CULVER
CONNECT

Commercial Office
±114,107 RSF Space Available

3000 S. Robertson Blvd. Los Angeles, CA 90034
pendulumpp.com

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CULVER
CONNECT

Stay Connected. Step outside Culver Connect and into the heart of the city.

Connect directly with all of Los Angeles at Culver Connect. With walkability to Downtown Culver City's amenities, exceptional freeway access, and visibility and proximity to the Metro Expo Line, Culver Connect is one of Los Angeles' premier locations. This ±114,107 RSF office building features a campus environment with landscaped outdoor space, large efficient floor plates with private balconies, above-market parking ratio, and recently renovated common areas. The combination of location and quality makes Culver Connect the ideal office solution for your company.

Upgrade Highlights

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Freeway View

View from Robertson

Building Entry

Parking Entry

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HIGHLIGHTS

Culver Connect's location is ideal for LA's modern office worker.

With direct freeway access, walking distance to transit, and proximity to all of Culver City's amenities, Culver Connect provides "best of all worlds" access for employees.

BUILDING ATTRIBUTES

- New renovation underway with improved exterior and interior aesthetics as well as enhanced amenities
- Extensive renovations, totaling over $14 million, were invested by current and previous ownership in enhancing the Building and its systems
- Immediate access to I-10 and walking distance to Culver City Metro Rail station and other amenities
- Secure campus environment, outdoor space & usable balconies
- Pathway for the entire building to become single-user
- Exceptional value in comparison to similarly sized blocks in nearby Culver City

UNMATCHED VALUE PROPOSITION

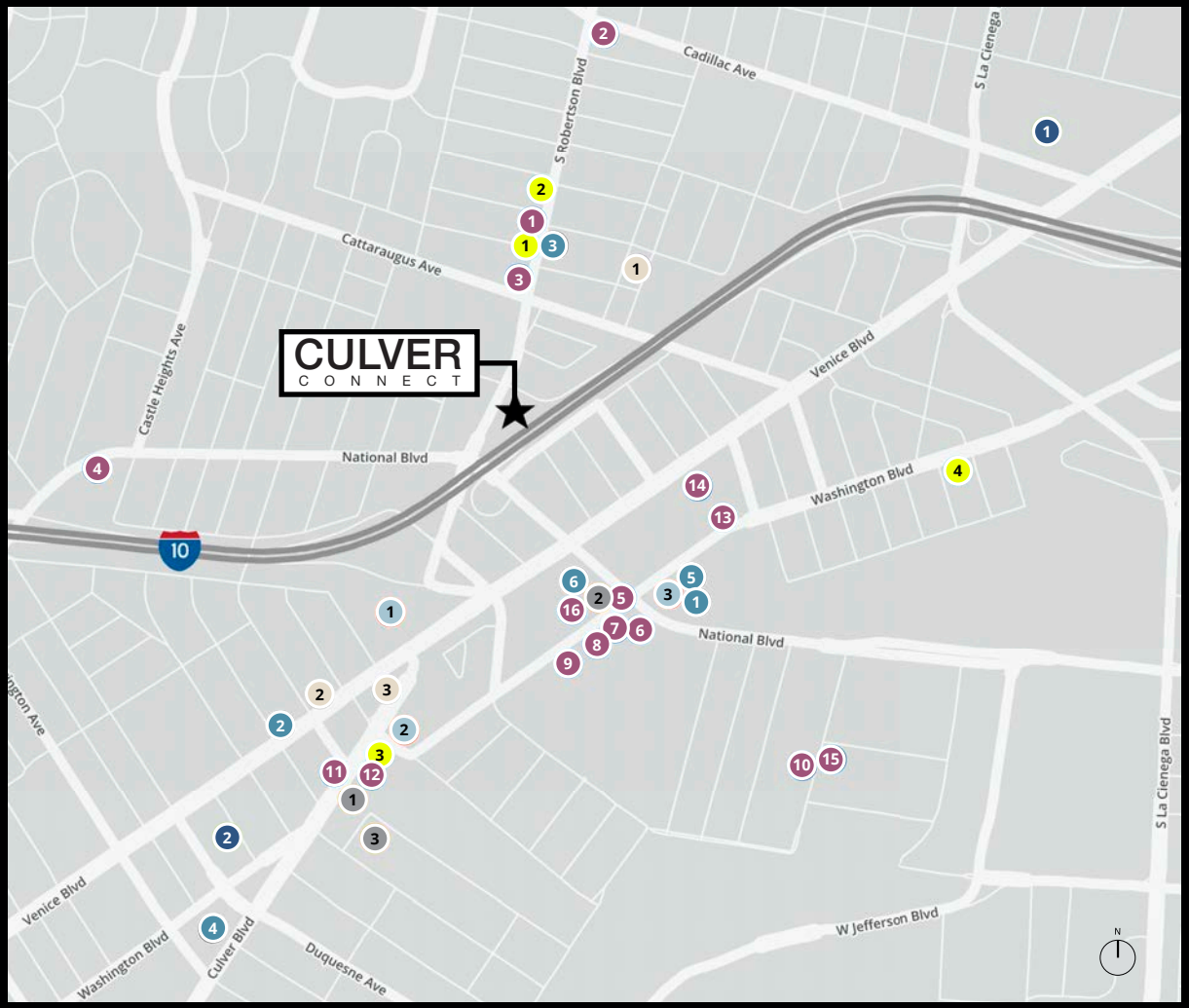
- Flexible lease terms
- Negotiable rates and TIs
- Move-in ready creative spec suites with the flexibilty to come furnished or unfurnished and the ability to expand

CONNECTIVITY

Get to Know Culver Connect

- Potential for highly-visible exterior signage in multiple locations
- 7 blocks/10 minute walk to restaurants, shopping, bars, and more
- Large and open, multi-tenant or single tenant optionality with private balconies off most suites
- Range of suite sizes available
- Move-in ready buildouts
- Outdoor courtyard and campus environment
- Above-standard parking ratio of ±4.2:1,000

CULVER CONNECT



COFFEE

1. Eyes Peeled Coffee
2. Undergrind Café
3. Philz Coffee
4. Cognoscenti Coffee

ATTRACTIONS

1. Reynier Park
2. The Museum of Jurassic Technology
3. Media Park

SHOPPING

1. Sprouts Farmer's Market
2. Trader Joe's
3. Co-opportunity Market

MEDICAL

1. Kaiser Permanente West LA
2. Southern California Hospital

HOTELS

1. The Culver Hotel
2. The Shay by Hyatt
3. Palihotel

DINING

1. Fred's Bakery & Deli
2. The Bagel Factory
3. Dolce Isola
4. Sushi Zo
5. Etta
6. Margot
7. Roberta's
8. Sweetgreen
9. Bianca
10. Vespertine
11. Public School 310
12. Salt & Straw
13. Pasta Sisters
14. Father's Office
15. Destroyer
16. LA Aleworks

FITNESS

1. Orangetheory
2. CrossFit Intellect
3. Pilates On Robertson
4. Equinox
5. Hot 8 Yoga
6. YogaSix

Access

Metro Rail

5 blocks/8 minute walk to the MTA Metro Rail Culver City Station connecting DTLA and Santa Monica

Amenities

7 blocks/12 minute walk to amenity rich Downtown Culver City

Freeway

Immediate access to on/off ramps to I-10 FWY with easy accessibility to I-405

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First Floor

Suites 100 - 135

Suite 100	Available	7,494 RSF
Suite 105	Available as a sublease	12,321 RSF
	Can be made available on a direct basis	
Suite 110	Available	991 RSF
Suite 130	Available	1,943 RSF
Suite 150	Available in Q3 2024	3,354 RSF

Total Available: 12,842 RSF

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FLOOR PLAN

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Second Floor

Suites 205 - 290

Suite 200	Available June 2024	3,354 RSF
Suite 205	Available	657 RSF
Suite 215	Available	1,607 RSF
Suite 220	Available	1,189 RSF
Suite 245	Available	5,707 RSF
Suite 255	Available	1,666 RSF
Suite 288	Available	2,757 RSF
Suite 290	Available	1,660 RSF

Total Available: 18,501 RSF

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FLOOR PLAN

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Third Floor

This floor plan represents how the space is built out today — move-in ready with furniture.

Total Available: 28,513 RSF
Divisible to 10,000 - 28,000 RSF

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FLOOR PLAN

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Conceptual
Law Firm Floorplan

28,791 RSF

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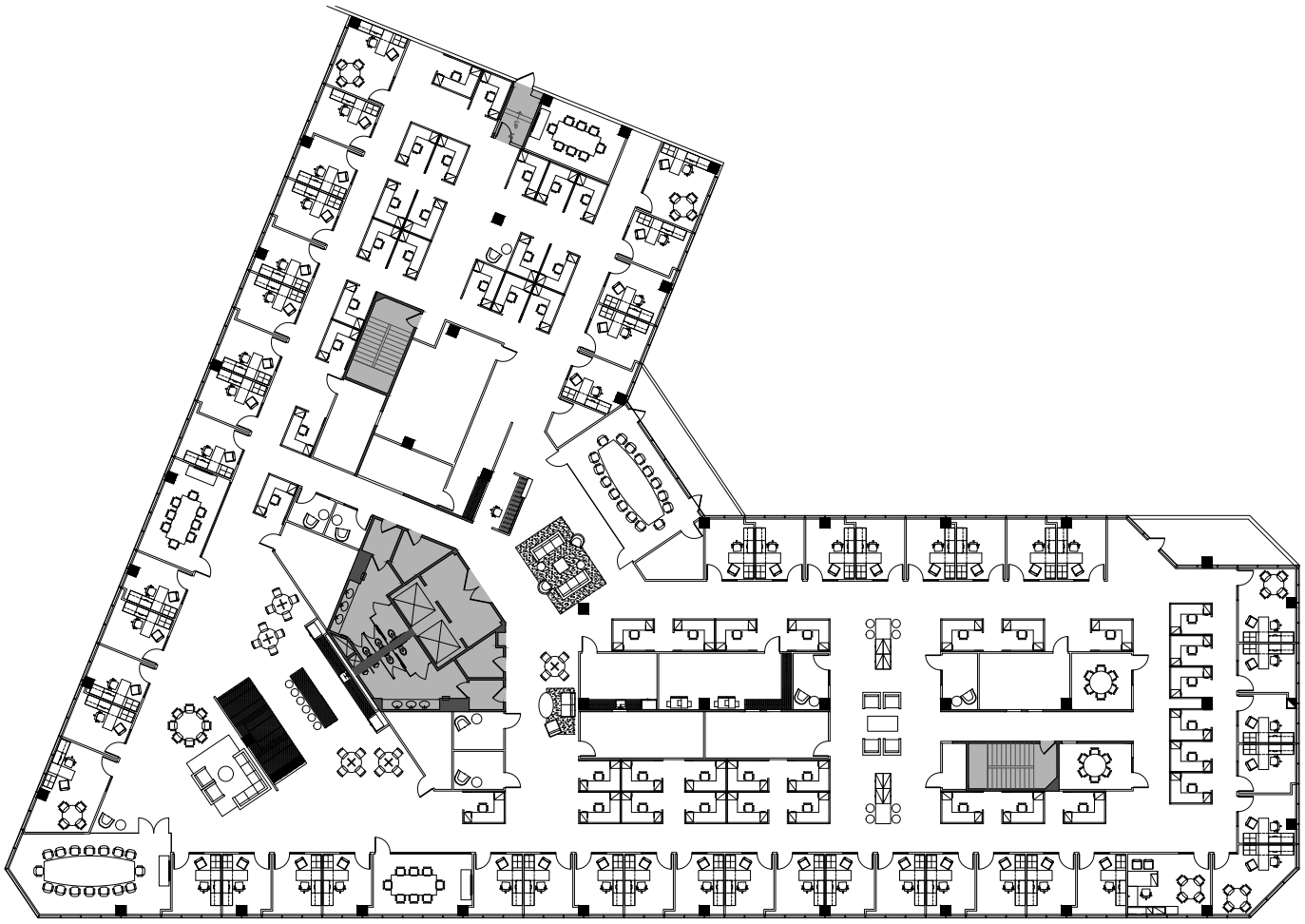
FLOOR PLAN



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Culver Connect offers flexible suite sizes on efficient floor plates, convenient transportation access, a campus environment, and proximity to Culver City amenities.

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