



ZACUTO GROUP
COMMERCIAL REAL ESTATE

33
31

OCEAN
PARK
BLVD

Santa Monica

STAND ALONE OFFICE BUILDING + PRIVATE GATED PARKING



LEASE DETAILS

3331 OCEAN PARK BOULEVARD
SANTA MONICA, CA 90405

*New construction, 2-story office building along
media-centric district in Santa Monica*

| <u>SIZE</u> | <u>RATE</u> | <u>TERM</u> |
|------------------------------|------------------|-----------------------------|
| 6,600 SF | \$4.50/SF MG | Negotiable |
| <u>LOCATION</u> | <u>OCCUPANCY</u> | <u>PARKING</u> |
| Ocean Park Media District | Immediate | 18 on-site @ \$150/space |

FREESTANDING BOUTIQUE BUILDING

Corner position along very desirable stretch of Ocean Park Boulevard. The space can be configured for a wide range of uses including office or showroom set up

CREATIVE INTERIOR

Exposed ceilings, picture frame windows and custom lighting system throughout - *Landlord will build out offices*

TENANT IMPROVEMENTS

Landlord will Build-to-Suit to Tenant's specifications

LISTING TEAM

JAKE ZACUTO
Managing Director
310.469.9012

JACKIE LUBRANO
Senior Vice President
267.278.0443



VENICE BEACH

pandora

HEARST

FLAGSHIP RESTAURANT
COMING SOON

DOG
PPL

33
31
OCEAN
PARK
BLVD

COSETTA
SANTA MONICA

JUICE CRAFTERS
SANTA MONICA



SANTA MONICA BEACH

OCEAN PARK BOULEVARD

OCEAN PARK BOULEVARD

LEASE

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PARKING FOR
18 CARS
ON-SITE



33
31
OCEAN
PARK
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ON BUILDING
SIGNAGE
OPPORTUNITY



33
31
OCEAN
PARK
BLVD



BERGAMONT ART STATION

33
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OCEAN
PARK
BLVD

PENMAR PARK

MAIN STREET



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