



10950 Washington

10950 Washington Boulevard
Creative Office & Studio Buildings
157,508 square feet

Embarcadero

CAPITAL PARTNERS LLC

The Klabin Company
CORFAC INTERNATIONAL

Michael Preiss

Michael@klabin.com
(310) 337-7000 x1329

The Klabin Company

6601 Center Drive West
Suite 300
Los Angeles, CA 90045

Shaun Kirshner

Director of Leasing
skirshner@ecp-llc.com
(310) 202-2330 x102

Sondra Mayer

Marketing Assistant
smayer@ecp-llc.com
(310) 202-2330 x101

**Embarcadero Capital
Partners, LLC**

10950 W Washington Blvd.
Suite 204
Los Angeles, CA 90232



Central Los Angeles Location

Located in Culver City, a prime central location of the Westside of Los Angeles, 10950 Washington is a new media office and studio facility comprised of creative office building space, studio spaces, and two soundstages totaling 157,508 rentable square feet. The property also features gated surface and structured parking, 24-hour security with video surveillance, state-of-the-art data network infrastructure and outdoor common areas.

10950 Washington is in close proximity to downtown Culver City, which has a revived restaurant and arts district, and borders Venice, Santa Monica and Beverly Hills communities. The property has immediate access to the 405 Freeway, two miles to the 10 Freeway, four miles to the Santa Monica Airport and seven miles to Los Angeles International Airport (LAX).

Embarcadero

CAPITAL PARTNERS LLC

The Klabin Company
CORFAC INTERNATIONAL

Michael Preiss

Michael@klabin.com
(310) 337-7000 x1329

The Klabin Company

6601 Center Drive West
Suite 300
Los Angeles, CA 90045

Shaun Kirshner

Director of Leasing
skirshner@ecp-llc.com
(310) 202-2330 x102

Sondra Mayer

Marketing Assistant
smayer@ecp-llc.com
(310) 202-2330 x101

Embarcadero Capital Partners, LLC

10950 W Washington Blvd.
Suite 204
Los Angeles, CA 90232



The Klabin Company
CORFAC INTERNATIONAL

Michael Preiss

Michael@klabin.com
(310) 337-7000 x1329

The Klabin Company

6601 Center Drive West
Suite 300
Los Angeles, CA 90045

Shaun Kirshner

Director of Leasing
skirshner@ecp-llc.com
(310) 202-2330 x102

Sondra Mayer

Marketing Assistant
smayer@ecp-llc.com
(310) 202-2330 x101

Embarcadero Capital Partners, LLC

10950 W Washington Blvd.
Suite 204
Los Angeles, CA 90232

10950 Washington Features and Amenities

- **Culver City Location**
- **Three level attached parking structure & surface parking**
- **State-of-the-Art Data Network Infrastructure:** Category 5 data cables, Category 3 voice cables, fiber optics throughout, 2,000amp electrical service, interal electric back-up system
- **24-Hour On-Site Security with video surveillance**
- **Food Options:** NFL Huddle West Cafe (on-site), Fraiche, Ford's Filling Station, Santa Maria BBQ, Natalie Thai's, S & W Diner, Tender Greens, California Pizza Kitchen, Baja Fresh, In-and-Out, Wendy's, McDonald's, Quizno's, Starbucks, Coffee Bean, Noah's Bagels
- **Access:** Immediate access to 405 Freeway, 2 miles to the 10 Freeway, 4 miles to the Santa Monica Airport, 7 miles to the Los Angeles International Airport (LAX)
- **Health Facilities:** Bally's
- **Hotels:** Culver Hotel, Shutters on the Beach, Casa Del Mar, Huntley Santa Monica Beach, Sheraton Delfina, Four Points by Sheraton, Radisson Hotel
- **Shopping & Entertainment:** Downtown Culver City, Santa Monica 3rd Street Promenade, Kirk Douglas Theatre, The Getty Villa, Santa Monica Pier

Embarcadero

CAPITAL PARTNERS LLC

