



**F O R L E A S E**

**± 4,520 S.F. Creative Building**

**6820 CENTINELA AVE., CULVER CITY 90230**

- ◇ PLAYA VISTA ADJACENT
- ◇ EXPOSED CEILING / SKYLIGHTS
- ◇ 2-GROUND LEVEL LOADING DOORS
- ◇ ON-SITE PARKING

**RENT: \$11,075/MOS/NNN**

**\$2.45/SF/MOS/NNN**

**Scott Maudlin MAUD PROPERTIES 310.553.5222**

**MAUDPROPERTIES.COM**

**ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**



## OTHER AMENITIES:

- ◇ FULL HVAC
- ◇ EXPOSED BEAM AND FOIL
- ◇ HARD LID ON OFFICES
- ◇ MEN'S AND WOMEN'S RESTROOMS
- ◇ SECURED SIDE YARD - PARKING
- ◇ TWO (2) - 200 AMP SERVICES (120-240 VOLT)
  - ◇ FREEWAY CLOSE
- ◇ MONTHLY NET CHARGES ARE LOW (\$.30/SF/MOS)
  - ◇ NEAR GOOGLE AND YAHOO