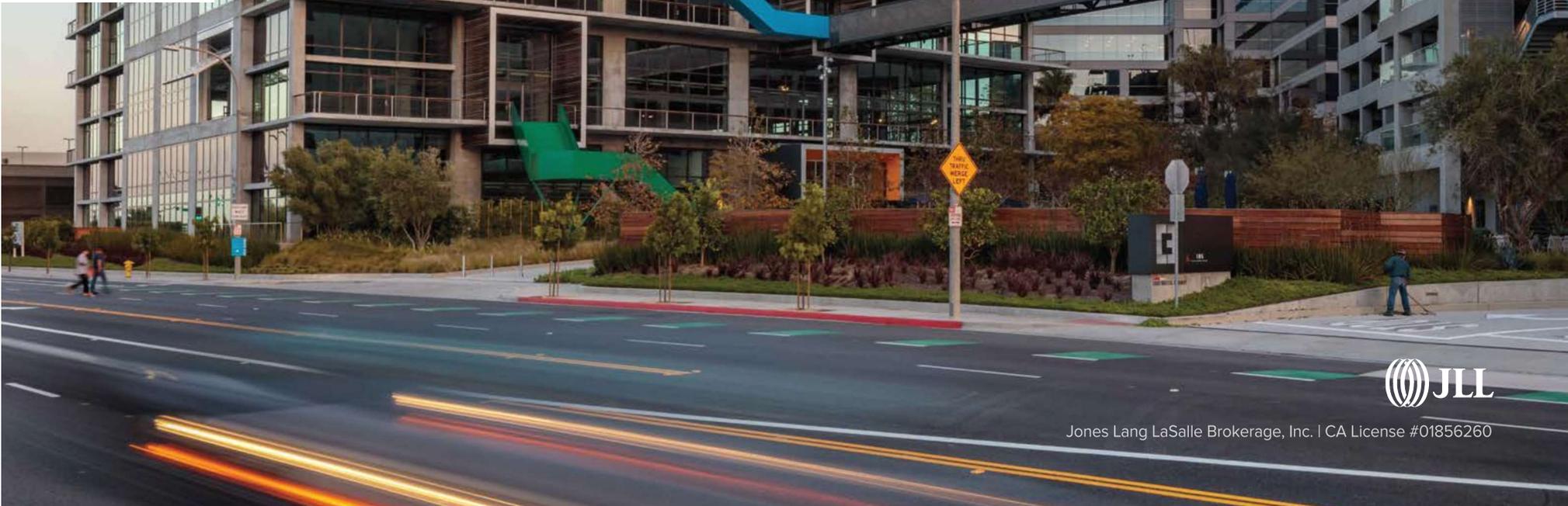


AVAILABLE SEPTEMBER 1ST, 2025

# Highly Built-Out, Divisible 6th Floor

5800 Bristol Parkway, Culver City, CA 90230



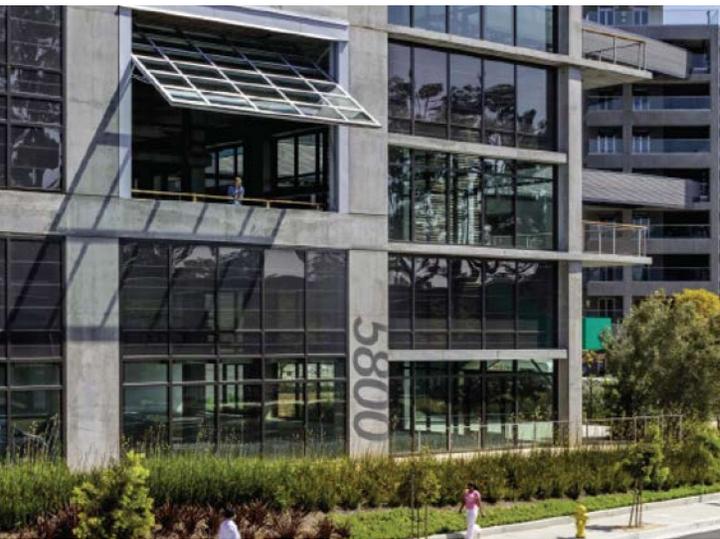
Jones Lang LaSalle Brokerage, Inc. | CA License #01856260

DESIGNED FOR THE NEXT GENERATION OF WORKFORCE

# Your opportunity at is now.

[C3atCulverPointe.com](http://C3atCulverPointe.com)





## THE VISION

# New-age, identifiable, high-volume campus

C3 is a creative office campus capturing the Westside lifestyle while catering to the needs of the dynamic workforce dominating the economic growth in Silicon Beach. Designed by Gensler, C3 emphasizes highly volumetric, indoor-outdoor workspace, private entries and the ability to expand both on existing floors and connect to new ones, appealing to a new class of transmedia trendsetters.

- 7-story contemporary glass complex in Culver City
- Modern WiFi-enabled lobby with loft and tenant lounge
- Outdoor spaces include dog park, bocce court, fireplace and many more
- Mezzanine level complete fitness center with cardio, strength, studio areas along with locker rooms and showers
- Skybridges connected to parking
- Easy access to 405, 10 and 105 freeways
- Walking distance to significant amenities
- 7 minutes to the metro line with direct service to Santa Monica and DTLA
- Benefits from Culver City's business-friendly gross receipts tax

AVAILABLE FOR THE FIRST TIME  
SINCE COMPLETION

# Sixth Floor



±18,463 RSF  
FLOOR AREA



13' CEILING



PRIVATE  
BALCONIES



PRIVATE  
ACCESS



CLICK OR SCAN  
FOR SAMPLE  
GALLERY

- ±18,463 RSF (divisible) available September 1st, 2025
- Highly articulated creative space with high-end finishes
- 3.5:1,000 parking
- Monument signage available
- Private balconies on west & east sides
- Divisible to 8,339 RSF

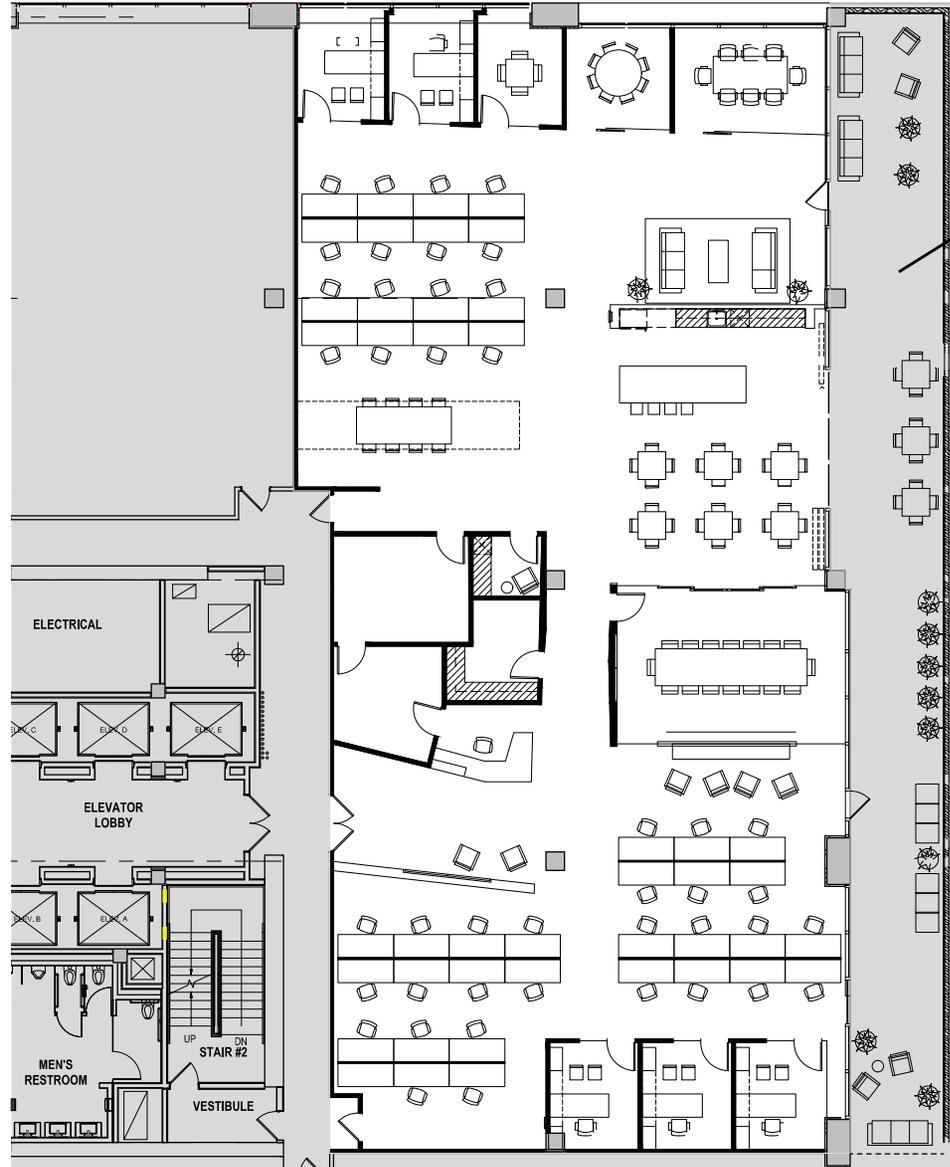


Designed to LEED Gold standards, floor-to-ceiling, high-performance, operable glass windows span the 13' floor-to-floor ceiling height, maximizing the spacious interiors while taking full advantage of the ideal weather and unobstructed views of Silicon Beach to the west and Culver City to the east. The collection of onsite amenities includes a private fitness center, a nine-story parking structure (3.5 spaces per 1,000 SF), Wi-Fi-enabled indoor-outdoor gathering, conferencing, and doggie play space with landscaping which create a true sense of community. C3 has all the attributes to act as a catalyst for innovation while supporting business needs and the corporate vision.

# 6th Floor Availability

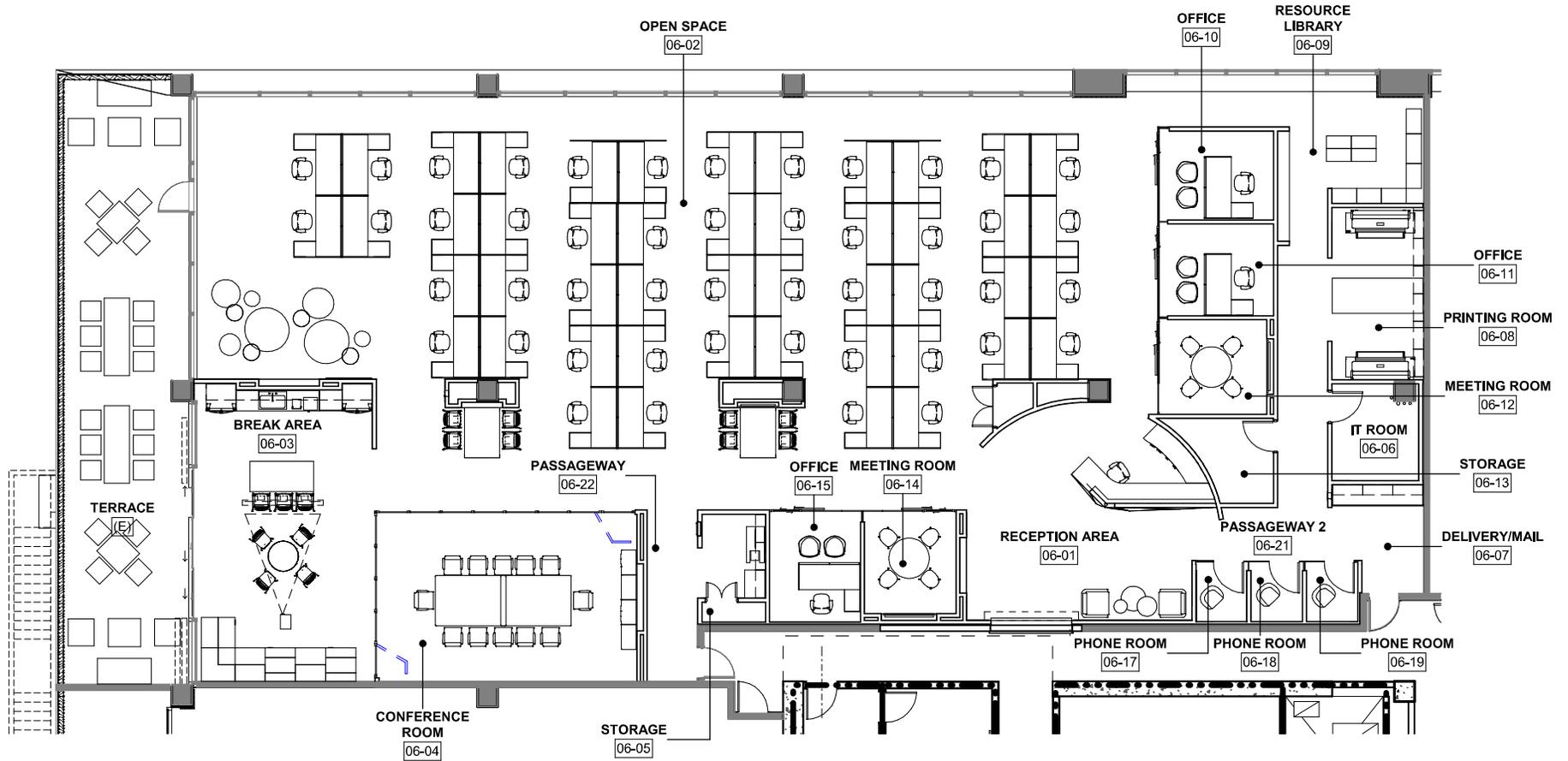


# Suite 660 as-built

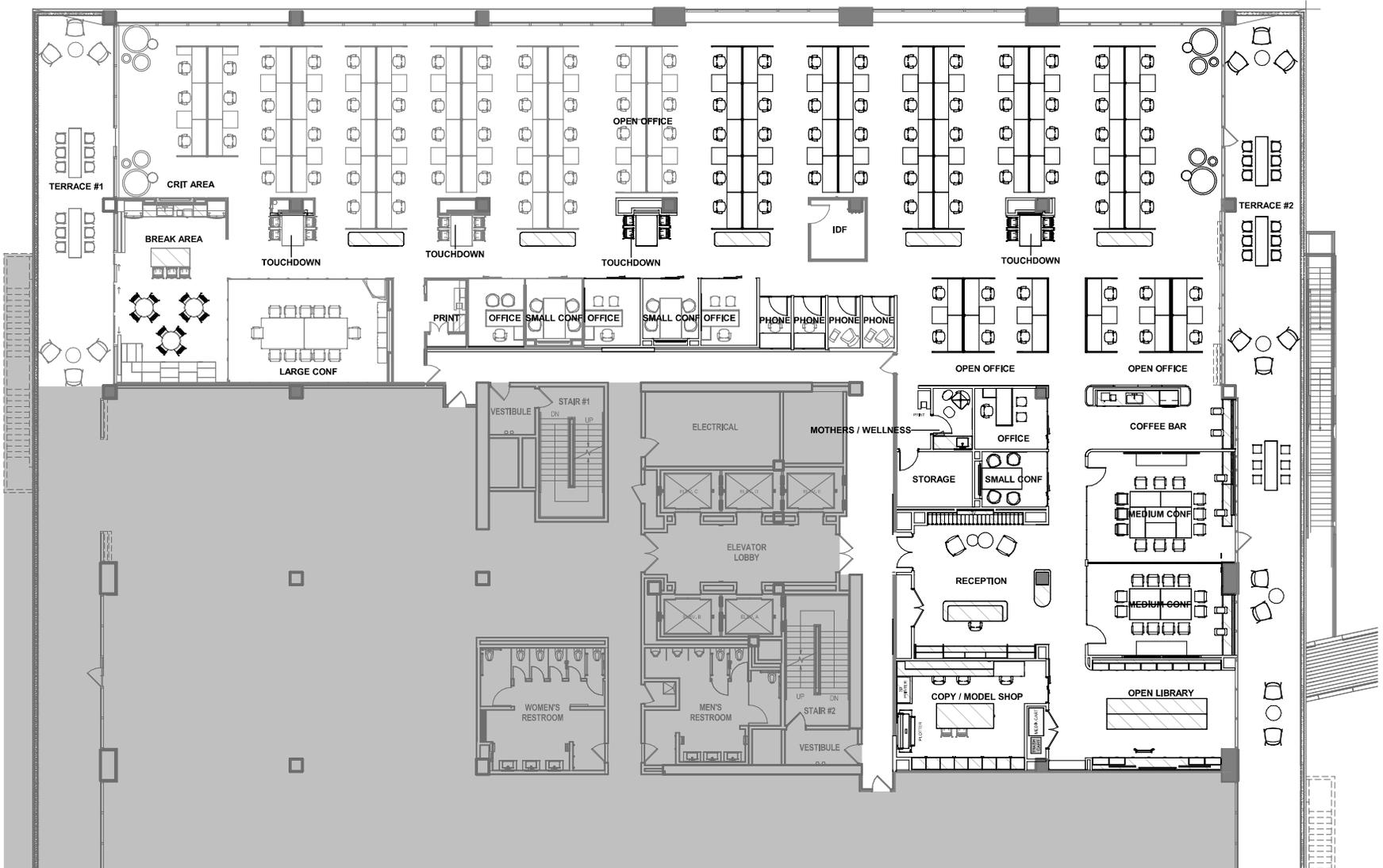


Exclusive Balcony with direct connection to a private staircase leading to the 5th floor skybridge to the parking structure

# Suite 640 as-built



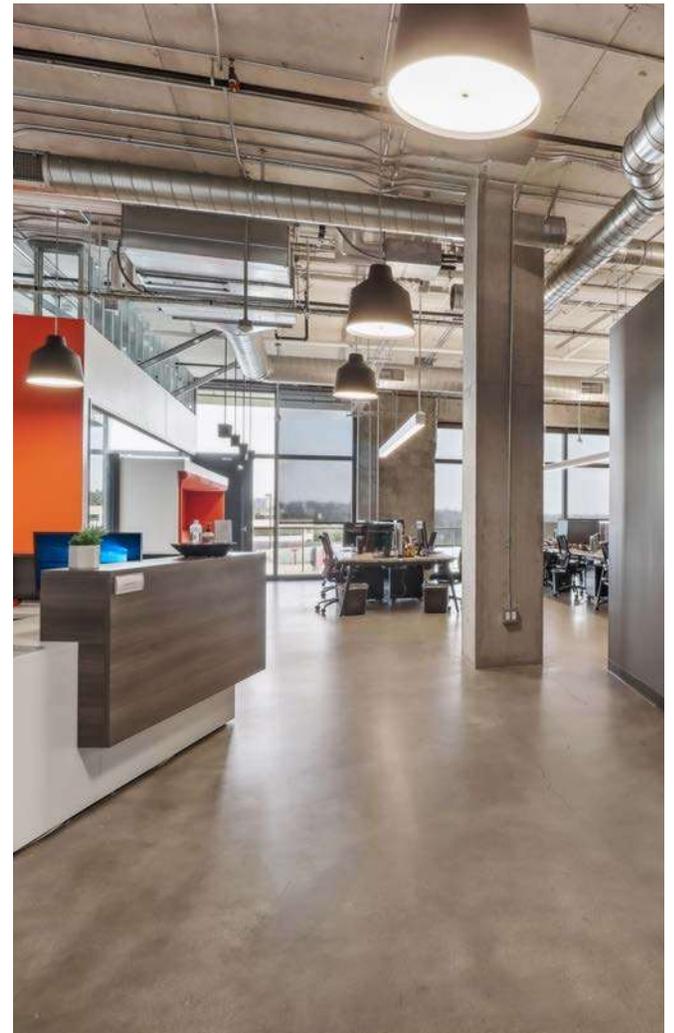
# Hypothetical Space Plan





**CLICK FOR 6TH FLOOR  
PHOTOS AND VIDEO**

Photos shown here are representative of available space and other spaces within the building





DOG PARK



C3 FIT



THE FAMILY ROOM



THE LIVING ROOM



THE FRONT DOOR



THE DEN



THE OFFICE



THE KITCHEN



THE BACKYARD



GOURMET FOOD TRUCK PORTAL

SITE MAP

# The Campus



5800 Bristol Parkway, Culver City, CA 90230



## LEASING INFORMATION

**HAYLEY BLOCKLEY**

+1 213 239 6054

hayley.blockley@jll.com

Lic. #01781682

**PETER HAJIMIHALIS**

+1 213 239 6399

peter.hajimihalis@jll.com

Lic. #01994663



## DEVELOPMENT, MARKETING AND MANAGEMENT

**DAVID SAETA**

+1 213 362 9319

dsaeta@idsrealestate.com

Lic. #00999820

**SARAH CHA**

+1 213 362 9346

scha@idsrealestate.com

Lic. #01911668



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc. | CA License #01856260 | 515 S. Flower St., Suite 1300, Los Angeles, CA 90071