

FOR SALE

16,128 SF OF BUILDING ON APPROX.

35,135 SF OF LAND

5840 Uplander Way, Culver City, CA 90230



310.839.3333
Lancelotcommercial.com

Available:

Sale Price : \$8,625,000
Available SF : 16,128 SF
Land : 35,135 SF
Parking : 59 Car



A terrific garden-style office building flooded with natural light from its floor to ceiling windows offering second-floor space with garden views and a dramatic two-story lobby entrance.

Multi-tenant office building ideal for value added investor or owner/user.

CONTACT:

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1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

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BUILDING FEATURES:

- Dramatic two story lobby entrance with floor to ceiling windows
- Second-floor space with views of the park
- Nicely upgrade suites with floor to ceiling windows on every side of the building
- Operable windows
- Multi-tenant building with mostly short-term leases filled with expansion potential

Sale Price : \$8,625,000
Sale Type : Investment or
Owner/User
Cap Rate : 2.30%

Building Type : Office (potential
for medical or lab)
Rentable Building SF : 16,128 SF
Tenancy : Multiple
Number of Suites : 6
Available Suites : 1 (approx 2,100 SF)
No. Stories : 2
Year built : 1979



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ABUNDANT PARKING

Land	: 35,135 SF
Lot Size	: .80 AC
Parking	: 59 Car
Parking ratio	: 3.72/1,000 SF
Zoning	: C-3E, Culver City
APN/Parcel ID	: 4134-005-009



PROPERTY FEATURES:

- Impressive superior building frontage and street presence accessed by its own private driveway
- Magnificent building stature with good signage on private street with all day meter parking on 50' wide street
- Plentiful 59 individual car (no tandem) surface parking spaces
- Surface parking and easy walk up
- Easy access to drive in abundant parking in front of the building and no common areas

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LOCATION FEATURES:

- Adjacent to 90/405 Freeway
- Within the Reimagining Fox Hills Culver City zone, which includes raising the maximum height to 85'
- Walking distance to Tik Tok, Symantec, Norton, Oracle and numerous other tech, lab and management companies
- Walking distance to Westfield mall with countless food amenities, Spouts, Trader Joes and much more
- Three blocks to the 405 San Diego Freeway interchange to the 90 Marina Del Rey Freeway

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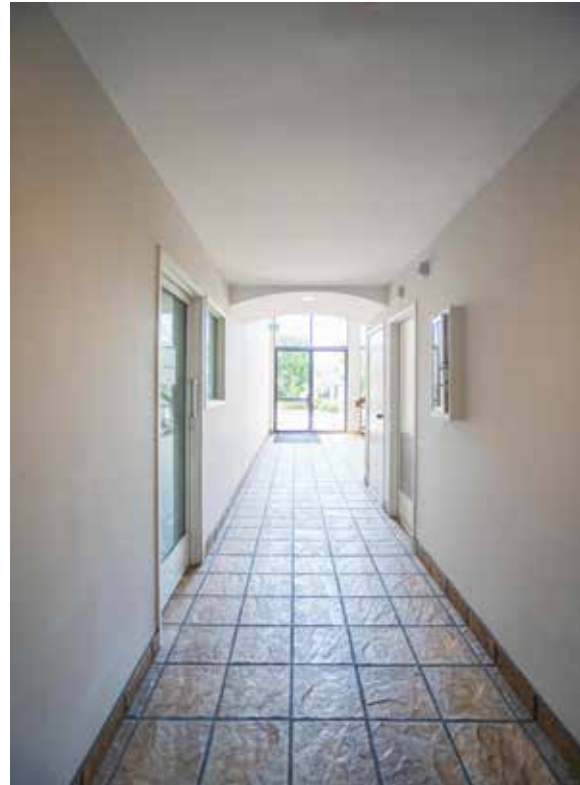
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**DRAMATIC
TWO STORY
ENTRANCE
LOBBY WITH
SIGNIFICANT
NATURAL
LIGHT**



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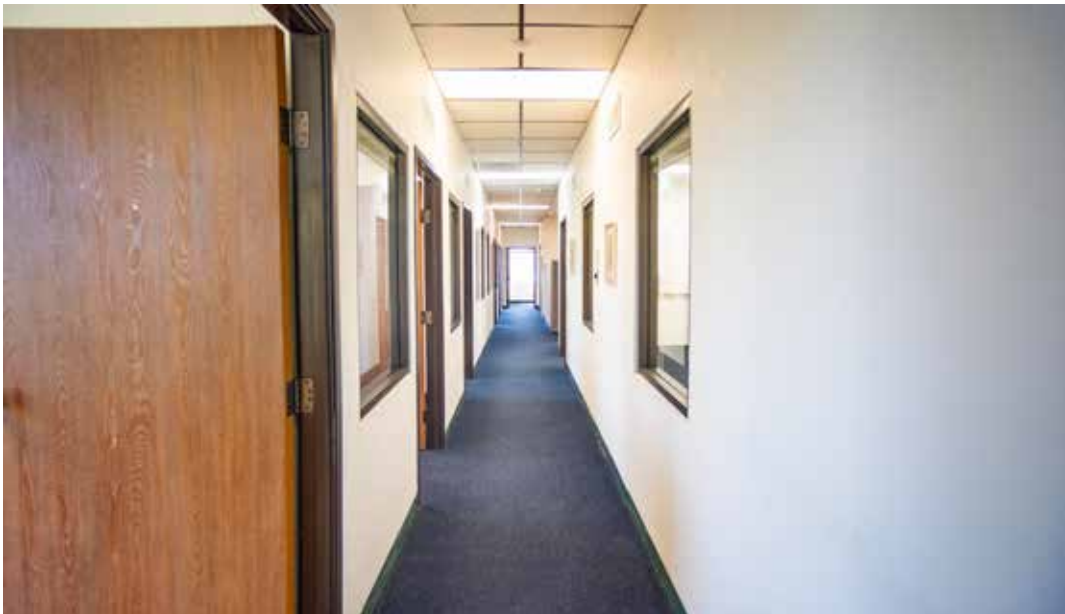
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