

# For Sub-Lease

3510 HELMS AVE, CULVER CITY



## FOR MORE INFORMATION,

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**OFFICE LOCATION**  
8924 LINDBLADE STREET  
CULVER CITY, CA 90232

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## WAREHOUSE OR CREATIVE OFFICE CONVERSION SPACE

AVAILABLE SF: 8,500 SF TOTAL BLDG SF: 11,500 SF

## FEATURES

- ◆ PRESTIGIOUS HAYDEN TRACT
- ◆ Four Blocks To 10fwy At Robertson On/Off Ramp
- ◆ 30 Car Parking
- ◆ Gated Parking Lot
- ◆ Price Per SF: \$1.45NNN
- ◆ Corporate Neighbors Include: Sony, La Times, HSI Productions
- ◆ Great Natural Light
- ◆ Truck Hi Loading
- ◆ Ground Level Loading
- ◆ Heavy Power



"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."

- Lance Levin, President & Jonathan Wolk, Senior Associate



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