

# Office/Medical Spaces for Lease

## Santa Monica, CA



**3200 Santa Monica Boulevard Units 201 & 202, Santa Monica, CA 90404**



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Prime Santa Monica office/medical location just West of Centinela. Great central location with easy access to West Los Angeles, Brentwood, Mar Vista, Culver City, Venice, and Marina Del Rey. Retail, restaurants, fast food, and services are within walking distance.

**Lease Rate**

Unit 201: \$2.50/sf per month | Unit 202: \$2.70/sf per month plus NNN charges of approximately \$0.30 per SF per month. Base rent includes water, electricity, trash, and sewer.

**Units**

<u>Unit 201</u>	<u>Unit 202</u>
Approximately 1,000 SF	2 windowed rooms (1 with a sink).
Natural Light	Approximately 700 SF
Wood floors	Reception area
2 windowed offices	Open Space
Open reception area	Private Restroom with shower
Interior room	
New Kitchen	
Private ADA bathroom with shower.	



**Term**

3-5 Year Term. **Available Immediately.**

**Parking**

Stacked parking for 3 cars at **no extra charge.**

**Area**

Prime Santa Monica blvd location with easy access to the 10 Freeway, West Los Angeles, Brentwood, Mar Vista, Culver City, Venice & Marina Del Rey.



**Demographics  
3 Mile Radius**

Population is 218,000.  
Households are 109,000.  
Median household income is \$105,000.00.  
The median age is 43.50 years.  
Daytime employees are 51,000.



Photos of Unit 201



Photos of Unit 202



## Map View



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