



2510 Main Street - Building & Suites Features

Operable windows, Secured Access, Lobby Area.

Walk to restaurants, retail, services, and Santa Monica & Venice Beaches.

Suite 200 - 589 SF second floor office space.

- ◆ Reception and 2 windowed offices overlooking Main Street.

Suite 205 - 990 SF second floor office space.

- ◆ Reception, large open area with sink, 1 large windowed office, and 2 interior offices.

Suite 209 - 920 SF second floor office/acupuncturist/therapist space.

- ◆ Currently occupied by an acupuncturist.
- ◆ Kitchen.
- ◆ Reception area with waiting room.
- ◆ 2 windowed treatment rooms/offices.
- ◆ 1 interior treatment room/office.

Suite 215 - 625 SF second floor office space.

- ◆ Large open space.

Parking

- ◆ 3/1000 parking available at \$90 monthly for single reserved and \$140 monthly for tandem.
- ◆ Large paid City of Santa Monica public lot behind the building.

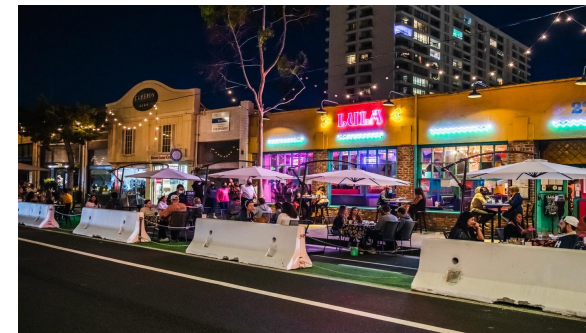
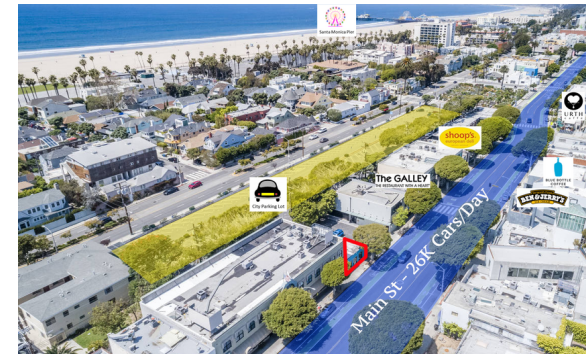
Rental Rate for all suites is \$2.95 per SF per month + NNN of \$1.15 per month

Neighboring Tenants & Market Area

- ◆ Nearby tenants include Urth Caffe, ZJ's Boarding House, Lost and Found, The Victorian, Samosa House, The Galley, Manchego, and Jinya Ramen Bar.
- ◆ Located in the heart of Main Street with easy access to the 10 Freeway, Downtown Santa Monica, Abbot Kinney, and Rose Ave.

Demographics - 3 Mile Radius & Traffic Count

- ◆ \$102,002.00 median household income / 179,007 population / 85,101 daytime employees
- ◆ 90,250 households.
- ◆ 142,670 daytime employees.
- ◆ The average age is 42.
- ◆ 23,000 car trips per day.



Interior Photos & Location Map

Suite 200



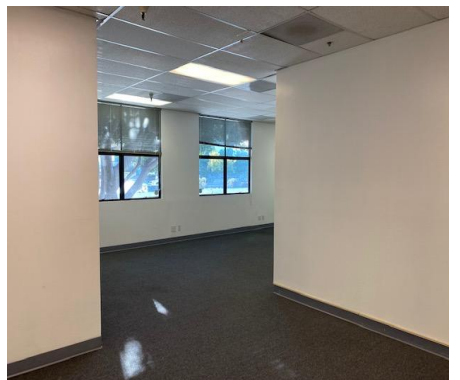
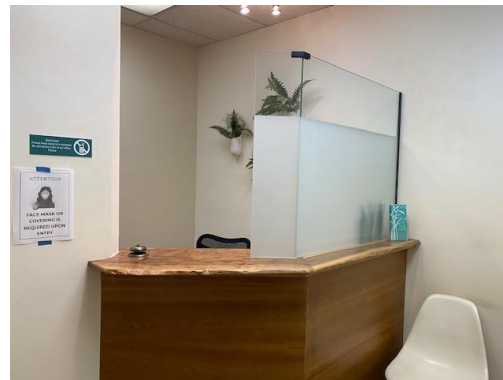
Suite 205

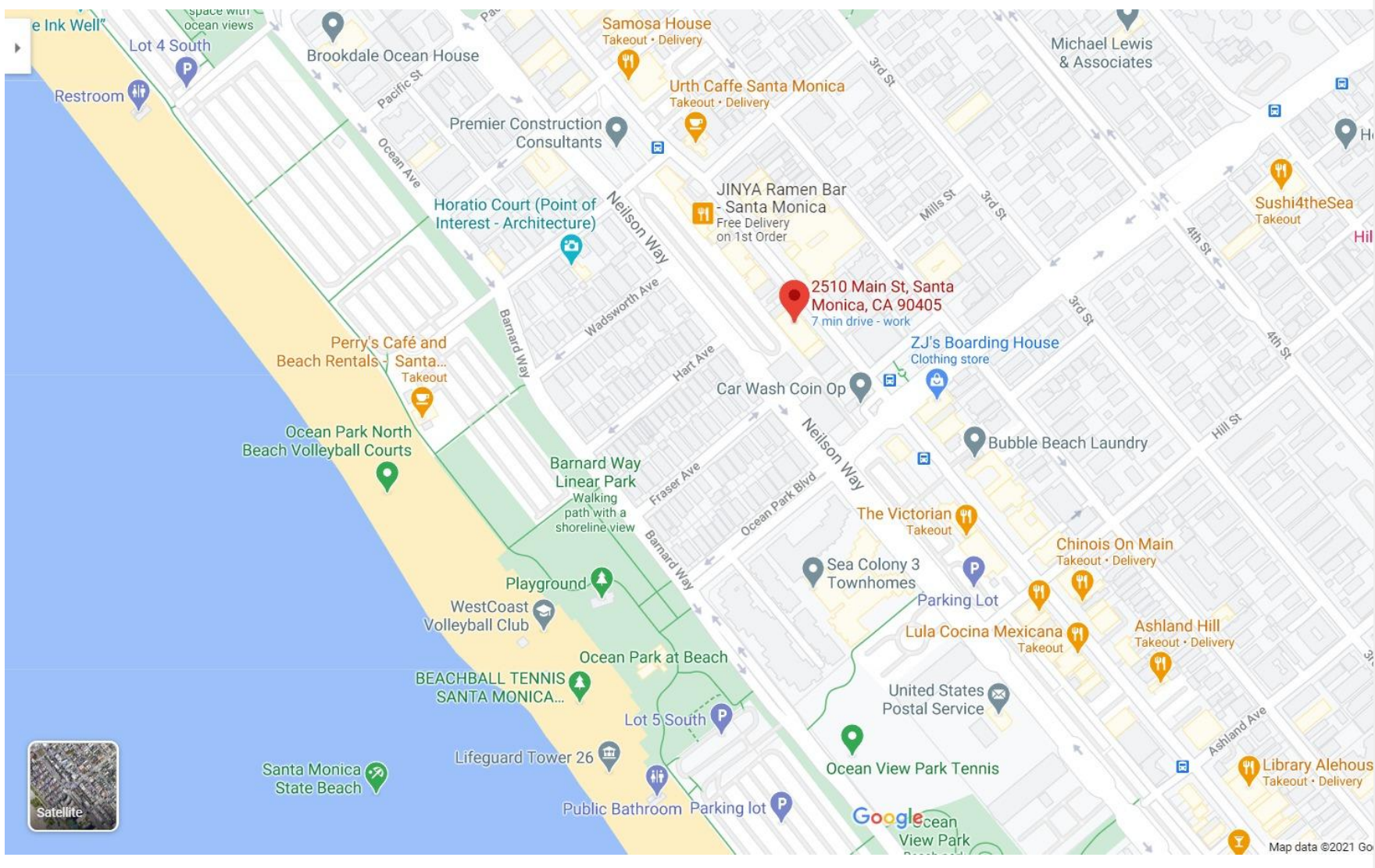


Suite 209



Suite 215





1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

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All measurements are approximate and have not been verified by the Broker.
You are advised to conduct an independent investigation to verify all information.