



CALL FOR MORE INFORMATION:

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BUILD TO SUIT FOR LEASE: 9810 Washington Boulevard, Culver City, CA



GRUBB & ELLIS

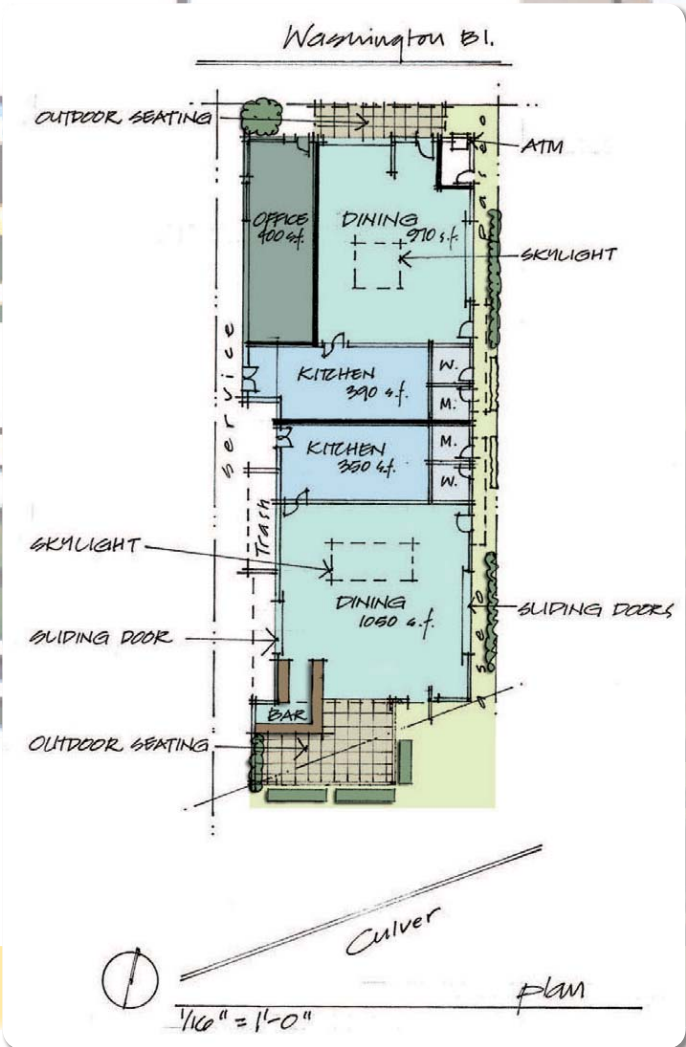
From Insight to Results

BUILD TO SUIT RETAIL/RESTAURANT CONCEPT

- LOCATED IN A PRIME LOCATION IN DOWNTOWN CULVER CITY!
- Located between the beach and downtown LA, Culver City is a hip, modern and progressive community combining unique restaurants and entertainment with a rapidly expanding multimedia hub.
- Great neighbors: Trader Joe's, Pacific Culver 12 Theatres, Kirk Douglas Theatre, Fraiche, Kaizuka, Kay & Dave's, Rush Street, Gyenari, M Chaya, Akasha, Ugo, Tender Greens, Ford's Filling Station, Bottle Rock, Starbucks, Sony Pictures Studios, Culver Studios, City Hall, and so much more!
- The boulevards are pedestrian friendly and a destination for locals, LA visitors and traveling tourists
- Building renovations will be LEED Gold Certification eligible



LEASE RATE	\$ 4.75/SF/MO NNN
LEASE AVAILABLE	1,500 - 3,600 SF
PATIO SPACE	Approximately 250 SF



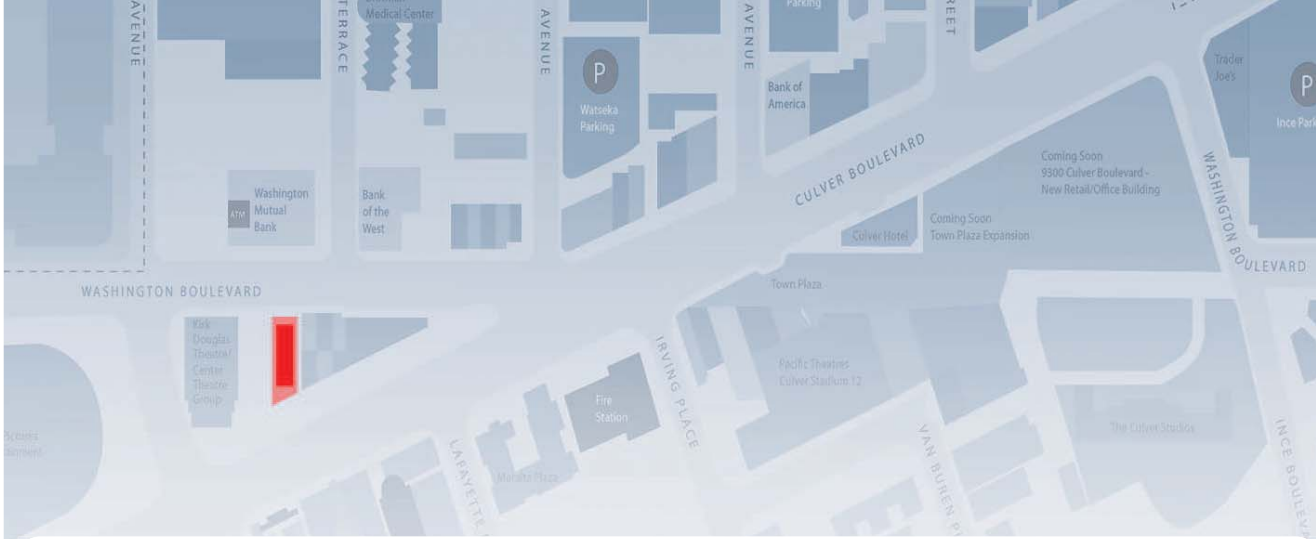
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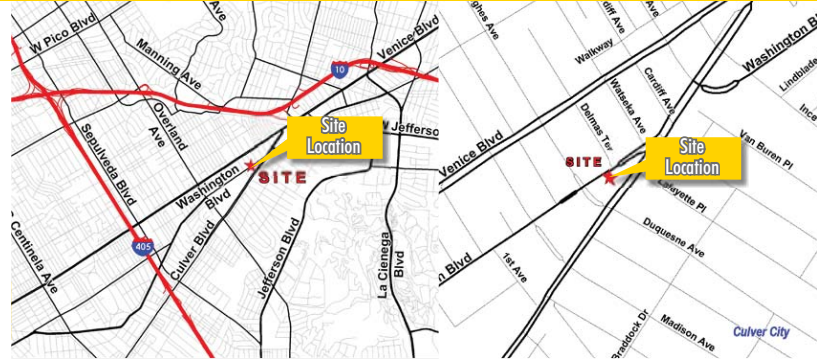


LOCATED NEAR:

A collection of logos for nearby businesses and services: Center Theatre Group (LA's Theatre Company), CVS pharmacy, Albertsons, Starbucks COFFEE, Sony PICTURES, H.D. BUTTERCUP MANUFACTURERS FURNITURE MART, PACIFIC, TRADER JOE'S, OfficeMax, and RUSH.

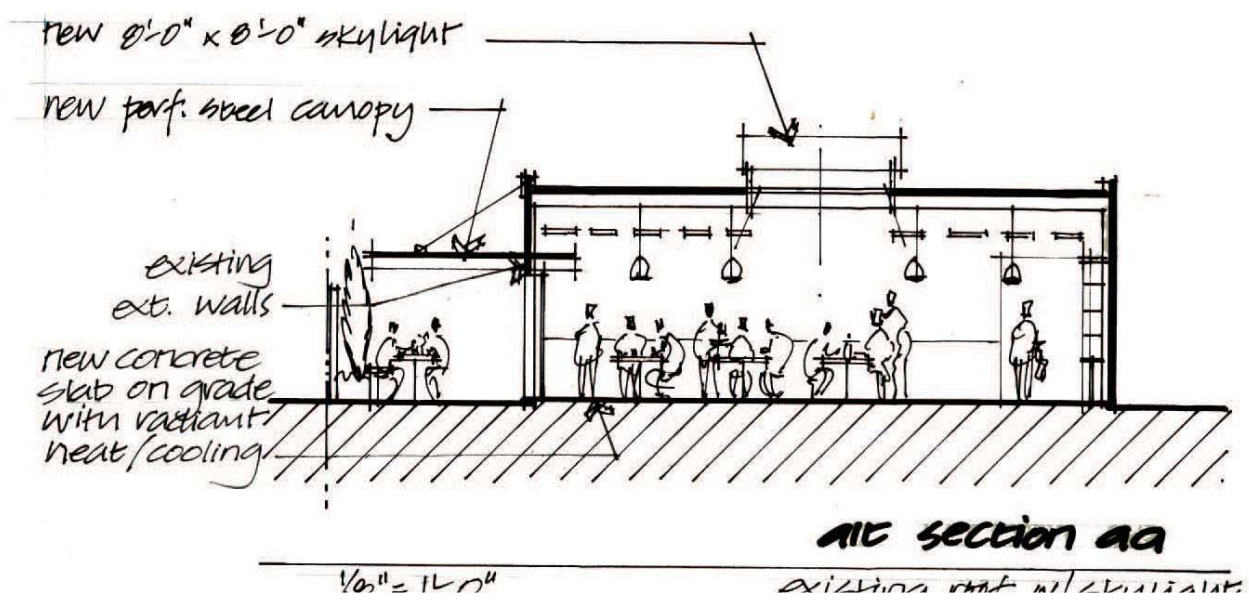


LOCATED IN CULVER CITY, CA



TREMENDOUS DEMOGRAPHICS!

Demographics '08	Est. Population	Avg. Family Income	Median Home Value
1-Mile Radius	45,167	\$80,939	\$761,324
3-Mile Radius	306,121	\$97,667	\$843,641
5-Mile Radius	850,315	\$99,848	\$850,202





Planned Green Building Features and Benefits for LEED Gold Building:



Lower Cost of Operation

Save an average of 7% annually on building operations costs vs. a conventionally built space. Total cost savings include utilities, maintenance, insurance, landscaping, etc.

- 30+ % more energy efficient equals substantial savings
- 30% more water efficient
- Better performing and durable systems require less maintenance
- Lower insurance rates for LEED Certified
- Landscaping requires less water, plant material, and maintenance
- Additional operational cost savings

Energy Efficiency and Renewable Energy

- Over 30+ % better than California's strict Title 24 2005 Energy Efficiency standards
- Radiantly heated and cooled spaces with supplemental high-tech, high efficiency Variable Refrigerant Flow Cooling
- High efficacy lighting throughout with strategic use of LED Lights
- Blown in insulation provides superior energy efficiency and sound dampening
- Reflective "cool roof" reduces energy use and heat island effect

Health and Comfort

- High efficiency air filtration
- Zero VOC paints by AFM Safecoat
- Zero VOC sealants and finishes
- Abundant natural daylight
- Building designed to optimize natural ventilation
- Glass to enhance thermal and sound insulation
- Formaldehyde-free millwork, doors, flooring
- Walkable neighborhood scores "Walker's Paradise" on walkscore.com
- Bike storage

Environmentally Friendly Materials

- Reusing building
- Reclaimed materials to be used where possible
- Recycled content tile and finishes to be used
- High recycled content and locally produced products for structure and finishes
- Forest Stewardship Council (FSC) certified flooring, cabinets, and structural wood where possible
- Blown in cellulose insulation is 98% recycled

Water Efficiency and Other Environmental Features

- Dual flush Toto Aqua II toilets
- Water efficient fixtures
- Will Reduced landfill waste by over 75%
- Drought resistant landscaping and drip irrigation
- Designed for durability

