

# bLackwelder

3103-3243 S. LA CIENEGA BLVD. LOS ANGELES, CA 90016

KILROY





# **YOUR INVITATION TO EXPLORE**

Blackwelder is like no other place you've seen. An eclectic collection of light-filled, airy, indoor/outdoor creative spaces, it's a place to work, but not a typical workplace. With an energy of its own and an instantly welcoming ambiance, Blackwelder is designed with the specific needs of tech, entertainment, and media companies in mind.

# IF YOU KNOW, YOU KNOW

The campus is inwardly organized and fully secured, offering privacy and an exclusive feel. Only Blackwelder insiders get to experience the casual, comfortable atmosphere with its home-like spaces and picturesque private outdoor spaces that celebrate the Southern California sun.

## Highlights

6.4-acre campus with 19 separate 1- and 2-story buildings

160,000+ SF of creative space

Full campus opportunity



Ample outdoor  
space



High volume spaces  
with exceptional  
natural light



Valet and  
self-parking



Mobile car wash  
service



Connected,  
accessible Culver  
City location



Onsite  
management



Walkable  
amenities

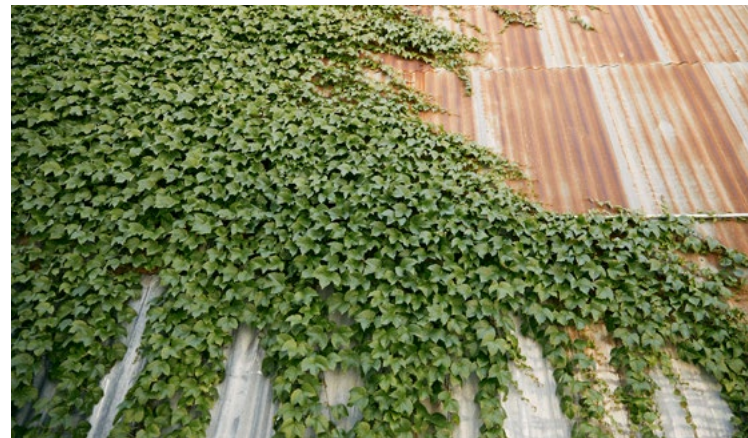


Pet  
Friendly



# A HIDDEN GEM

Blackwelder is an oasis in the city, with private, tranquil outdoor spaces for each tenant. When you work here, nature is a prime source of inspiration and energy. Immerse yourself in the outdoor-centric Southern California lifestyle and feel refreshed and renewed every day.



relax

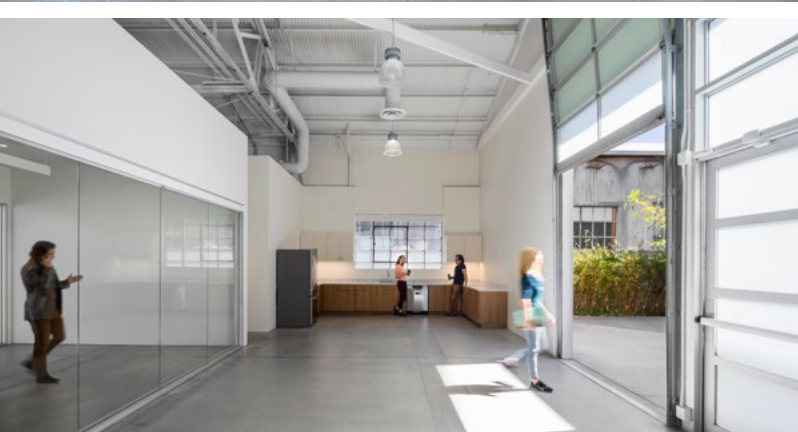
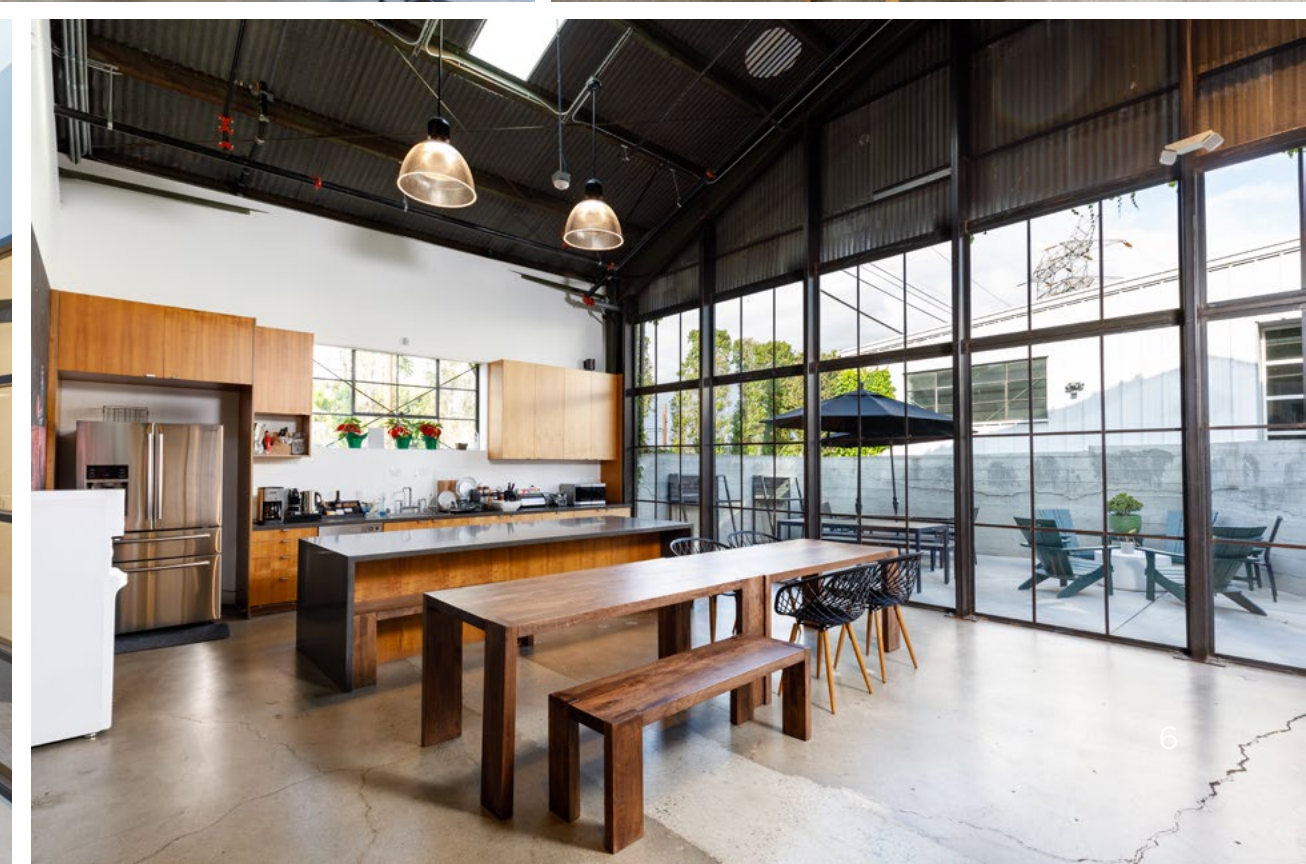
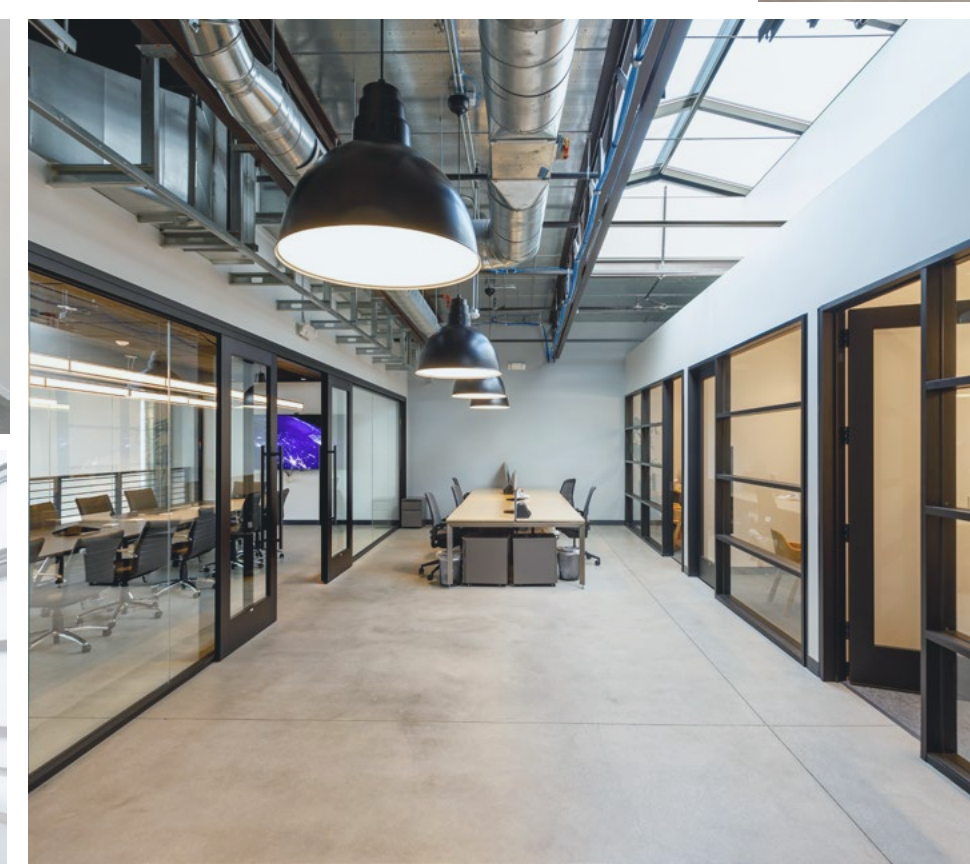
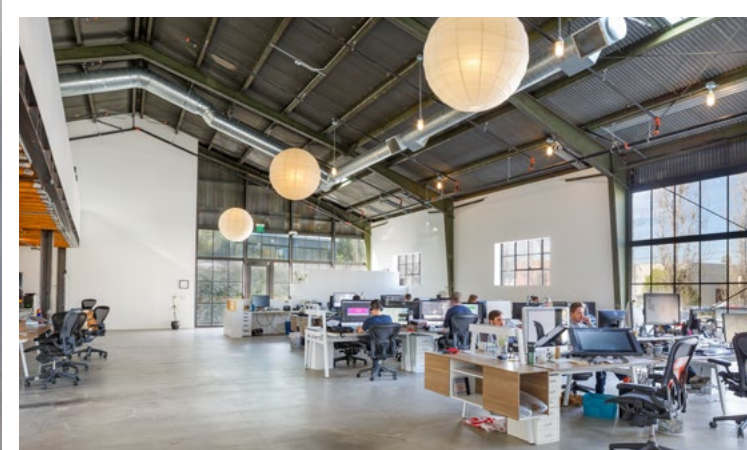


## THE bLackwelder VIBE

Creative people need a different type of environment, and Blackwelder's indoor/outdoor spaces are designed to nurture creative energy. Think coffee shop, not corporate. More garden oasis, less executive boardroom. The appeal of Blackwelder is that it's exactly like nothing else. Laid-back, tranquil, secluded, welcoming...more like home.



# collAborate





# AVAILABLE SPACE

BUILDING	RSF	AVAIL	DESCRIPTION
3103-A S. LA CIENEGA BLVD	3,303	Now	Open and private spaces, break area with kitchenette, restrooms, 2 roll-up doors to private courtyard
3105 S. LA CIENEGA BLVD	13,386	Now	Above-grade and mezzanine-level space (2 floors), restrooms, private elevator, private patio
3109 S. LA CIENEGA BLVD.	6,644	Now	2 private offices, open office / benching, large conference room, restrooms, reception, full kitchen, large glass roll-up door to patio
3113 S. LA CIENEGA BLVD.	7,323	Now	Open workstation area, 3 huddle rooms, large conference room, kitchenette and lounge area, reception, photo shoot area, mezzanine, editing room
3115 S. LA CIENEGA BLVD.	7,086	Now	Highly upgraded kitchen, ample options for different sized offices / edit bays, roll-up doors to stunning private patio
3121 S. LA CIENEGA BLVD.	3,869	Now	5 private offices, 2 break out rooms, large conference room, server room, restroom, reception and large open workstation space, full kitchenette with stainless steel appliances, large private patio
3123 S. LA CIENEGA BLVD.	6,891	Now	5 spacious edit bays, 2 production rooms, conference room, kitchenette, mix room, restrooms, private patio
3125 S. LA CIENEGA BLVD.	8,604	Now	4 private offices, 2 conference rooms, server and storage room, reception, large open workstation / benching space, large kitchen with stainless steel appliances, private patio
3129-A S. LA CIENEGA BLVD.	2,416	Now	Private office, conference room, reception, large open workstation area, full kitchenette with stainless steel appliances, private patio



# AVAILABLE SPACE

BUILDING	RSF	AVAIL	DESCRIPTION
3129-B S. LA CIENEGA BLVD.	688	Now	Open floor plan, break area, conference room
3137 S. LA CIENEGA BLVD.	6,258	Now	3 private offices, breakout room, large conference room, copy, server and storage room, restrooms, large open workstation space, kitchenette, 2 glass roll-up doors to patio with fireplace and water feature
3143 S. LA CIENEGA BLVD.	5,565	2/1/25	5 private offices, 2 conference rooms, break room with a full kitchenette, restrooms, glass roll-up door to patio
3201-A/B S. LA CIENEGA BLVD.	6,458	Now	3201-A: 4 private offices, 1 large conference room, open mezzanine level 3201-B: 6 private offices, two breakout rooms, large conference room, restrooms, open space, glass roll-up door to patio
3231 S. LA CIENEGA BLVD.	6,883	Now	5 large rooms on ground floor and 2 offices on mezzanine
3237 S. LA CIENEGA BLVD.	9,284	Now	Perimeter offices, roll-up door to private patio, restrooms, showers & lockers, full kitchen
3243-A S. LA CIENEGA BLVD.	7,250	Now	Open plan with 3 meeting rooms, break area, private restrooms, and a rooftop terrace
3243-B S. LA CIENEGA BLVD.	11,688	Now	Open plan with 2 conference rooms, 5 offices or small meeting rooms, 3 storage rooms, 3 phone booths, spacious break area, private restrooms, and large rooftop terrace
5875 BLACKWELDER ST.	5,396	Now	2 conference rooms, 4 private offices, kitchenette, 2 glass roll-up doors to patio, private parking lot



# WELCOME TO THE NEIGHBORHOOD

Blackwelder's Culver City location offers walkable amenities for an active workday; convenient access to transit, highways, and LAX for easier commuting; and an impressive talent pool thanks to its proximity to other regional tech hubs including Santa Monica, Venice, and Playa Vista.



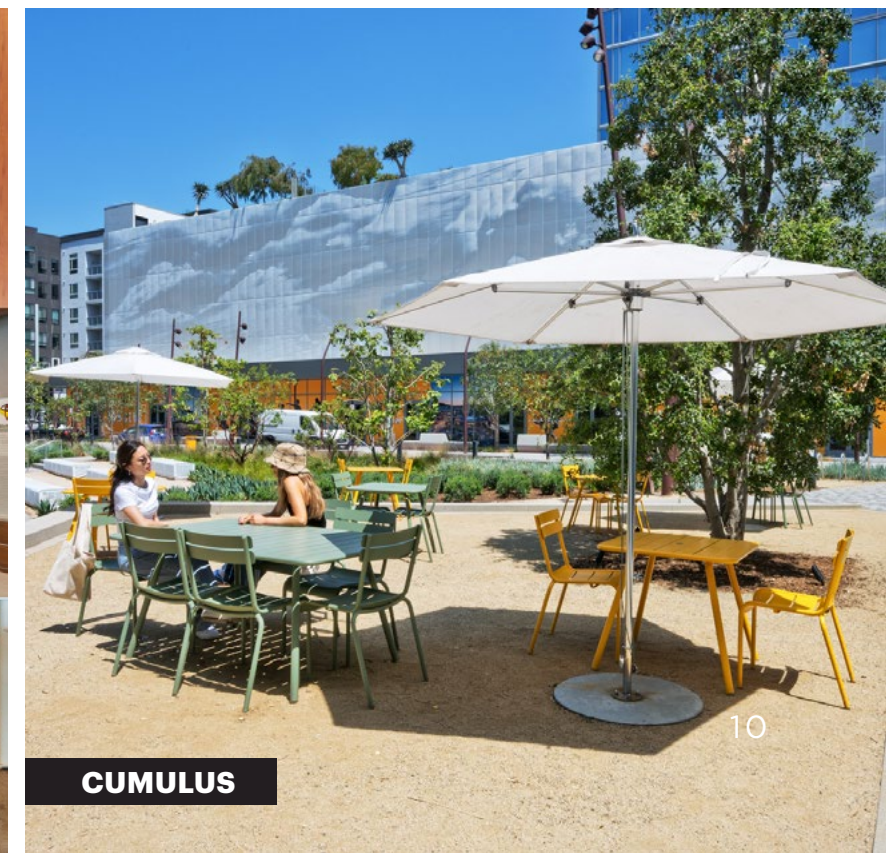
THE PLATFORM



ROBERTA'S AT THE PLATFORM



CUMULUS



CUMULUS

# bLackwelder

For More Information, Please Contact:

Robert Hooks  
Executive Director  
+1 310 897 1786  
Robert.Hooks@cushwake.com  
Lic. #01873634

Troy Pollet  
Executive Managing Director  
+1 805 798 4302  
Troy.Pollet@cushwake.com  
Lic.# 01830917

KILROYBLACKWELDER.COM

**KILROY**

