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

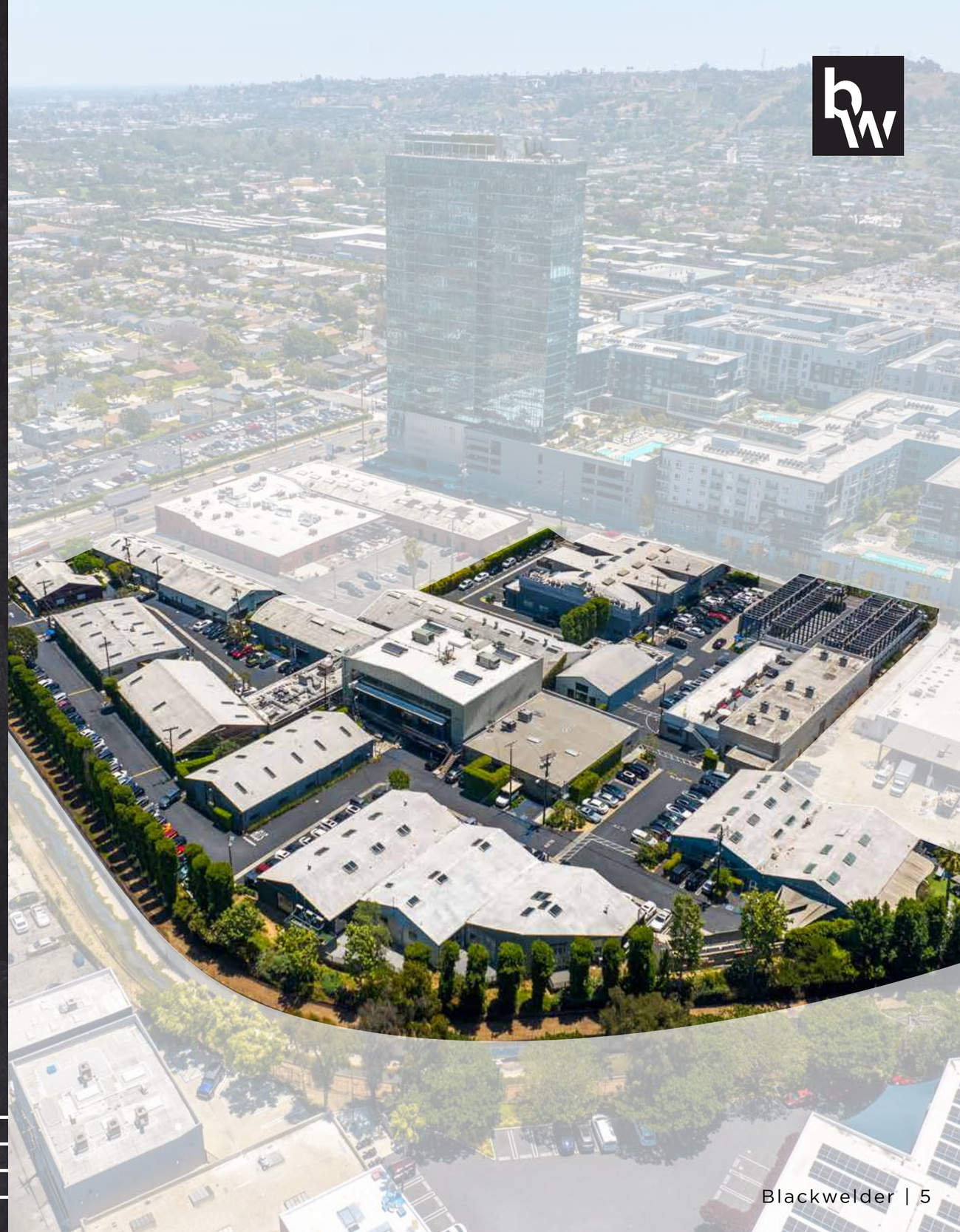
IF YOU KNOW, YOU KNOW

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

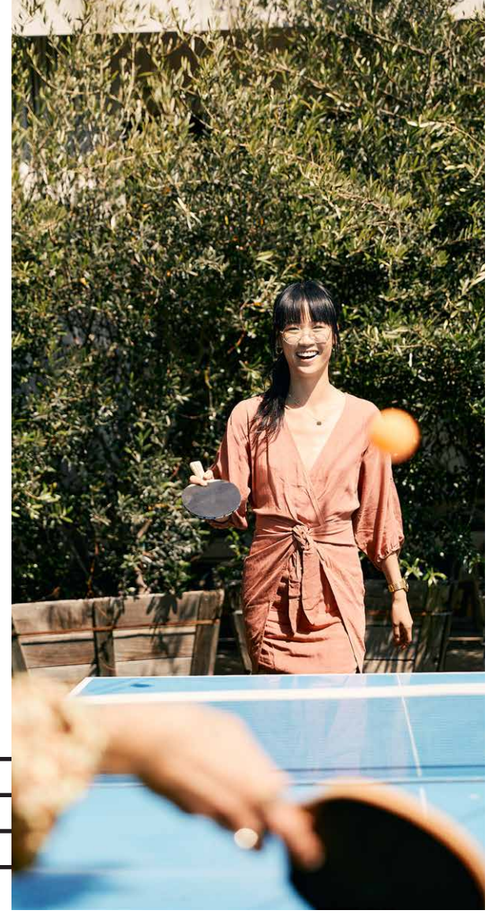
6.4-acre campus with 19 separate 1- and 2-story buildings
160,000+ SF of creative space

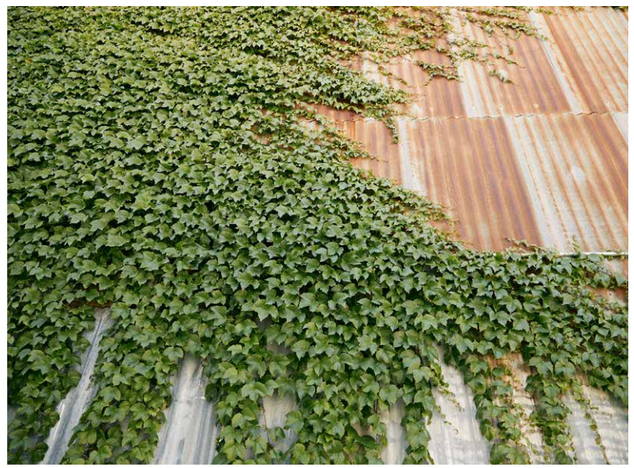
- Modern, high-end interiors
- Ample outdoor space
- High volume spaces with exceptional natural light
- Valet and self-parking
- Connected, accessible Culver City location
- On-site management
- Walkable amenities
- Pet Friendly

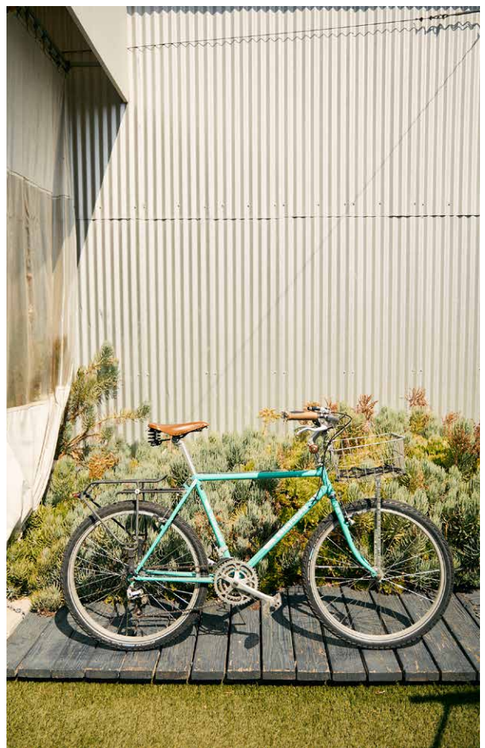


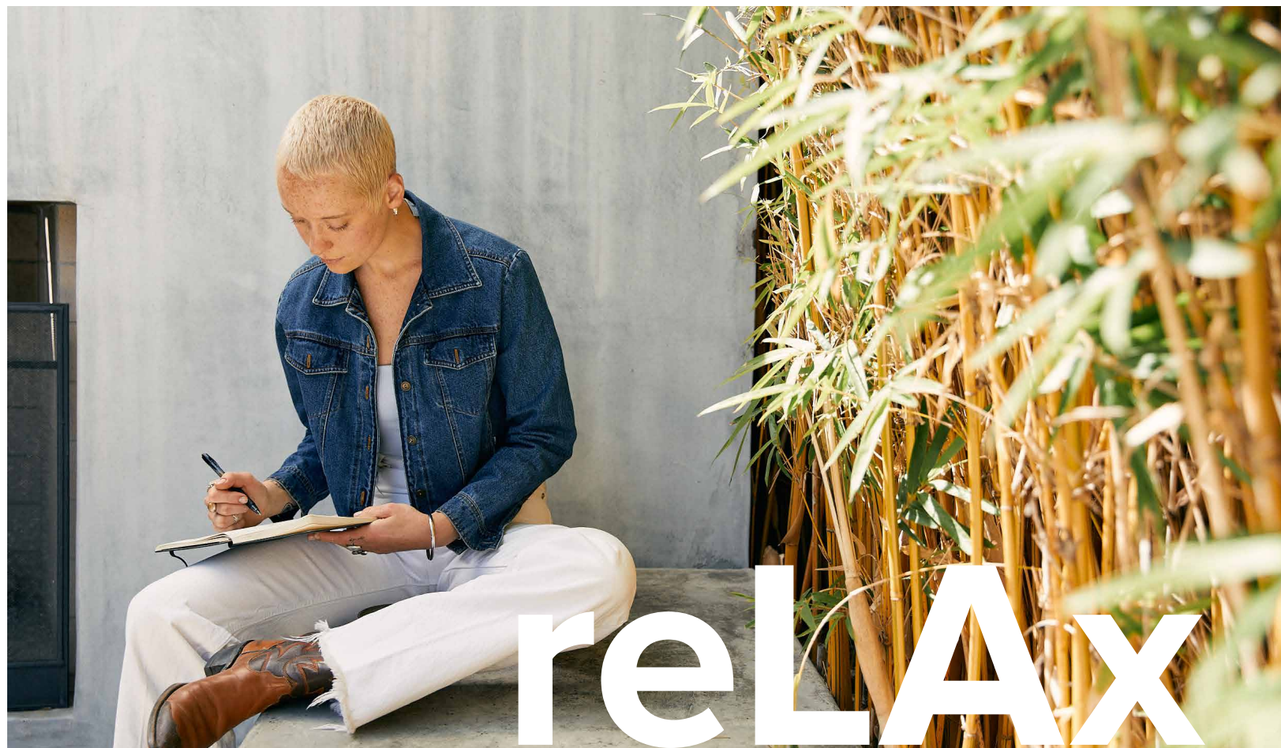
A HIDDEN GEM

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.









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.

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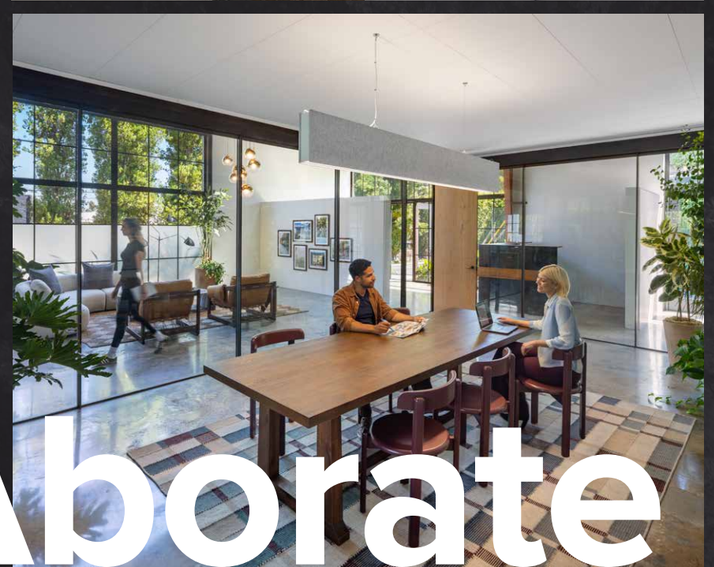

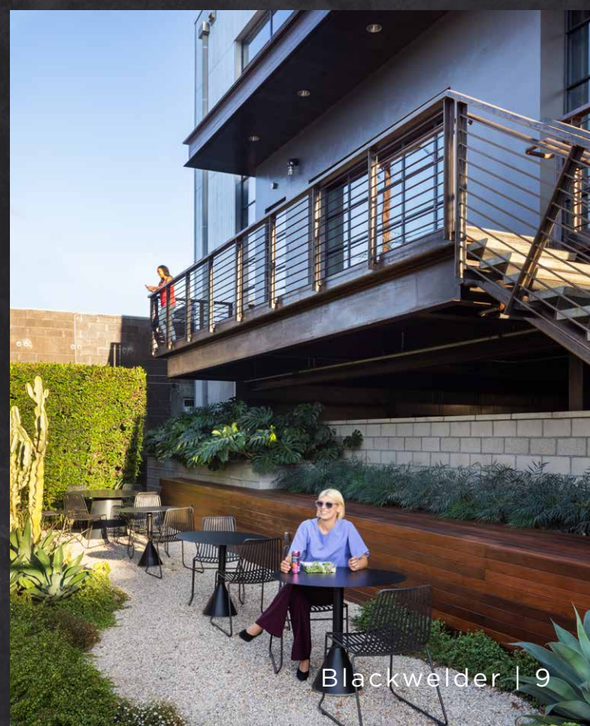

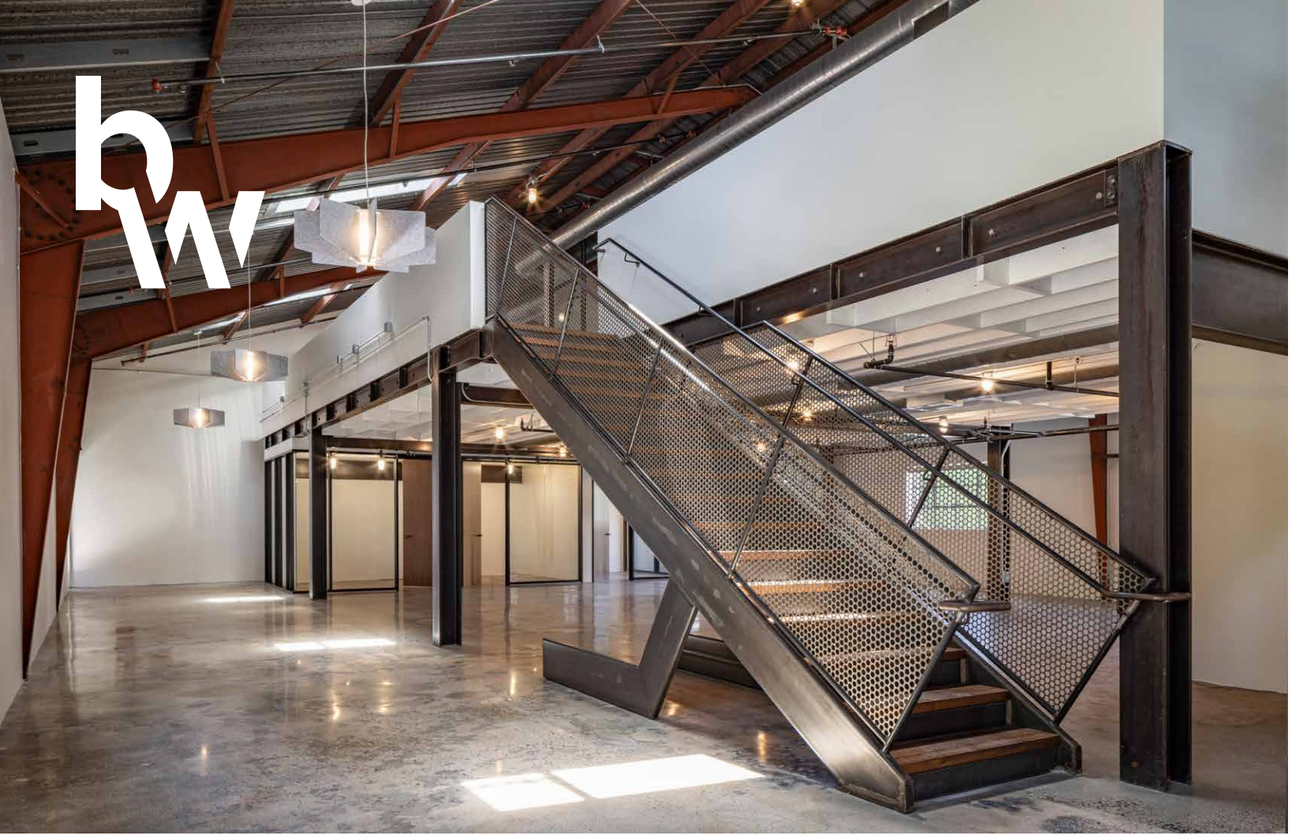

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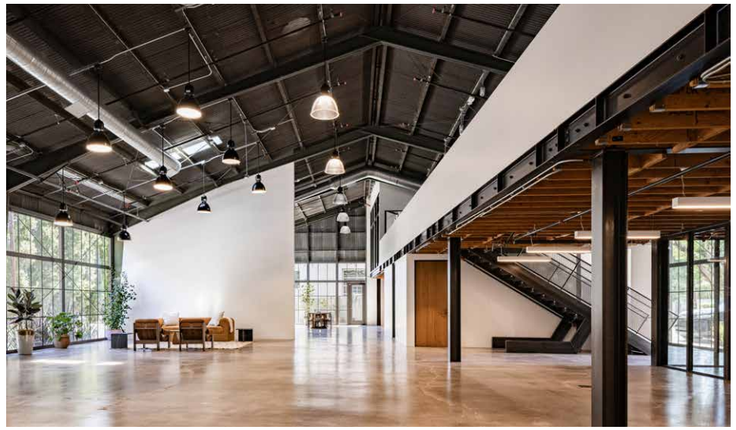

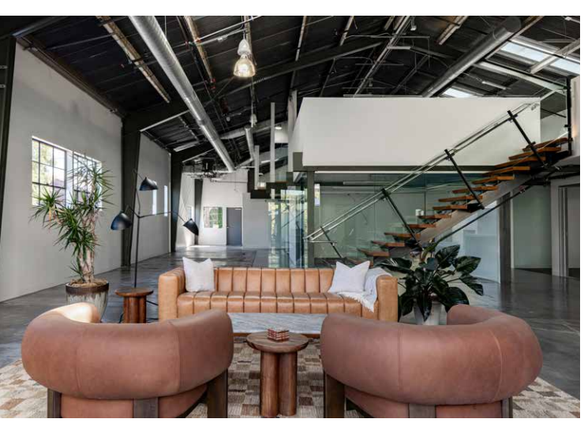

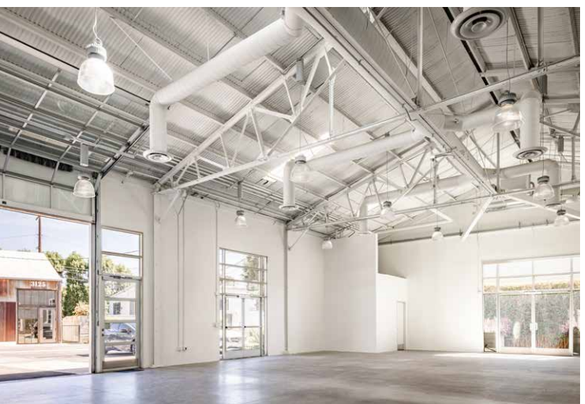

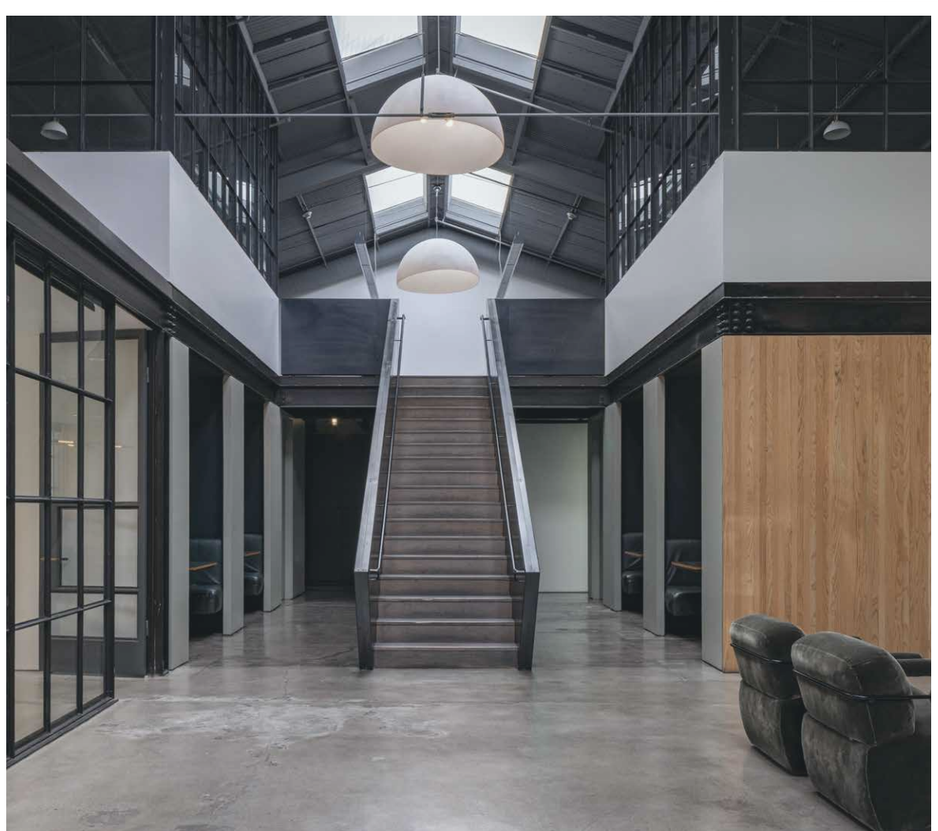

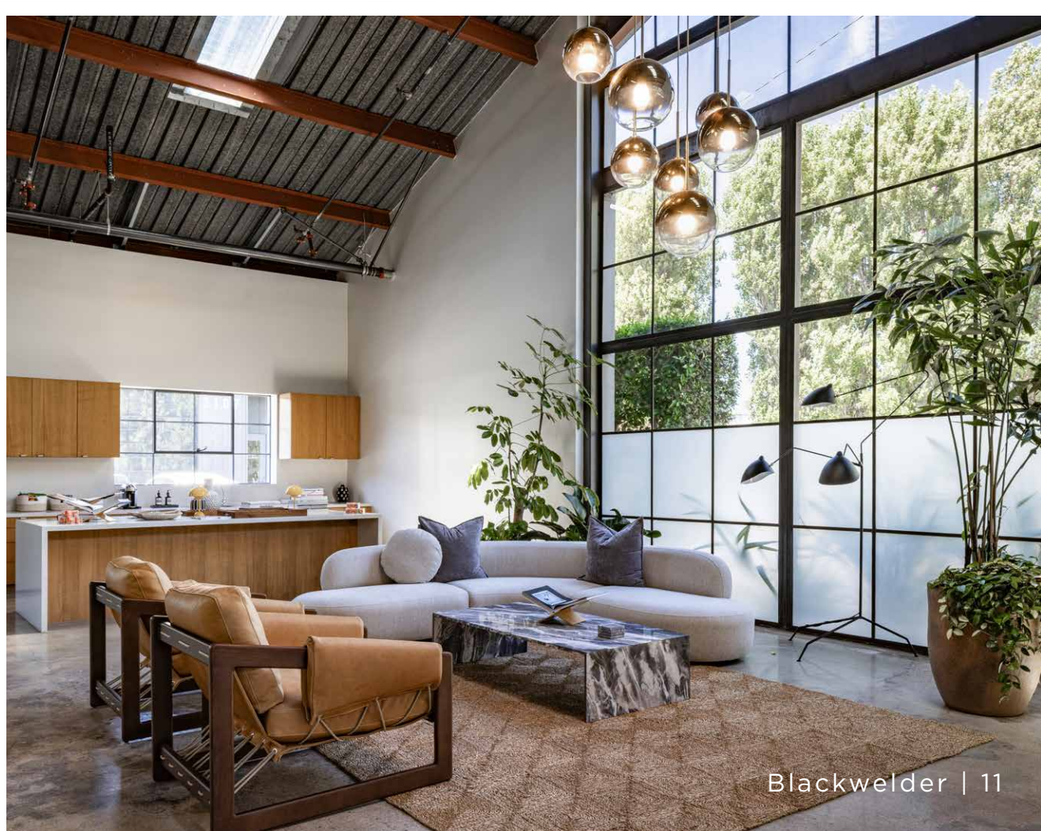

AVAILABLE SPACE

BUILDING	RSF	AVAIL	DESCRIPTION
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
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	Fully furnished spec suite with 3 private offices, 1 conference room, kitchen, lounge, storage, private restroom, and open work area.
3123 S. LA CIENEGA BLVD.	6,891	Now	5 spacious edit bays, 2 production rooms, conference room, kitchenette, mix room, restrooms, private patio
3201-A/B S. LA CIENEGA BLVD.	6,458	Now	Corrugated metal stand-alone butler building, authentic loft features, including exposed HVAC and exposed steel girders & roof purlins, glass roll-up leading to private patio. Full kitchenette with stainless steel appliances, reception and large open space for workstations, private restrooms, 18 private offices or edit bays, 1 conference room
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	30 Days	2 conference rooms, 4 private offices, kitchenette, 2 glass roll-up doors to patio, private parking lot

*Contiguous to ±18,938 RSF

SITE PLAN

~160,000 RSF

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

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