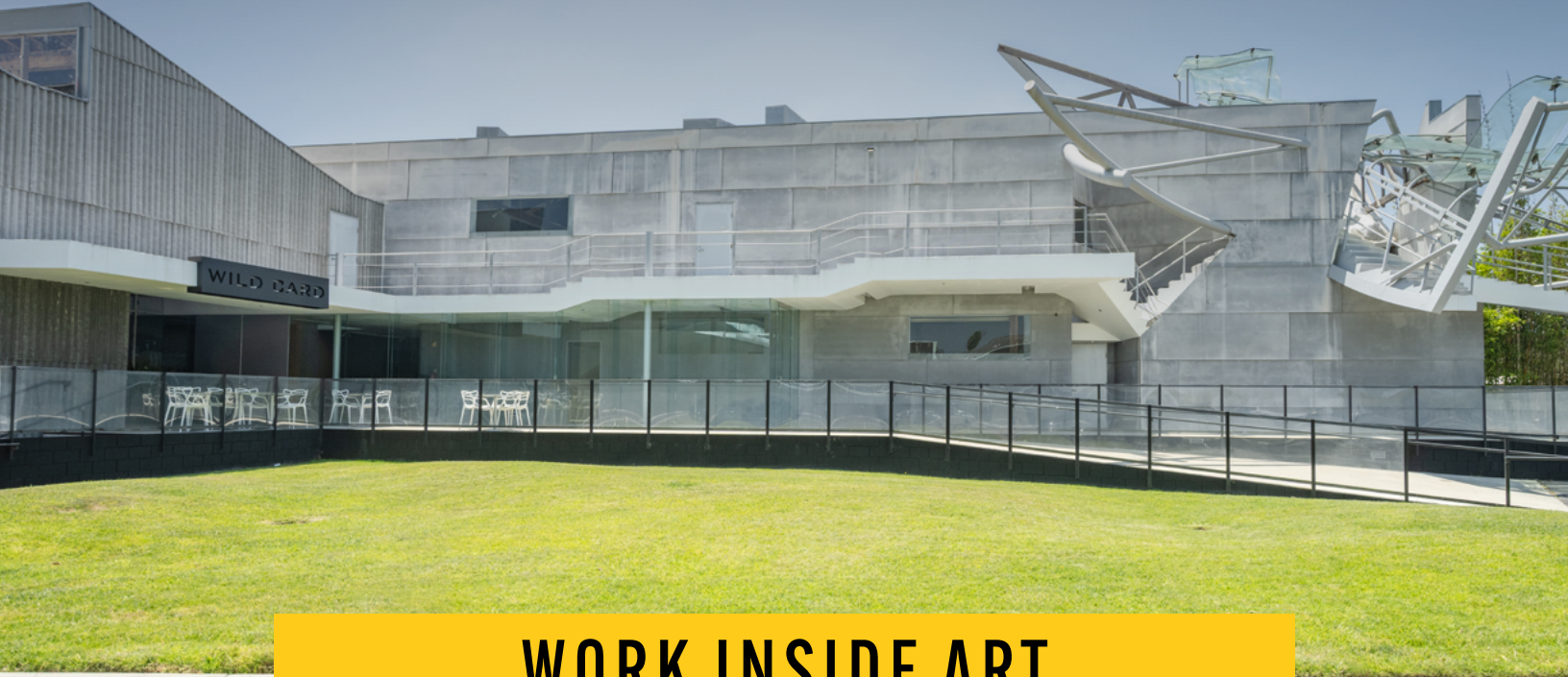


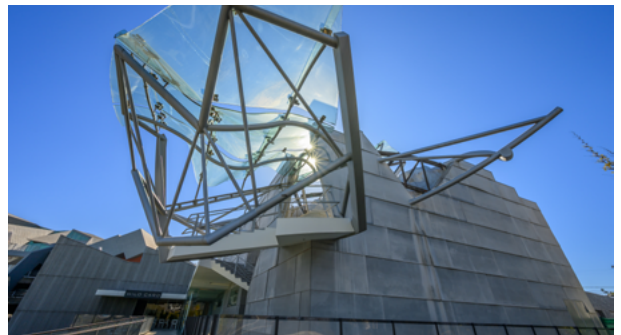
3542 HAYDEN AVENUE



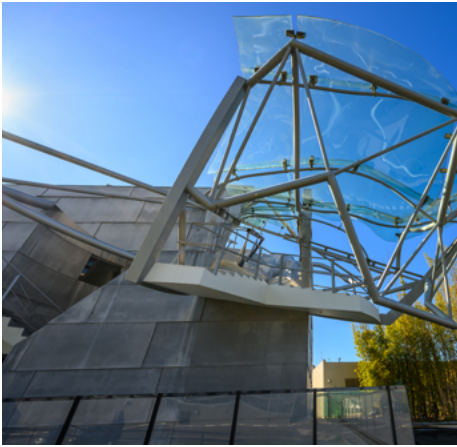
WORK INSIDE ART

3542 Hayden Avenue delivers a striking, creative office space within the renowned Hayden Tract community. Eric Owen Moss's architectural design combines beauty and functionality with high bow-truss ceilings and exposed wood to create a spacious, inspiring atmosphere. The two-story building's expansive outdoor lawn offers an inviting space for events, while a private screening room provides an ideal setting for media presentations and film reviews.

Just steps from popular dining spots and major companies like Amazon and Disney Digital, 3542 Hayden Avenue puts tenants at the center of Culver City's vibrant creative scene.



AVAILABLE NOW: 10,695 RSF - SUITE A



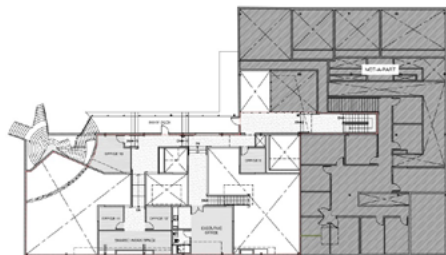
A BLUEPRINT FOR CREATIVITY

With dedicated screening and projection rooms, conference areas, private offices and relaxed lounges, 3542 Hayden Avenue is designed to meet the unique needs of film and entertainment professionals.

AVAILABLE NOW: 10,695 RSF - SUITE A



GROUND FLOOR



SECOND FLOOR

THE FOREFRONT OF LA'S CREATIVE SCENE

3542 Hayden Avenue empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like Amazon, UCLA, and Apple. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



BALLONA CREEK BIKE PATH

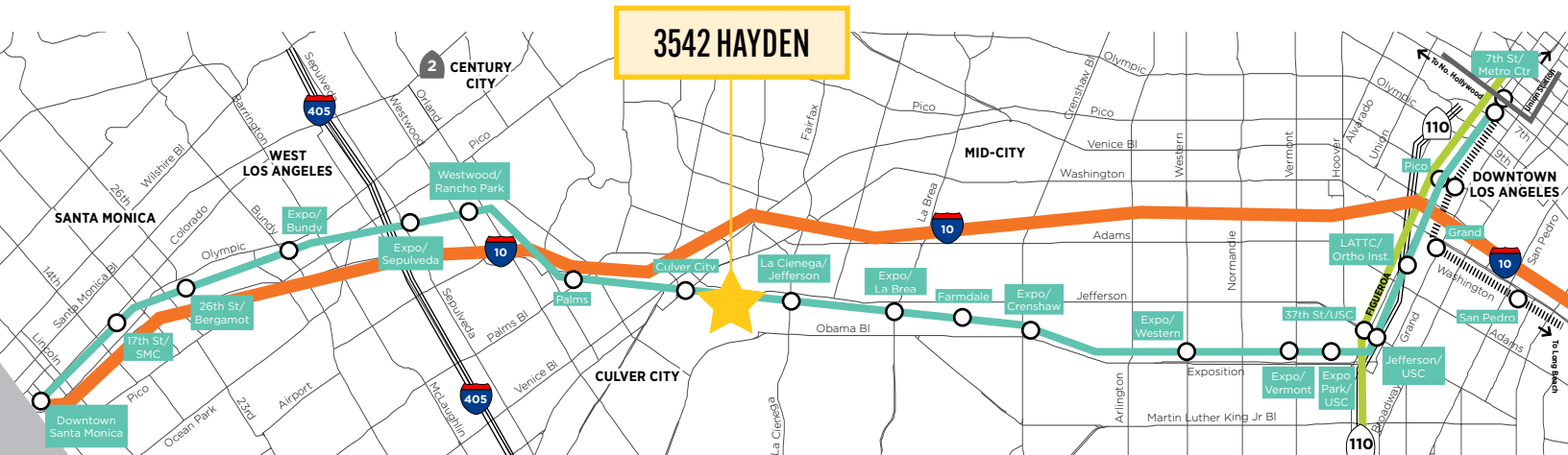
METRO EXPO LINE

PARKING RATIO: 3:1,000 RSF

\$175 UNRESERVED | \$275

YOUR LINK TO THE CITY

With easy access to I-405 and I-10, 3542 Hayden Avenue puts you minutes from West Los Angeles, Santa Monica, and Century City, streamlining your daily commute. The nearby Ballona Creek Bike Path, a favorite among walkers, runners, and bikers, offers a scenic route straight to Santa Monica Bay, connecting you to the best of the Westside.



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