

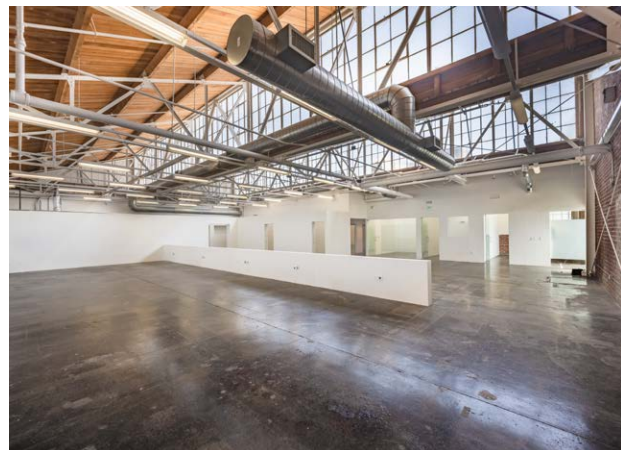
THE STUDIOS @ HAYDEN & HIGUERA

3625 Hayden Avenue

WHERE CREATIVITY WORKS

Located in the heart of The Hayden Tract, The Studios @ Hayden & Higuera offers a stunning, creative office building with a distinctive saw-tooth and bow-truss design. Developed by Samitaur Constructs and designed by Eric Owen Moss Architects, this iconic space sits next to industry leaders like Smashbox and Decoded Advertising.

With its prime location near downtown Culver City and walking distance to the Expo Light Rail station, The Studios @ Hayden & Higuera combines architectural brilliance with easy access to top restaurants and amenities.



AVAILABLE NOW:

3635 HAYDEN AVE | 4,489 RSF
8557 HIGUERA ST | 6,226 RSF

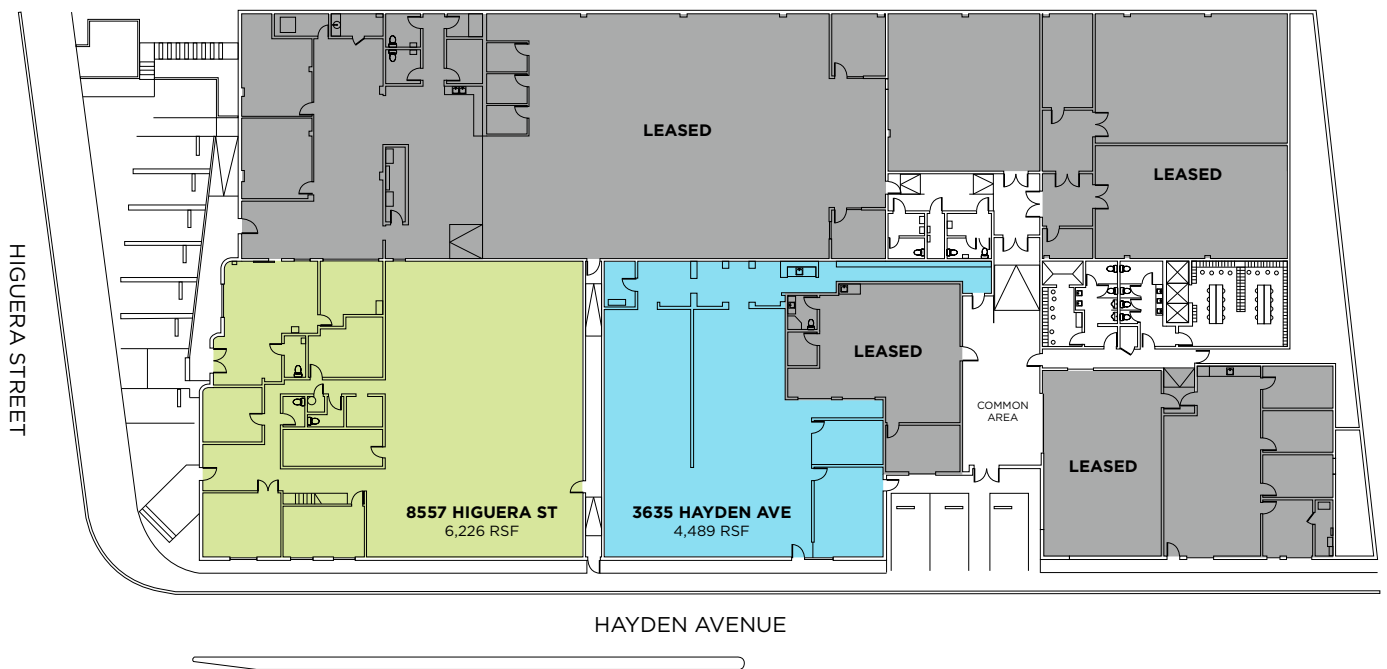
THE POWER OF OPEN DESIGN

Designed for collaboration, The Studios @ Hayden & Higuera features open layouts and creative zones built for big ideas.

AVAILABLE NOW:

3635 HAYDEN AVE | 4,489 RSF

8557 HIGUERA ST | 6,226 RSF





THE FOREFRONT OF LA'S CREATIVE SCENE



The Studios @ Hayden & Higuera empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like HBO, Apple and Disney Digital. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



CULVER STEPS

NANTWORKS

AMAZON

CHOW NOW

MARKETCAST

HBO

APPLE

APPLE/
BEATS BY DRE

SMASHBOX
STUDIOS

VESPERTINE

DESTROYER

PLATFORM

SCOPELY

DISNEY DIGITAL

3625-3635 HAYDEN

UCLA

WILD CARD
MEDIA

ZAMBEZI

GROUP
NINE

ZOIC STUDIOS

JAM CITY

BALLONA CREEK BIKE PATH

METRO EXPO LINE

PARKING RATIO: 3:1,000 RSF

\$175 UNRESERVED

YOUR LINK TO THE CITY

With easy access to I-405 and I-10, The Studios @ Hayden & Higuera 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.



For More Information, Please Contact:

GABRIEL BROWN

+1 310 435 4344
gabe.brown@jll.com
CA Lic. 01441920

JOSH BERNSTEIN

+1 310 795 5947
josh.bernstein@cushwake.com
CA Lic. 01828093

ALEXA DELAHOKE

+1 626 340 5391
alexa.delahooke@cushwake.com
CA Lic. 02091695

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