

FOR LEASE

MULTI-STORY OFFICE BUILDING

11022 SANTA MONICA BLVD

LOS ANGELES, CA 90025



5% COMMISSION
TO OUTSIDE BROKER

RATES STARTING AT
\$2.75 PER SQ. FT

WESTMAC
Commercial Brokerage Company

CHRISTIAN C. HOLLAND

Managing Director

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DRE #00942434

JEFFREY M. PICKETT

Executive Vice President

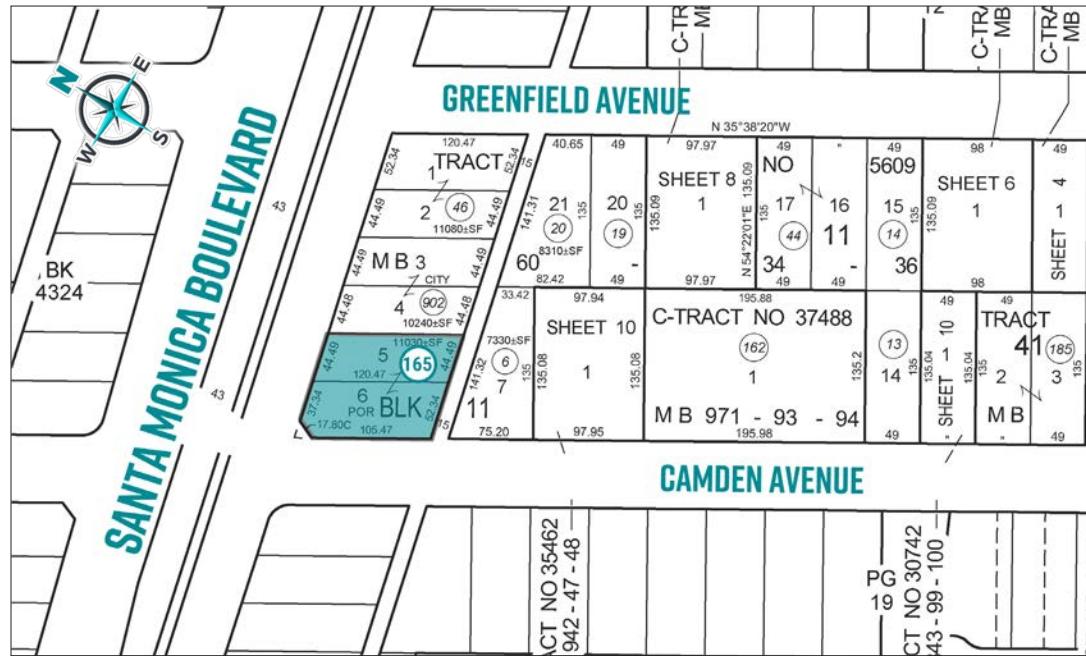
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WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025
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Company DRE# 01098973

BUILDING INFORMATION

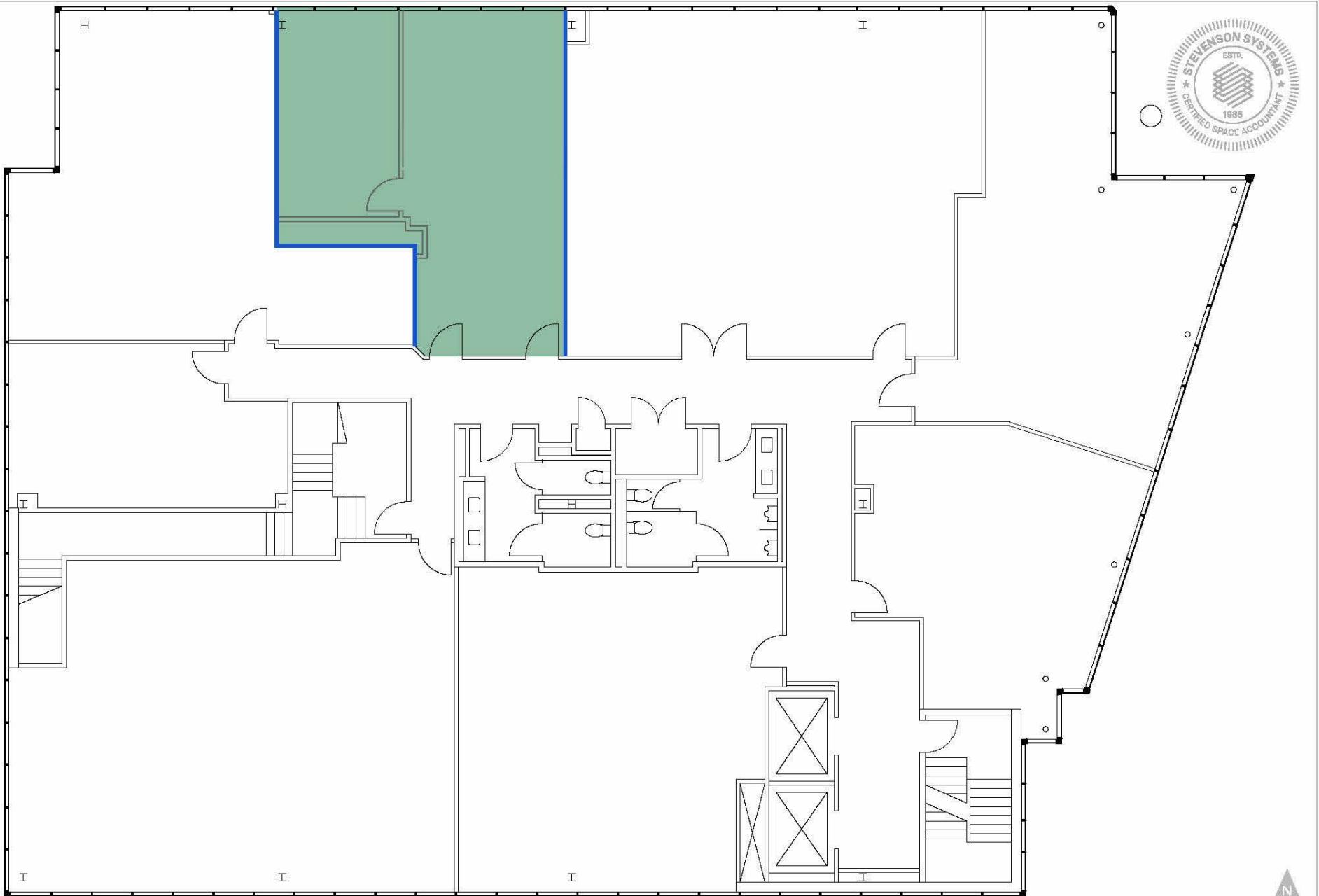
LOCATION	11022 Santa Monica Blvd Los Angeles, CA 90025
RATE	Starting at \$2.75
BUILDING SIZE	± 27,000 square feet.
BUILDING HOURS	M-F 8:00am- 6:00pm Sat (9:00 am - 1:00pm)
YEAR BUILT	1985/ Renovated 2022
PARKING	2/1,000 at \$200 per unreserved single space per month, \$350 for a tandem, per month



AVAILABLE SPACE

SUITE #	SIZE	DESCRIPTION
100	±1,267 (R) Sq Ft	Ground floor with private bathroom and separate entrance, two [2] offices and reception area, storage room and bathroom
240	±922 (R) Sq Ft	Two [2] window offices and reception area
250	±1,555 (R) Sq Ft	Three [3] window offices and open interior area LEASED
270	±156 (R) Sq Ft	One [1] window offices and reception area LEASED
290	±1,583 (R) Sq Ft	Two [2] window offices and an open interior area
300	±1,096 (R) Sq Ft	Three [3] window offices, open interior area and private balcony LEASED
380	±969 (R) Sq Ft	Three [3] window offices, small entry area, and internal storage room
420	±1,653 (R) Sq Ft	Three [3] window offices, entry area, common area, and internal storage space

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



6.24.20
Floor
2

11022 Santa Monica
11022 Santa Monica Boulevard
Los Angeles, CA 90025

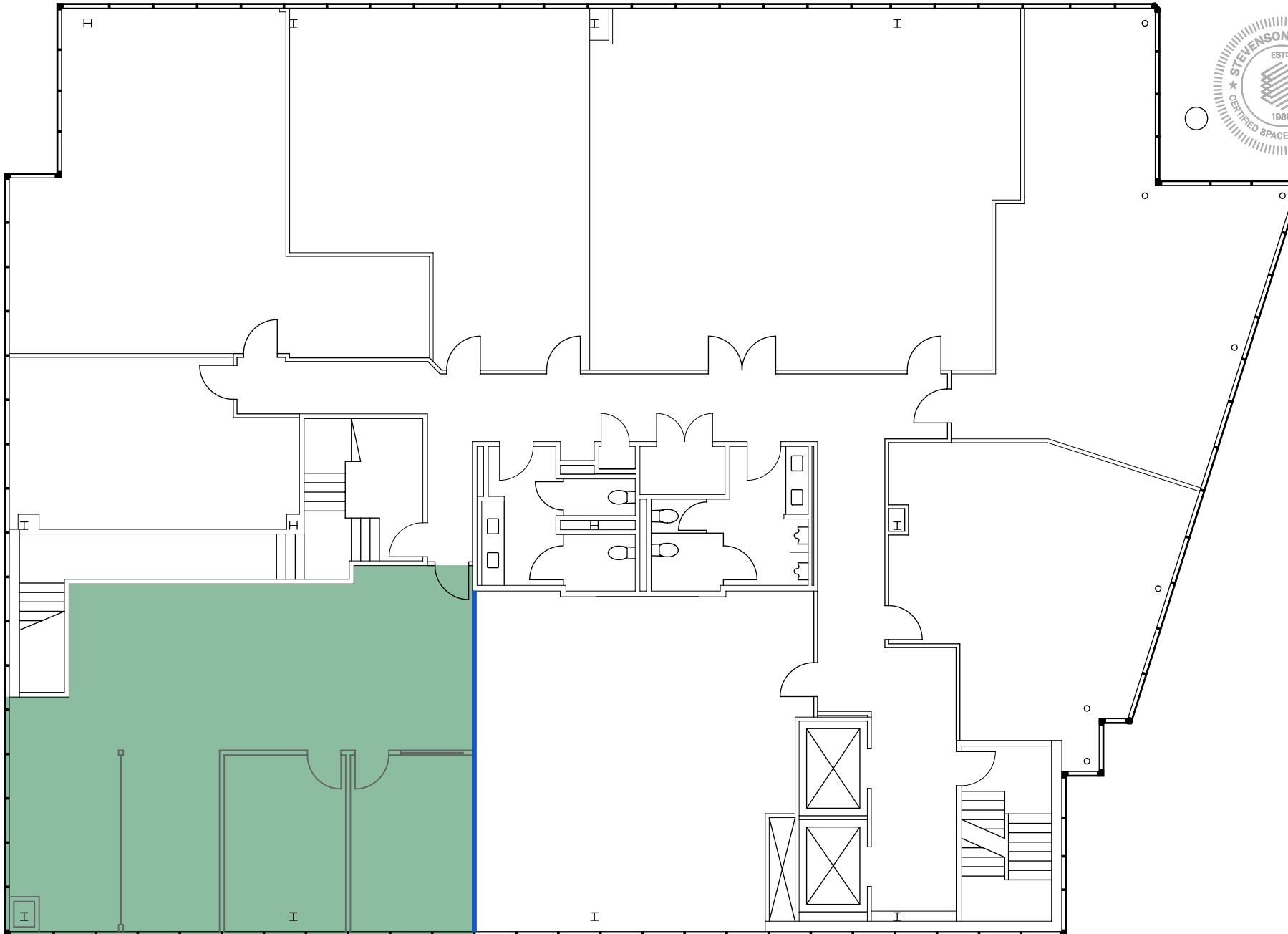
Report ID 1

Suite 240

ID	Suite USF	Corr. Ext	Total USF	RSF	Leased RSF	LED
			922.17			



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11022 Santa Monica

Floor

2

11022 Santa Monica Boulevard
Los Angeles, CA 90025

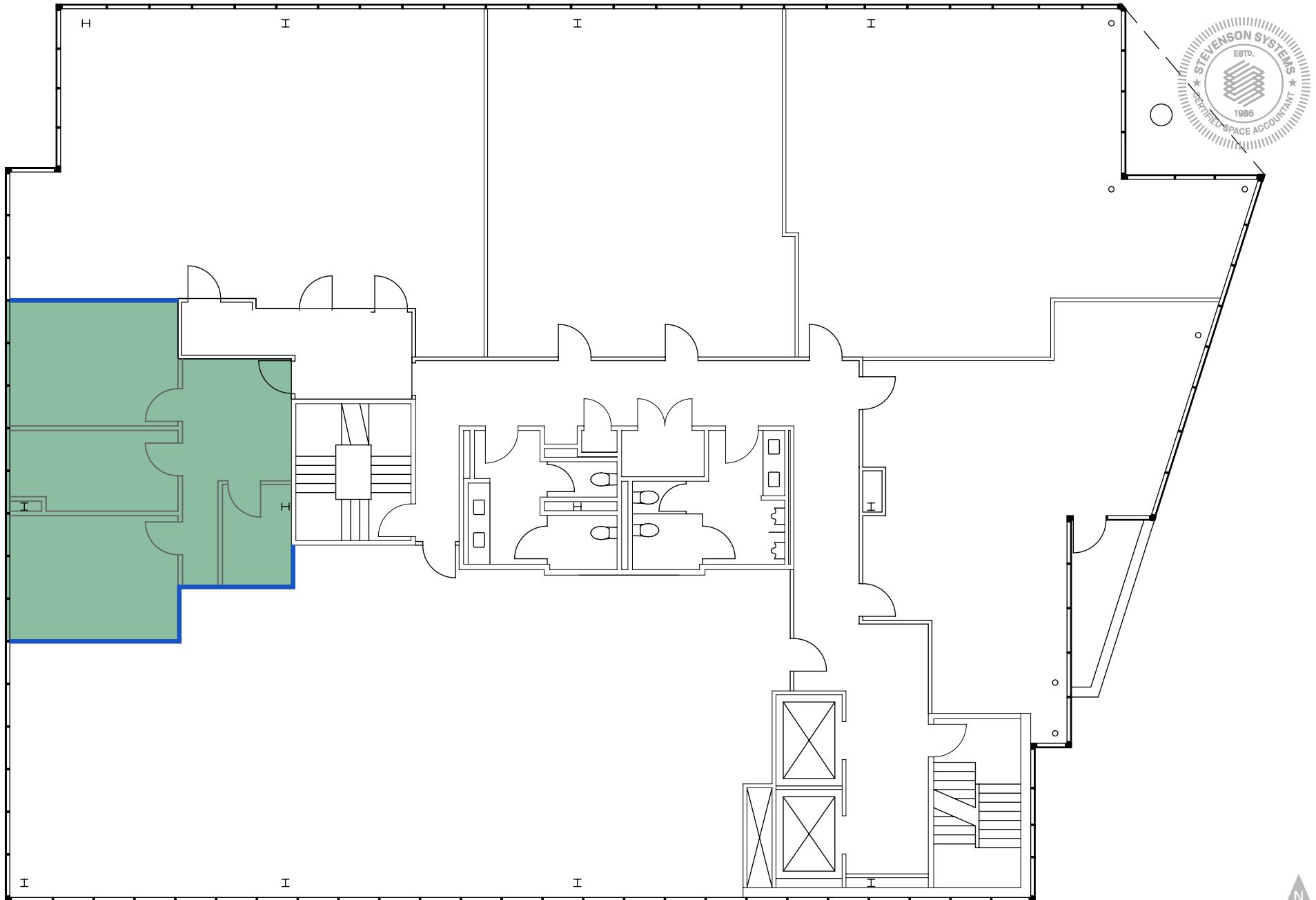
Report ID 1

Suite 290

ID	Suite USF	Corr. Ext	Total USF	RSF	Leased RSF	LED
			1,582.72			



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6.24.20

Floor

3

11022 Santa Monica

11022 Santa Monica Boulevard
Los Angeles, CA 90025

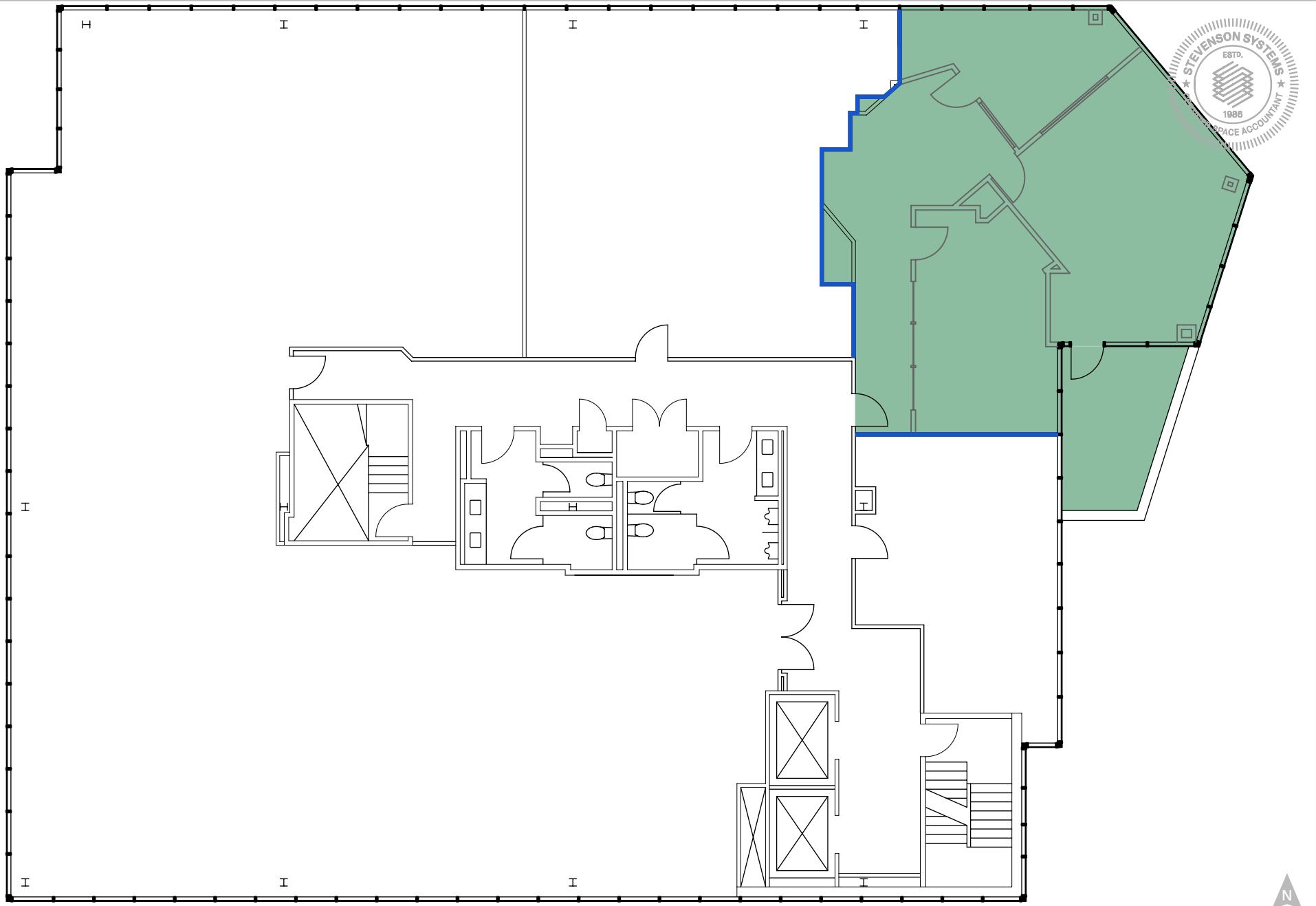
Report ID 1

Suite 380

ID	Suite USF	Corr. Ext	Total USF	RSF	Leased RSF	LED
			968.55			



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6.24.20

11022 Santa Monica

Floor

4

11022 Santa Monica Boulevard
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Report ID 1

Vacant

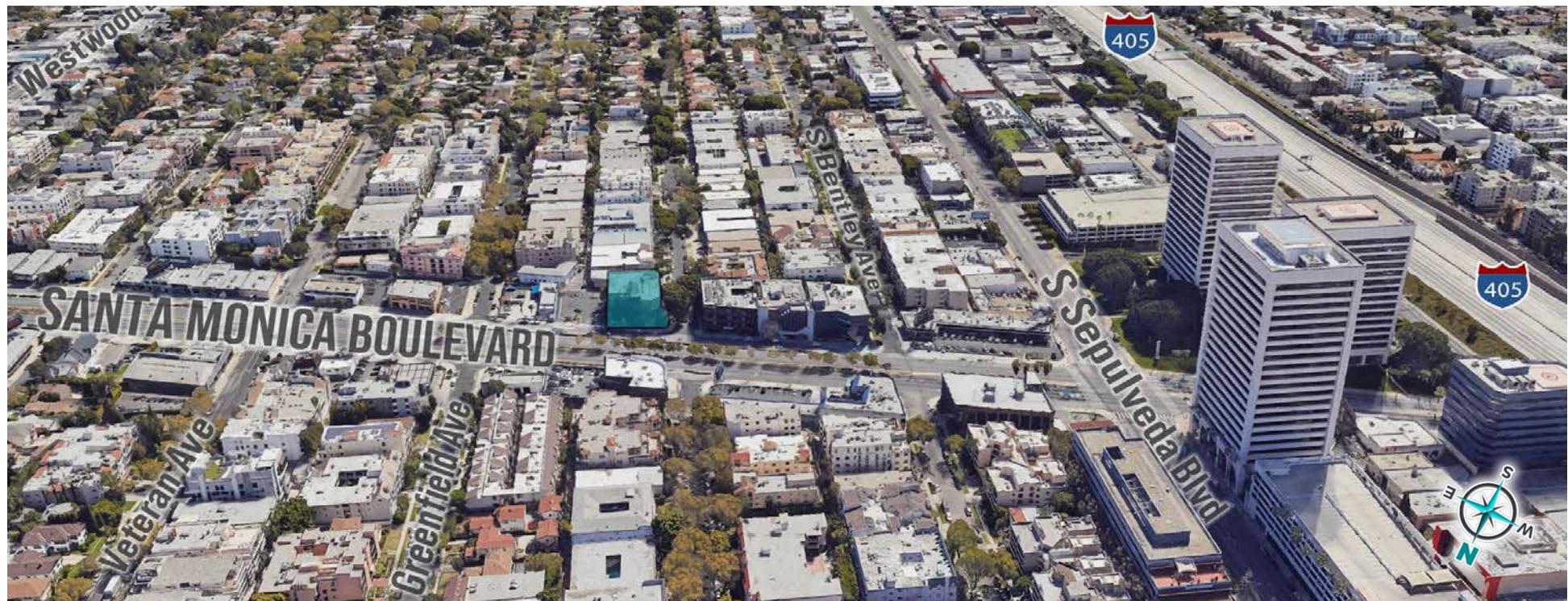
Suite 420 - Final Tenant

ID	Suite USF	Corr. Ext	Total USF	RSF	Leased RSF	LED
	5			1,652.88		

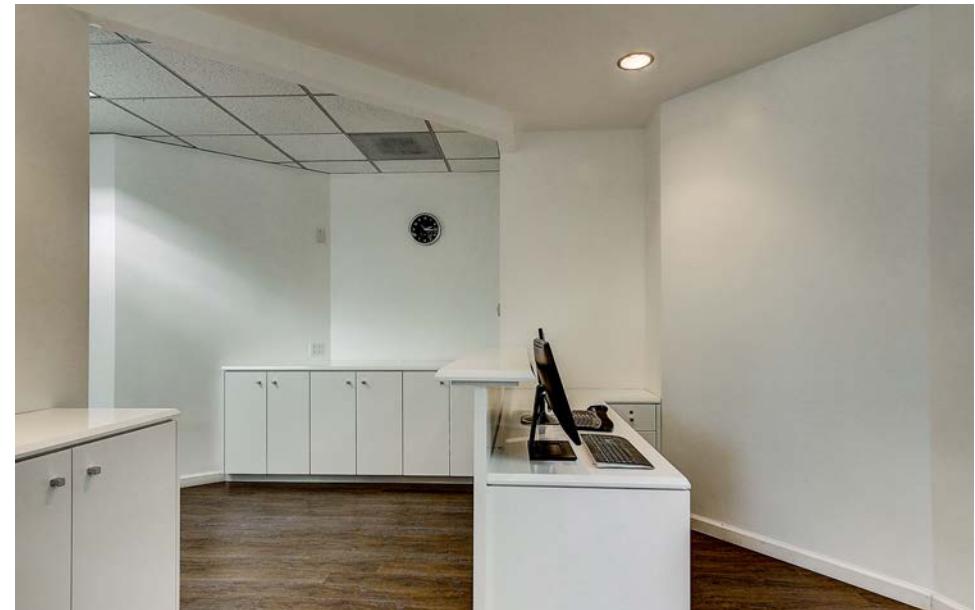


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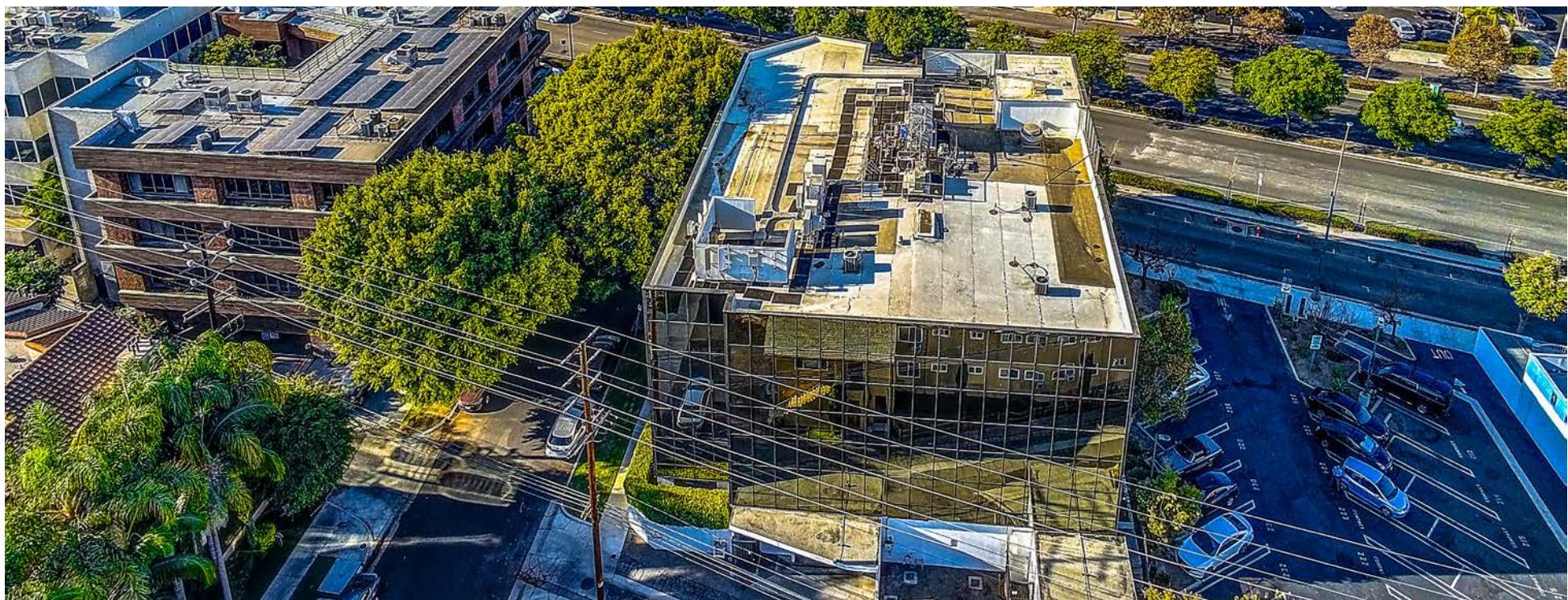
PROPERTY IMAGES



INTERIOR IMAGES



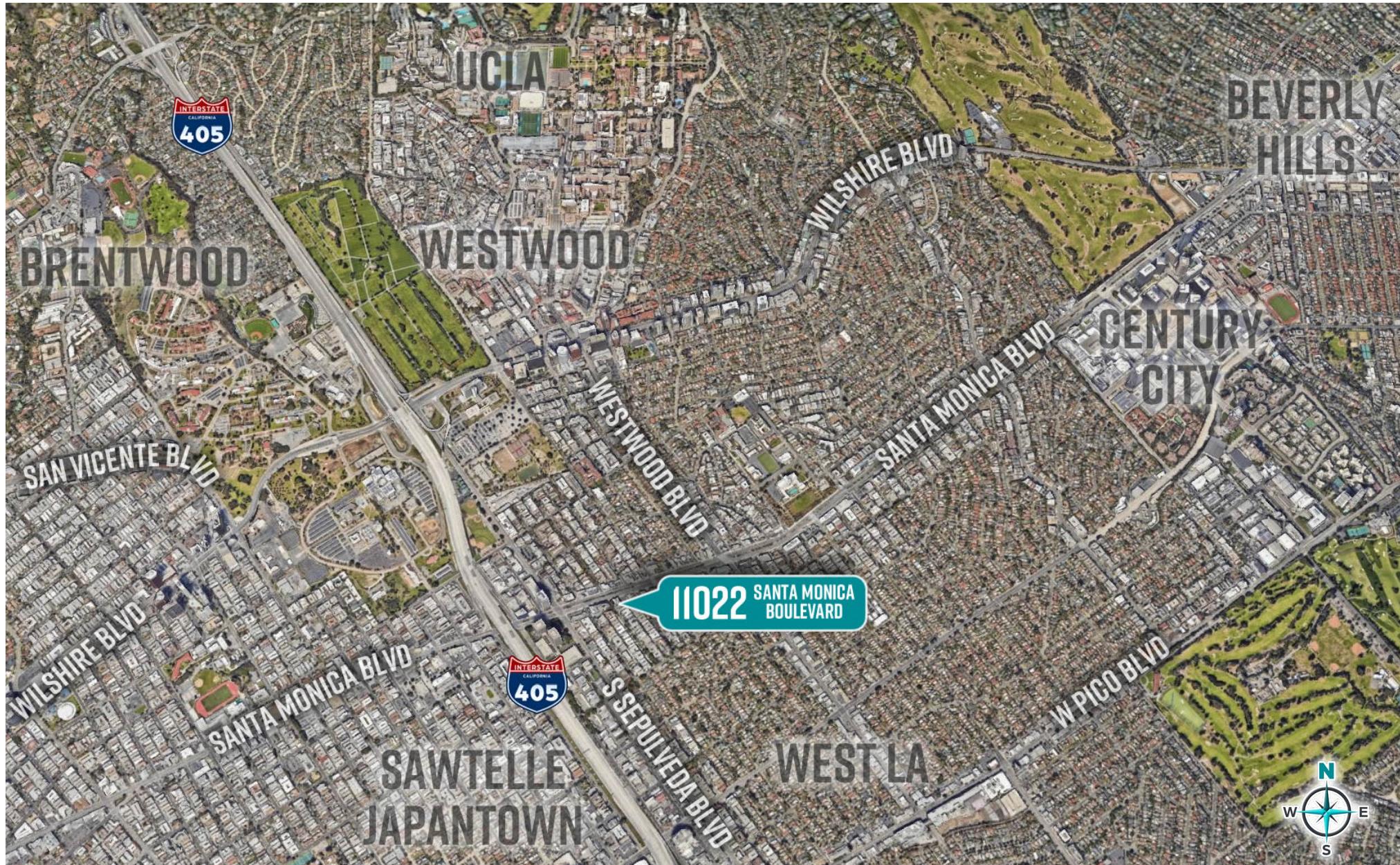
EXTERIOR IMAGES



AMENITIES MAP



AERIAL





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