
      - NEW WINDOWS WITH BLINDS
  - MOTION SENSOR SECURITY SYSTEM
- SECURITY CAMERAS WITH DVR (WIFI COMPATIBLE)
  - ⋄ IP PHONE SYSTEM PRE-WIRED
  - **COMPUTER DATA LINES FOR 12-STATIONS** 
    - **ELECTRIC CAR CHARGER READY**