

Santa Monica / Wilshire Boulevard / Executive Office Suites For Lease



The Walther Wilshire Building
2530 Wilshire Boulevard, Santa Monica CA 90403



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Welcome independent business practitioners, small start-up companies, or national corporations. This office can afford you more time to focus on your core business while minimizing your overhead. **The Walther Wilshire Building** is a 3-story professional full-service Executive Suites office building catering predominately to law firms, accountants, and other business professionals. Experience the corporate atmosphere with one monthly bill and no capital expenses.

Lease Rate

The lease rate is based upon the size and location of the various Executive Suites and workstations. Leases include Executive Suite Services and are Full-Service Gross.

3rd Floor

#12 - \$1,440 per month (balcony access)	# 2 - \$1,200 per month (balcony access)
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2nd Floor

#14 - 275 sf / \$1,925 LEASED	#30 - 290 sf / \$2,030
#15 - 167 sf / \$1,169 LEASED	#31 - 161 sf / \$1,127
#16 - 183 sf / \$1,281	#32 - 154 sf / \$1,078
#29 - 185 sf / \$1,295	#33 - 84 sf / \$588

Highlights

Professional receptionist on each floor with personalized call answering and screening.
 Breathtaking views of Santa Monica and the Santa Monica Mountains.
 Central heating and air conditioning with Merv 13 filter.
 Double-glazed windows for sound control.
 On-site management and maintenance.

Parking

\$250 per month for assigned, underground parking.
 \$150 per month for unassigned, outdoor parking.
 Visitor parking available at an hourly rate.
 On-site parking attendant during business hours.

Bathrooms

Separate men’s and women’s bathrooms on each floor.

Elevators

Two elevators serve the three story office building and four floors of subterranean parking.

Transportation

Metro E Line Santa Monica to Downtown Los Angeles.
 Santa Monica Bus stop at Wilshire Boulevard and 26th Street.
 Santa Monica Airport - 2 miles. Los Angeles International Airport - 11.6 mile.

Area

The building is well located and has a 91/100 Walk Score, meaning easy walking access to all amenities and restaurants. Within a 10 minute drive are the I-10 or 405 Freeways, Brentwood, Pacific Palisades, West Los Angeles, the Metro Expo Line, Downtown Santa Monica, Third Street Promenade, Santa Monica Courts and City Hall.



Executive Suite Services

SERVICES INCLUDED IN THE LEASE

- Receptionist and waiting room on 2nd and 3rd floor
- Various sized conference rooms with wi-fi for 4 to 20+ people
- Law Library / American Legal Attorney Service available.
- 24/7 secured entry and access after hours
- Two kitchens with refrigerators, microwaves, and complimentary coffee/tea
- Energy efficiency/recycling program in place
- Janitorial service and all utilities
- On-site general maintenance

SERVICES AVAILABLE AT ADDITIONAL COST

- High-Speed Internet: \$55 per month
- Phone Service: \$120 per month
- Postage metered mail
- Xerox machines on each floor ~ 10 cents per copy or print from USB
- Color Xerox machine on 3rd floor ~ 50 cents per copy



Reception



Sample Office with Balcony



Sample Workstations



Sample Office with Workstation



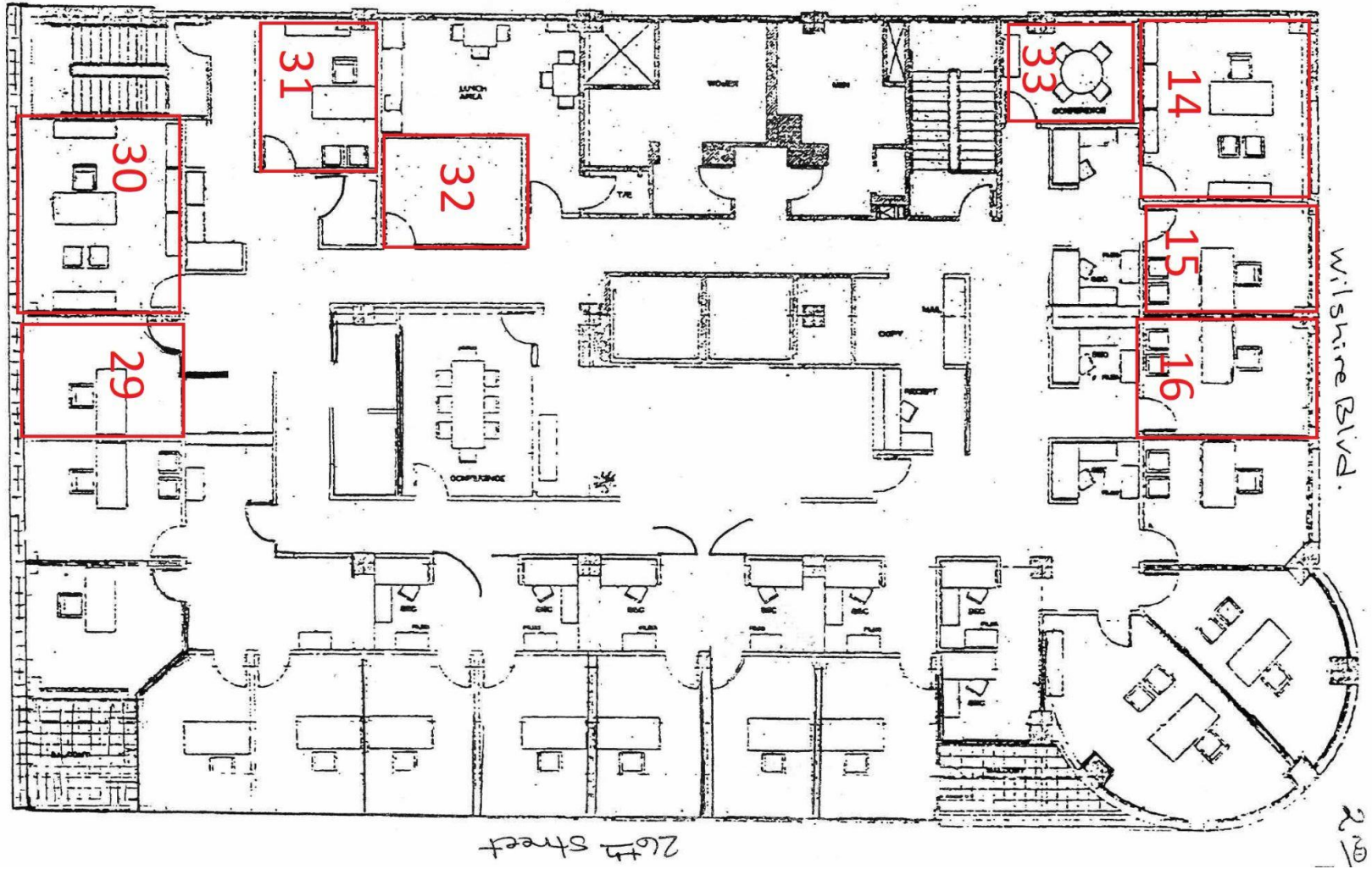
Floor Kitchen



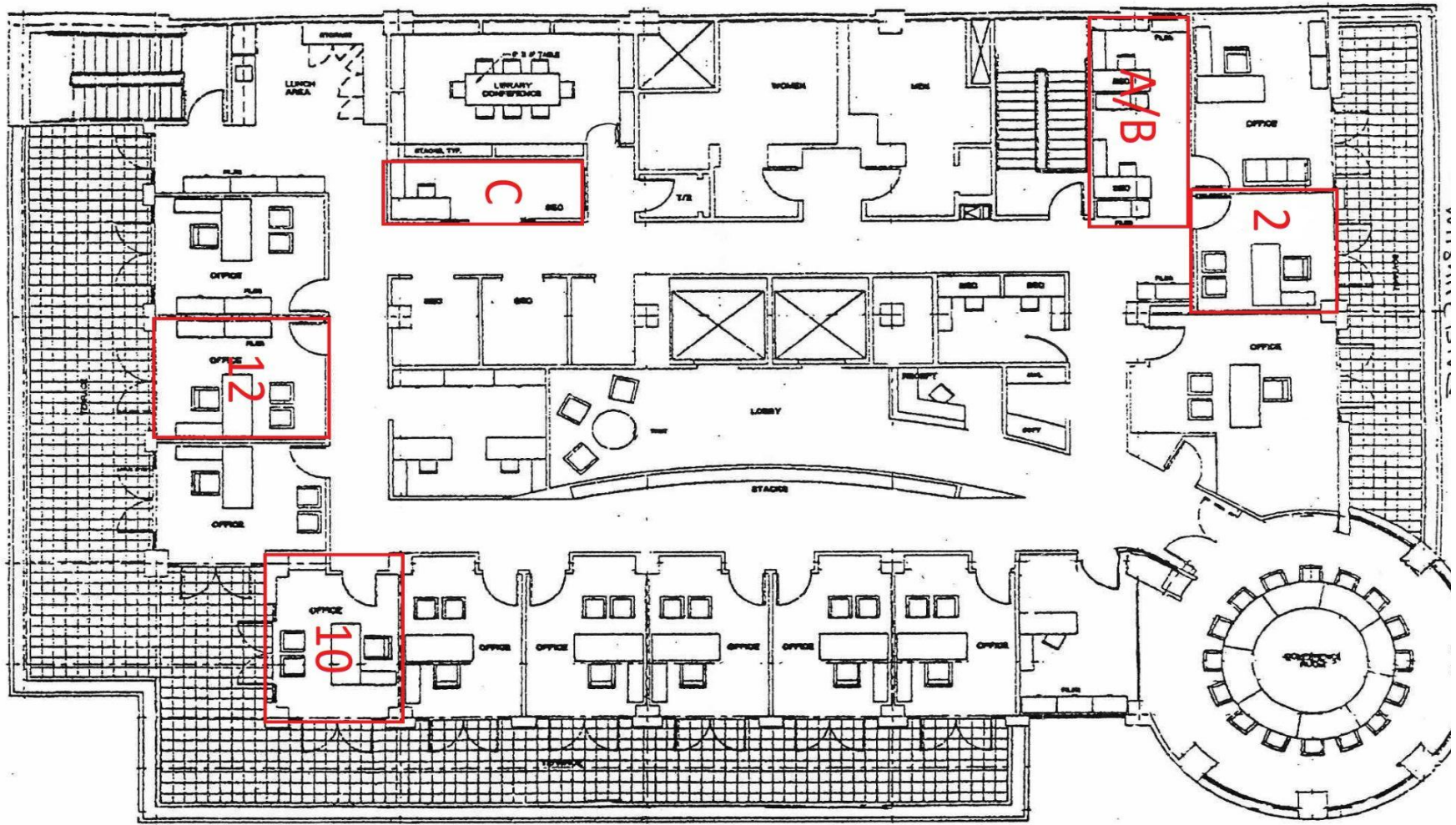
Patio

List of Suites and Workstations Spaces Available

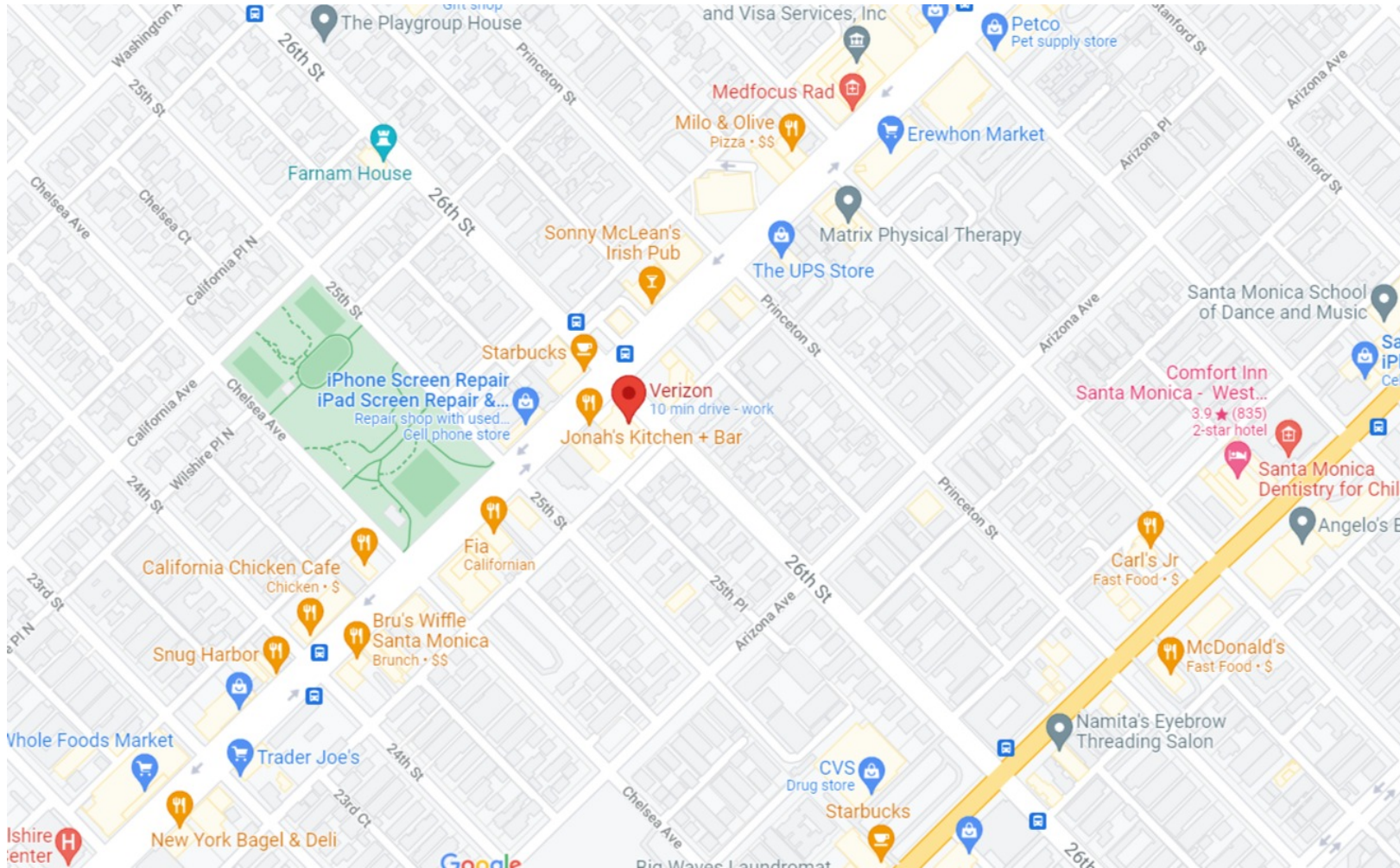
2nd Floor



3rd Floor



26th Street



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