

## Santa Monica: Wilshire Boulevard Executive 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.

**Highlights**

Professional receptionist on each floor with personalized call answering and screening  
Directory listing in Building Lobby  
Natural light  
Breathtaking views of Santa Monica and the Santa Monica Mountains  
Patio terraces with opening doors off of several of the office suites  
Interior breakroom and outside patio with seating  
Central heating and air conditioning with Merv 13 filter  
Double-glazed windows for sound control.  
On-site management and maintenance

**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.

**Suites**

Bright and spacious executive suites and workstations are available in move-in condition. See available spaces and rates listed in this brochure.

**Lease Rate**

The lease rate is based upon the size and location of the various executive suites and workstations. See the included suites and the lease rates further on in this brochure. Leases are based upon Full-Service Gross.

**Parking**

\$175 per month for assigned underground parking  
\$100 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

**Elevator**

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 miles



### 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
- TV, DVD and video projector player in the large conference room on 3rd floor
- Law Library
- American Legal Attorney Service provided. Tenant is billed for actual services used.
- Access card security entry 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

- Postage metered mail
- Plain paper fax ~ \$2.00 to send, \$1.00 to receive (unlimited pages)
- Xerox machines on each floor ~ 10 cents per copy or print from USB
- Color Xerox machine on 3<sup>rd</sup> floor ~ 50 cents per copy
- High-Speed Internet ~ \$55 per month dynamic, \$155 per month static
- Telephone System is a VoIP telephone system
  - a. \$45 monthly phone rental
  - b. Phone can be purchased for \$375
  - c. \$60 per month for connection
  - d. Voicemail included at no cost with 24-hour access





3rd Floor Reception



2nd Floor reception



Sample Workstations



2nd Floor Conference Room





3rd Floor Kitchen



3rd Floor Patio



Sample Office with Patio



Sample Office with secretary station

## 4-Room Office Suite with Private Balcony



View 1: 4-Room Office Suite



View 2: Office showing access to private balcony



View 3: 4-Room Office Suite

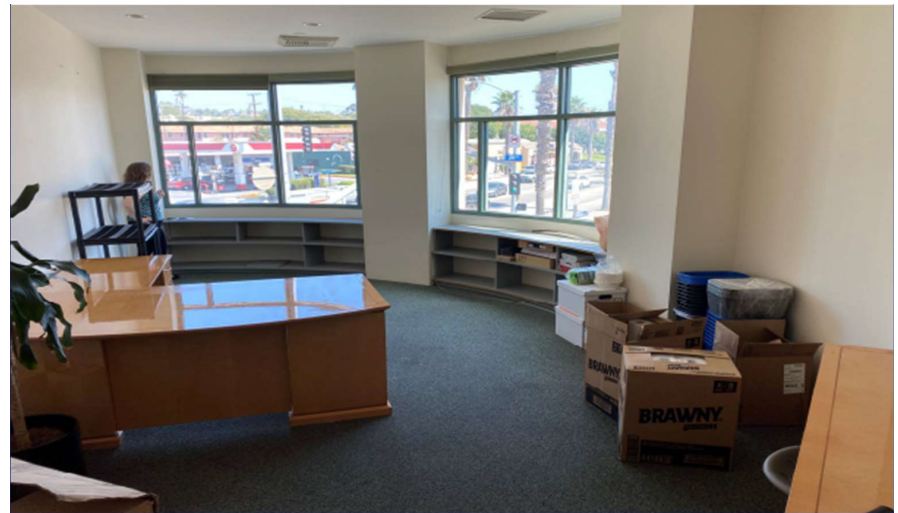


View 4: 4-Room Office Suite





Windowed Office



Corner Windowed Office



Sample Office



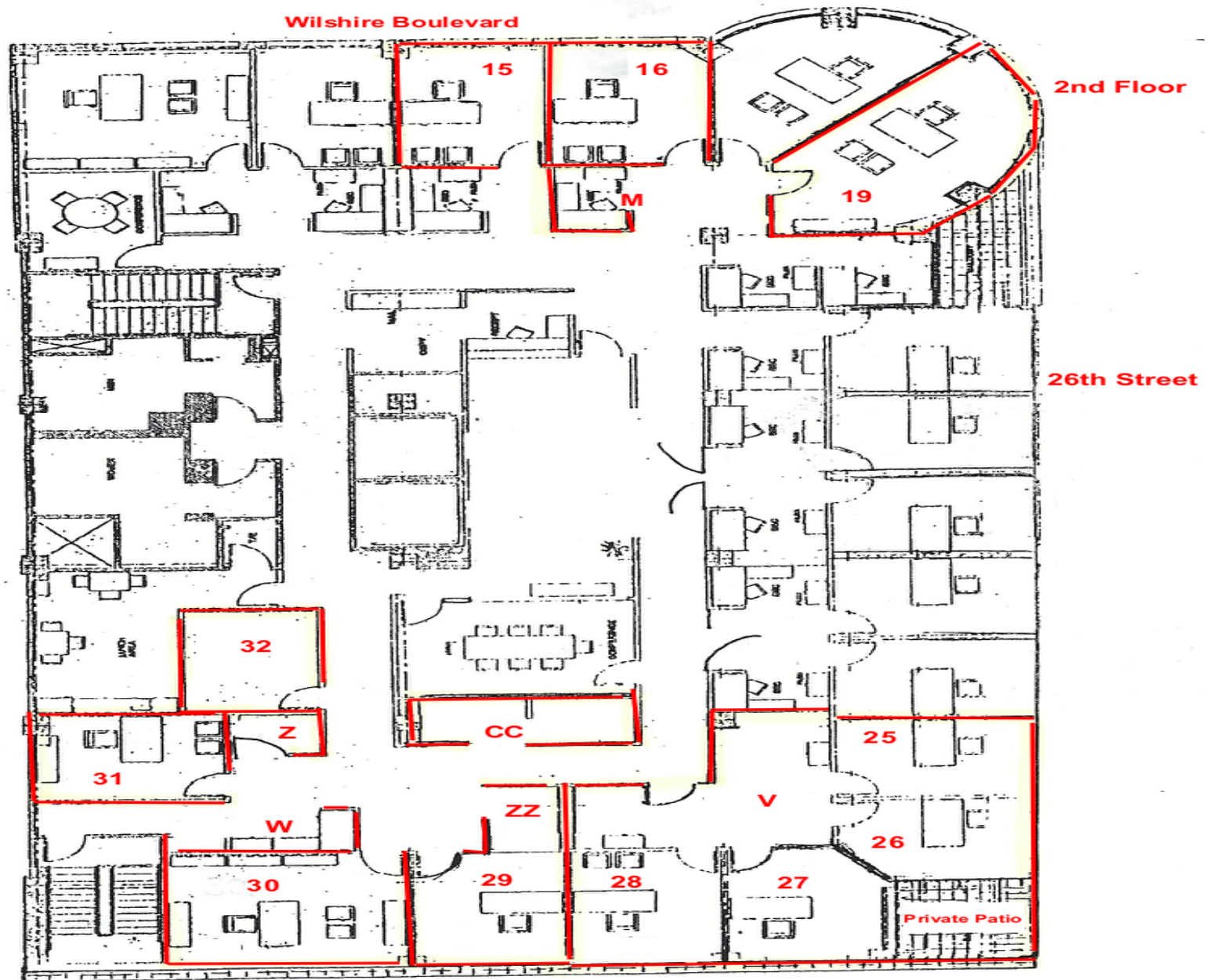
Sample Office



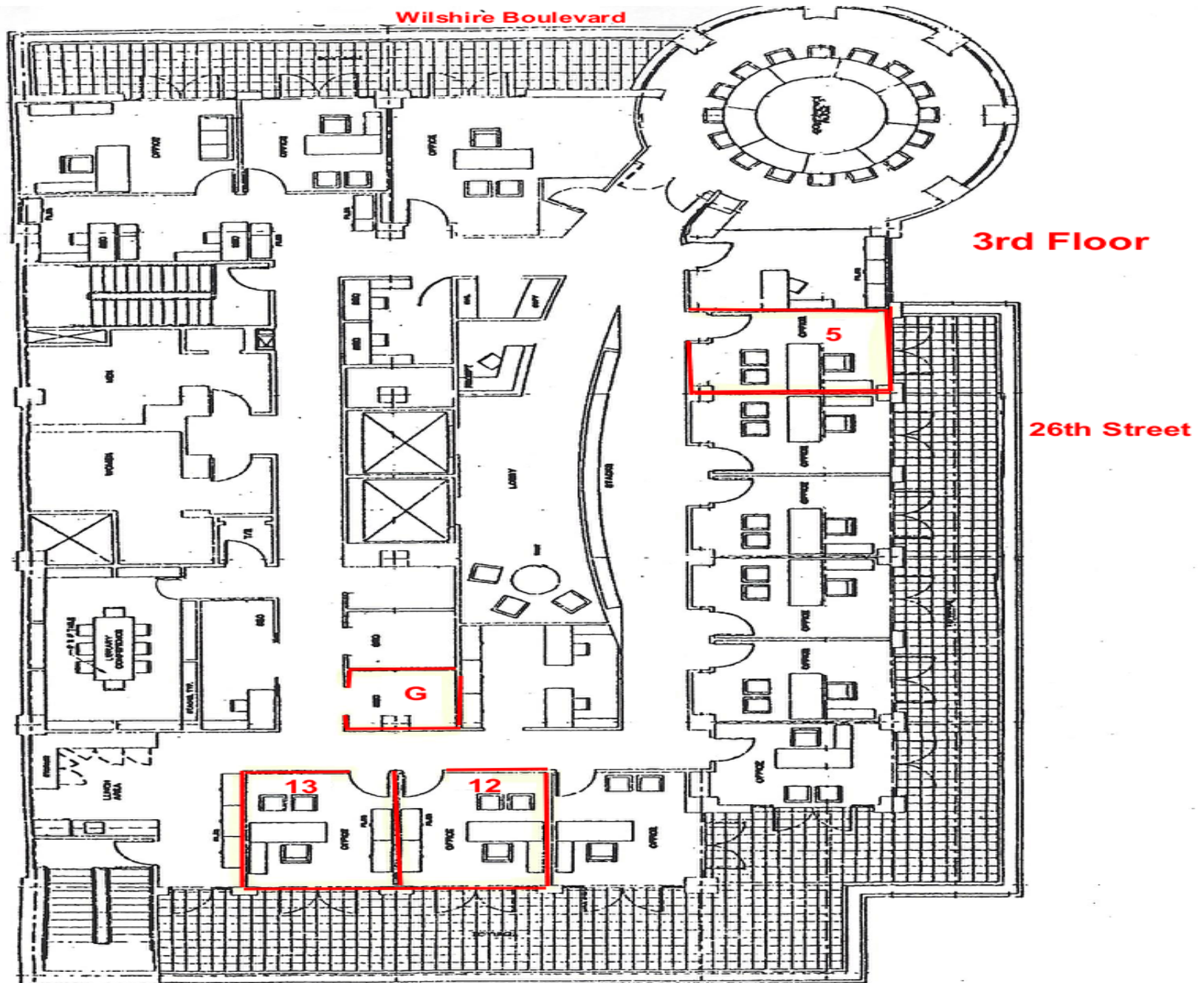
## List of Suites and Workstations Spaces Available

Suite	Status	SF	Rent	CAMS	Security Deposit	Patio	Workstation	Floor
5	Vacant	163	\$1,304.00	n/a	\$1,304.00	yes	no	3
12	Vacant	180	\$1,440.00	n/a	\$1,440.00	yes	yes - G	3
13	Vacant	180	\$1,440.00	n/a	\$1,440.00	yes	yes - G	3
15	Vacant	167	\$1,169.00	n/a	\$1,169.00	no	no	2
16	Vacant	183	\$1,281.00	n/a	\$1,281.00	no	Yes - M	2
19	Vacant	308	\$2,156.00		\$2,156.00	no	no	2
	4 office suite with secretary bullpen							
25	Vacant	160	\$1,120.00	n/a	\$1,120.00	no	yes	2
26	Vacant	170	\$1,190.00	n/a	\$1,190.00	yes	yes	2
27	Vacant	185	\$1,295.00	n/a	\$1,295.00	no	yes	2
28	Vacant	185	\$1,295.00	n/a	\$1,295.00	no	yes	2
V- Reception & workstation area	Vacant	244	\$1,000.00	n/a	\$1,000.00			
	Available 2-1-2022							
29	Vacant	185	\$1,295.00	n/a	\$1,295.00	no	yes - ZZ	2
30	Vacant	290	\$2,030.00	n/a	\$2,030.00	no	yes - W	2
31	Vacant	161	\$1,127.00	n/a	\$1,127.00	no	yes - Z	2
32	Vacant	154	\$1,078.00	n/a	\$1,078.00	no	no	2
<b>Workstations</b>								
M	Vacant	100	\$500.00	n/a	\$500.00	Attached to 16		
G	Occupied	68	\$500.00	na	\$500	Near 12 & 13		
W	Vacant	98	\$600.00	n/a	\$600.00	Near 30 & 31		
Z	Vacant - Storage	57	\$250.00	n/a	\$250.00	Attached to 31		
ZZ	Vacant	57	\$500.00	n/a	\$500.00	Attached to 29		
CC	Vacant - Storage	117	\$350.00	n/a	\$350.00			

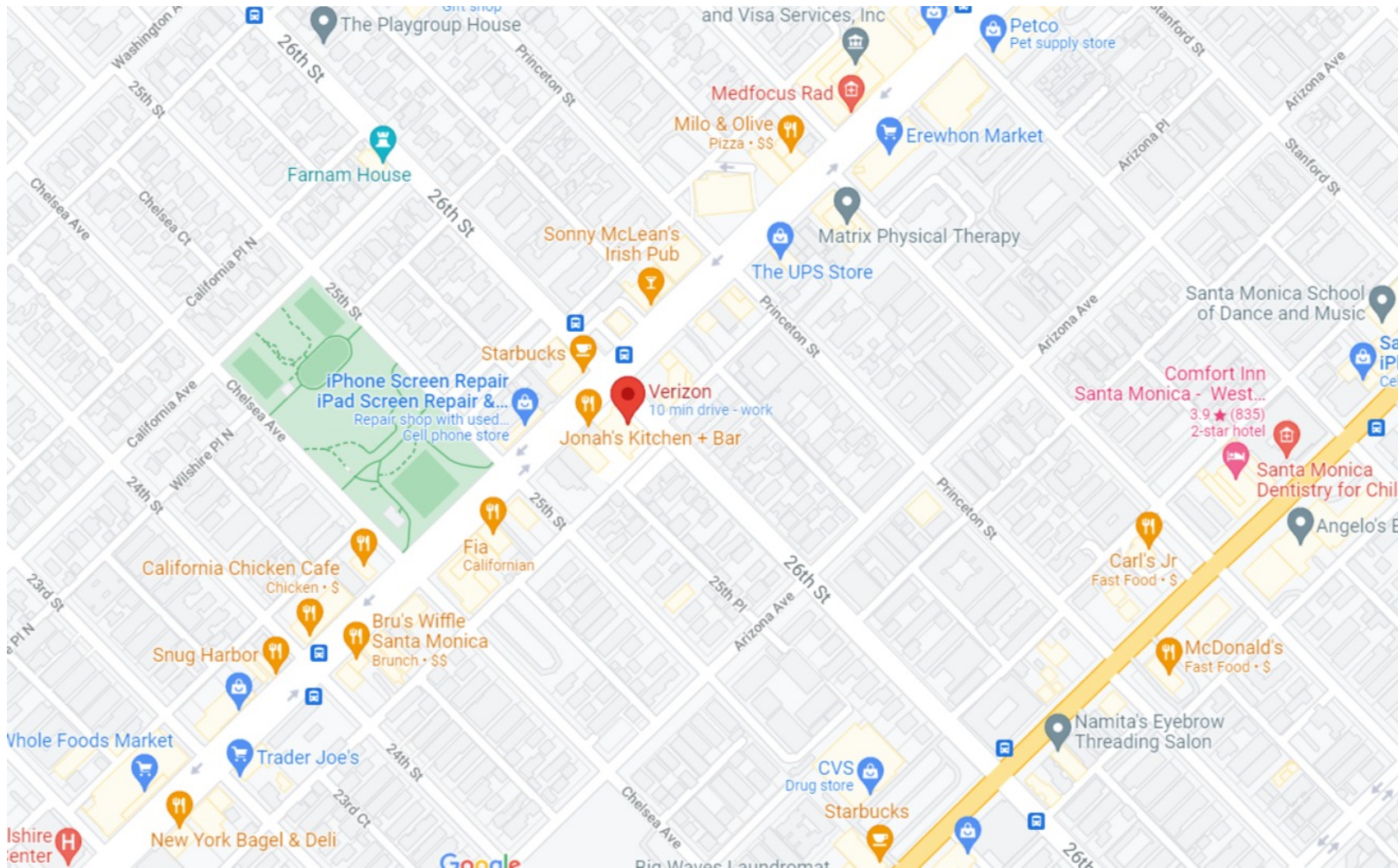
## 2nd Floor Plan



### 3rd Floor Plan







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