

3435 OCEAN PARK BOULEVARD
SANTA MONICA, CA

CREATIVE OFFICE SPACE FOR LEASE

INCENTIVE RATE AVAILABLE
CALL FOR DETAILS

NEWLY RENOVATED FACADE
200-3,690 SF AVAILABLE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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3435

OCEAN PARK BOULEVARD
SANTA MONICA, CA

CREATIVE OFFICE SPACE FOR LEASE

Asking Rate

\$3.95/sq. ft. MG
(net of electric and janitorial)

Incentive Rate

For 3-5 year leases
Call for details

Property Features

- Incentive rate available - call for details
- New facade renovation complete
- Two-story garden style office building with no enclosed common areas (except for underground garage)
- Located in the heart of Silicon Beach near Snapchat, Blizzard and other tech related companies
- Located directly across from Santa Monica Business Park and Santa Monica Airport
- Creative space environment with natural light and potential for high, exposed ceilings and concrete floors
- Within walking distance of many restaurants and other amenities
- Easy access to the Santa Monica (10) Freeway
- Visitor surface parking and underground tenant parking available on-site

Tenant Improvements

Negotiable

Lease Terms

Negotiable

Parking

2/1000 at \$140/space/month

Availability

SUITE 104	1,500 SF	Large open area and conference room with floor-to-ceiling glass, two interior offices, server room, kitchen, bathroom
SUITE 111**	1,611 SF	2 window offices, 2 interior offices, open area, reception/waiting area, private bathroom, IT/storage room
SUITE 113**	475 SF	One large front office with floor-to-ceiling glass, one interior office, open kitchen
SUITE 201*	705 SF	Large open space with floor-to-ceiling glass, one interior office, storage/file room
SUITE 202*	1,053 SF	Two window offices with floor to ceiling glass, one interior office
SUITE 204	550 SF	Open space with floor to ceiling glass
SUITE 206***	1,283 SF	Corner space with floor-to-ceiling glass, mostly open space, one interior office, IT room, storage, private bathroom with shower
SUITE 207***	2,407 SF	Several window and interior offices, conference room, two open areas, reception, kitchen, bathroom
SUITE 213	200 SF	Open room with floor-to-ceiling glass

* Suites 201 and 202 can be combined for a total of 1,758 SF

** Suites 111 and 113 can be combined for a total of 2,086 SF

*** Suites 206 and 207 can be combined for a total of 3,690 SF



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Property Photos



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Santa Monica's Leading Economic Sector Snapshot:

Creative Industries + Technology Sector (aka "Silicon Beach")

- 2,656 businesses, employing 25,102 people (28% of the city's total employment) with a total annual payroll of \$3.5 billion (47% of the city's total annual payroll)
- Santa Monica's major tech + creative clusters are: Information (e.g. publishers, motion picture/video production, film distribution, postproduction, telecommunications, sound recording studios), Professional, Scientific + Technical Services (e.g. advertising, graphic design, computer design/programming, R + D in biotechnology) and the Arts, Entertainment and Recreation sectors.
- Examples: Activision Blizzard, Cornerstone On Demand, Edmunds.com, Hulu, Kite Pharma, Lions Gate Entertainment, Miramax Film, Oracle America, Twitter, Uber + Universal Music Group.
- Over 22 Santa Monica Co-Work Spaces and Accelerators (e.g. Cross Campus, Real Office Center, Muckerlab, Science Inc, WeWork).

Source: www.smgov.net/City of SM Economic Development Team

CITY OF SANTA MONICA ECONOMIC STATS 2017

The City of Santa Monica has a robust and diversified local economy.

 92,987
TOTAL POPULATION

 88,848
EMPLOYEES

 9,515
TOTAL BUSINESSES

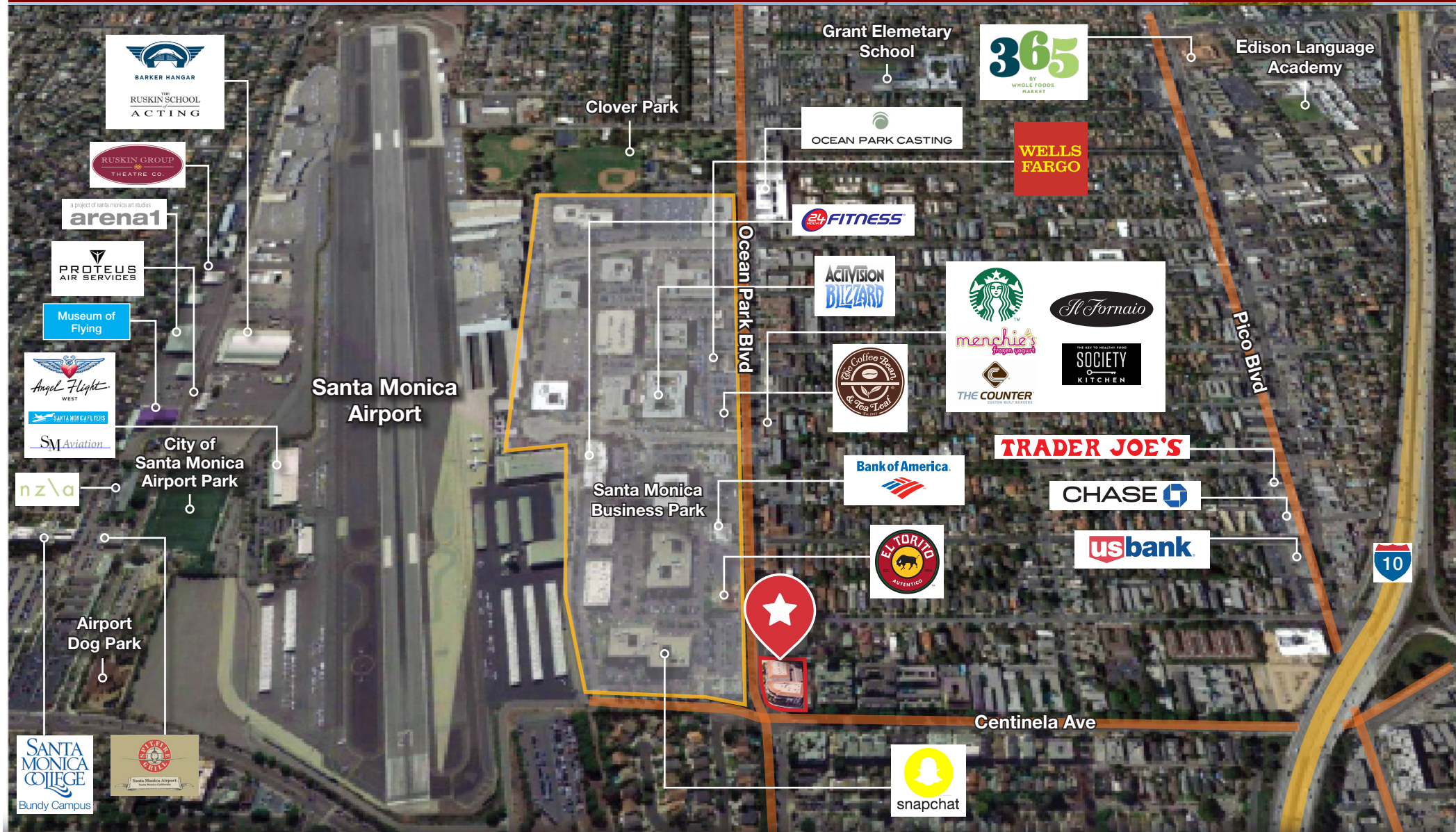
 458
TOTAL RESTAURANTS

 36.5%
EST. BACHELORS DEGREE ONLY

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1st Floor



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2nd Floor

