

# 11030

SANTA MONICA BOULEVARD  
LOS ANGELES, CA

# OFFICE SPACE FOR LEASE



## 740-1,032 SF AVAILABLE

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA BRE #01990696

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Cal DRE Lic #01016301

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## Property Features

- Four-story garden style office building
- Large courtyard with lush landscaping
- Located in the heart of the Santa Monica Blvd/San Diego (405) Freeway corridor
- Central Westside location within 20-minute drive of Beverly Hills, Brentwood, Century City, Culver City, Westwood, Sherman Oaks and Encino.
- Individual access to each space via exterior lobbies and walkways, providing a healthy and safe environment for tenants
- Secured, gated parking garage
- Within walking distance of many restaurants, coffee shops and other retail amenities
- Three blocks from the on/off ramp of the San Diego (405) Freeway

## Asking Rate

\$3.25/sq. ft. FSG

## Lease Terms

Negotiable

## Tenant Improvements

Negotiable

## Parking

2/1000 at \$125/space/month

## Availability

SUITE 110	1,032 SF	Sublease through June 30, 2021. Longer term available. Two window offices, conference room or large third window office, reception/waiting area, kitchenette
SUITE 310	740 SF	Sublease through June 30, 2021. Longer term available. Two inter-connected window offices



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## Property Photos | Courtyard



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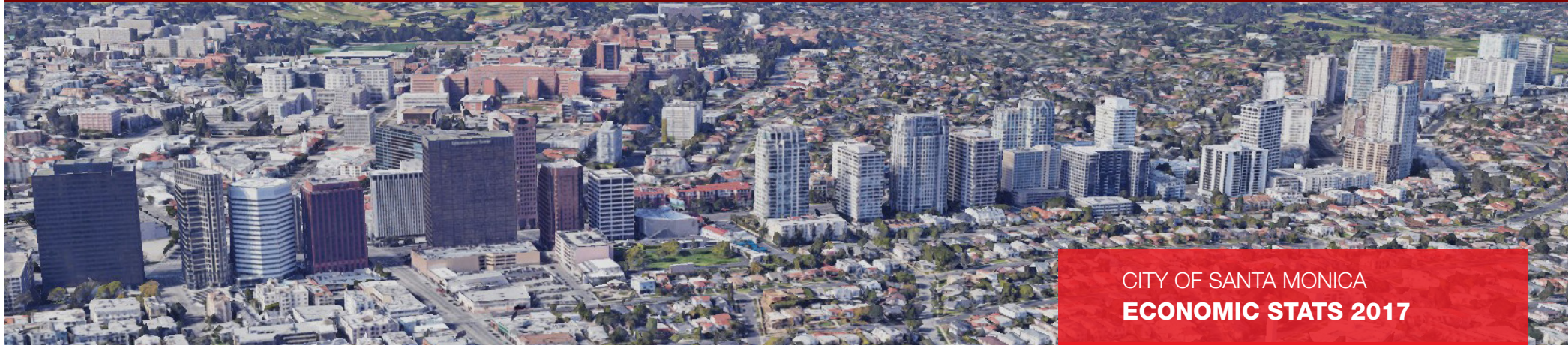
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## West LA Economic Snapshot

The West LA community represents an upscale Silicon Beach neighborhood with a diversified local economy.

- The West LA office market features over 7.5M SF of office space in the immediate area, most of which consists of class A and B properties at more than 6.7M SF
- West LA benefits from proximity to UCLA, Loyola Marymount University and LAX as well as tech and media hubs Santa Monica, Venice Beach and Playa Vista
- 91 companies operate their headquarters in the West LA area, including KB Homes and Penske Media Corporation. Fox 21 Studios, Hello Sunshine, Los Angeles Business Journal, and Kinetic Content are among other notable neighbors
- As a Westside community, West LA affords businesses access to a highly skilled workforce of over 500K residents in the region
- West LA contains two Expo Line (E Line) stops for easy car-free commuting
- The community provides abundant amenities for employees, such as trendy restaurants in Sawtelle Japantown and Westwood Village, five movie theatres in adjacent Westwood, Equinox, and more. Numerous local hotels offer convenient accommodations to host business travelers as well.

Data represents 90024 + 90025 zip codes

Source: NAI Capital Commercial Research; Applied Geographic Solutions

## CITY OF SANTA MONICA ECONOMIC STATS 2017

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

 97,238  
TOTAL POPULATION

 \$120,739  
AVG. HH INCOME

 8,171  
TOTAL BUSINESSES

 53,724  
TOTAL EMPLOYEES

 78%  
WHITE COLLAR WORKERS

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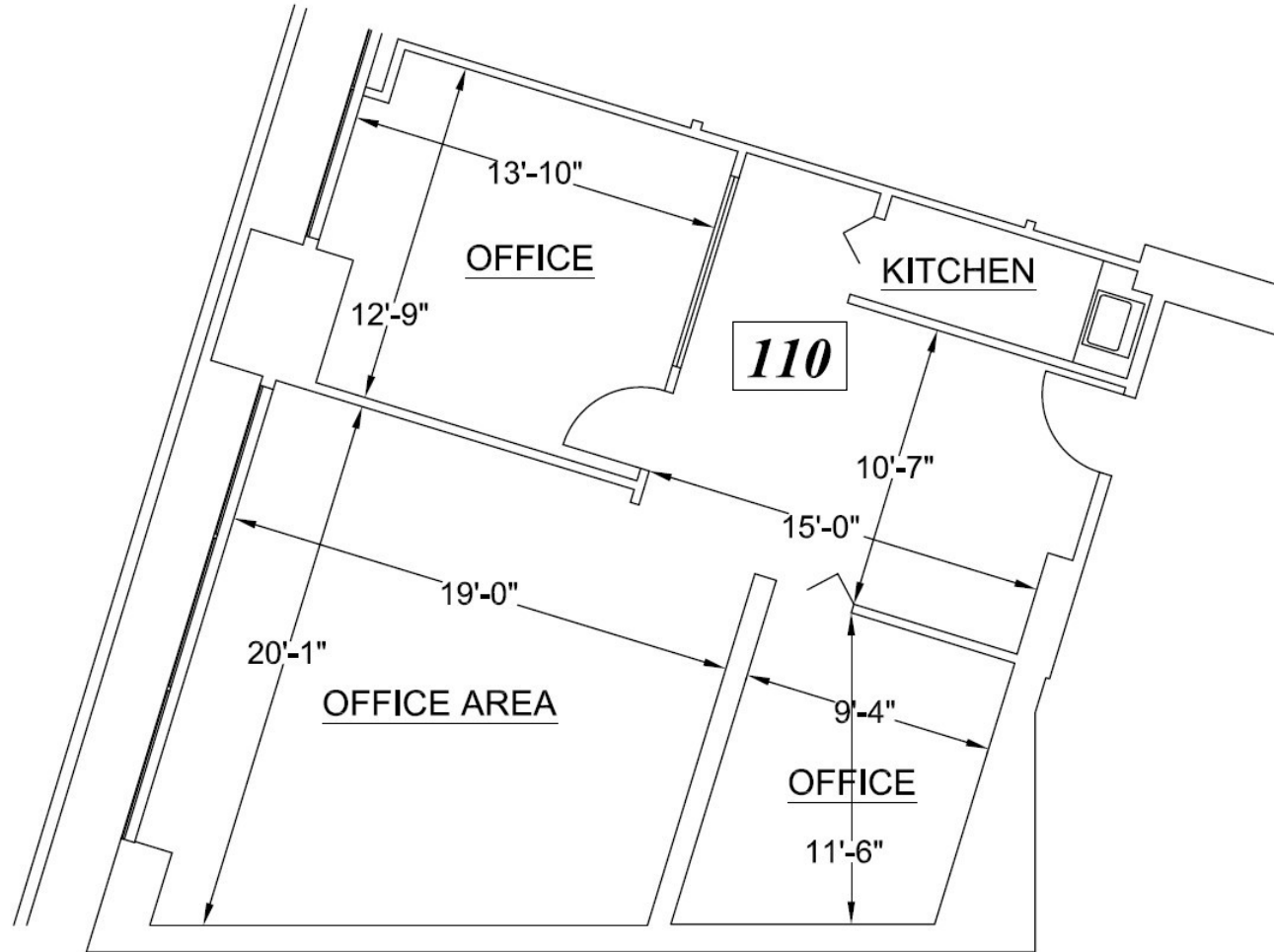


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SANTA MONICA BOULEVARD  
LOS ANGELES, CA

# OFFICE SPACE FOR LEASE

Suite 110  
1,052 SF



# 11030

SANTA MONICA BOULEVARD  
LOS ANGELES, CA

# OFFICE SPACE FOR LEASE

**Suite 310**  
**755 SF**

