



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

33  
31

OCEAN  
PARK  
BLVD

*Santa Monica*

**STAND ALONE OFFICE BUILDING + PRIVATE GATED PARKING**

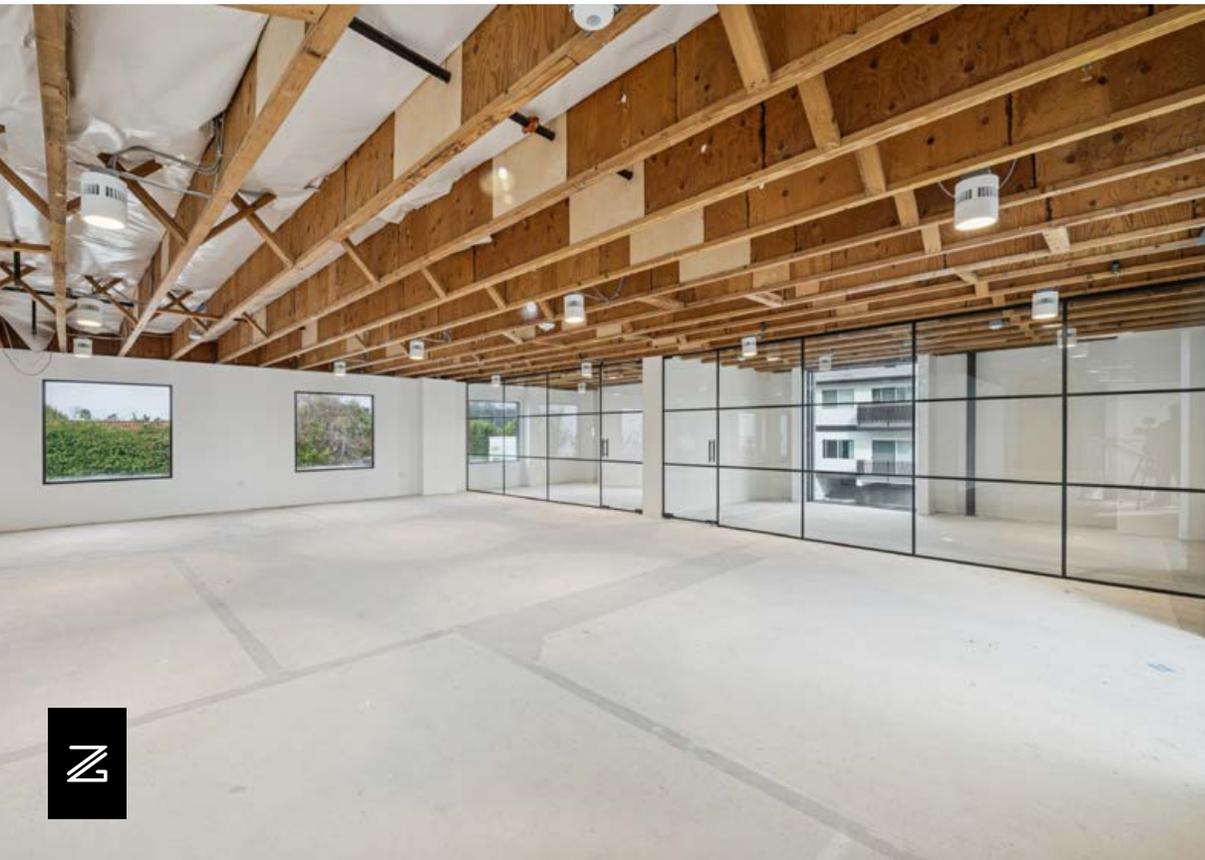


# LEASE DETAILS

3331 OCEAN PARK BOULEVARD  
SANTA MONICA, CA 90405

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

<b>SIZE</b>	<b>TEASER RATE</b>	<b>TERM</b>
6,600 SF	<b>1st 6 mo. \$3.95/SF MG!</b> \$4.50/SF thereafter	Negotiable
<b>LOCATION</b>	<b>OCCUPANCY</b>	<b>PARKING</b>
Ocean Park Media District	Immediate	18 on-site



## FREESTANDING BOUTIQUE BUILDING

Corner position along very desirable stretch of Ocean Park Boulevard. Brand new floor to ceiling glass wall offices throughout. 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

## 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



Snapchat

pandora

GHISALLO



SANTA MONICA BEACH

JUICE CRAFTERS



A Home

HEARST

GOSETTA  
SANTA MONICA

BlackRock

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31  
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OCEAN PARK BOULEVARD

UNIVERSAL

FLAGSHIP RESTAURANT  
COMING SOON

ACTIVISION | BILZARD

DOG  
PPL

hulu

OCEAN PARK BOULEVARD





3331 OCEAN PARK BOULEVARD, SANTA MONICA, CA 90405

MINUTES FROM NOTABLE  
TECH + MEDIA COMPANIES,  
RESTAURANTS & AMENITIES



DOG  
PPL



Snapchat

BlackRock.

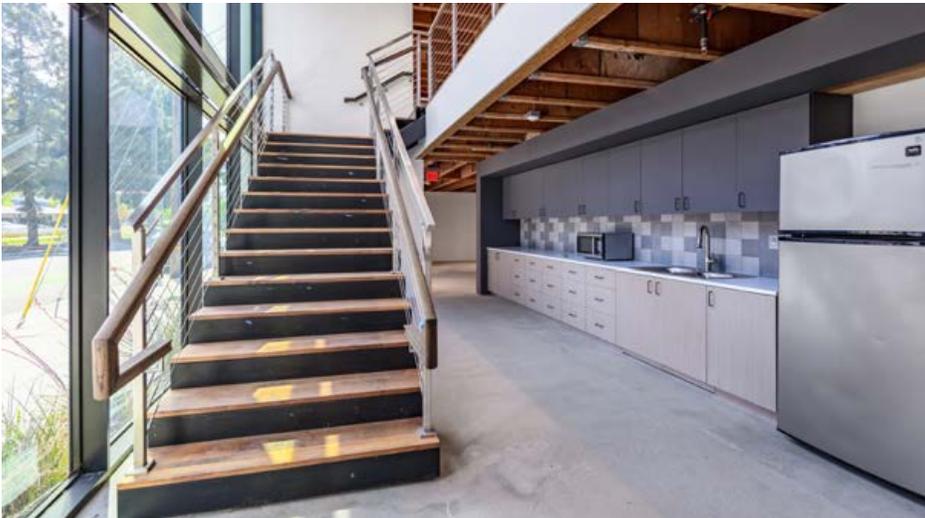


Gelson's



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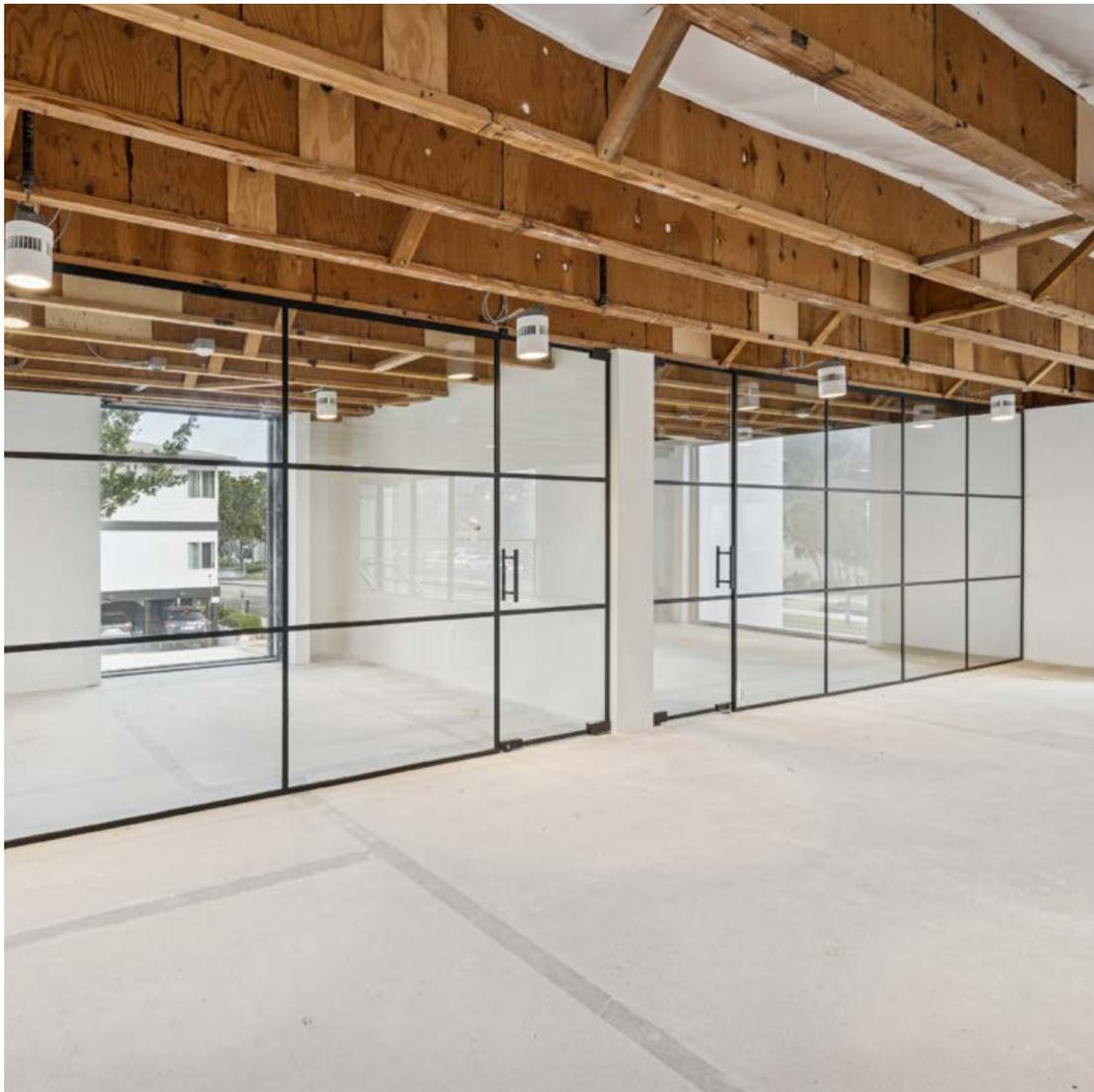
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PARKING FOR  
18 CARS  
ON-SITE



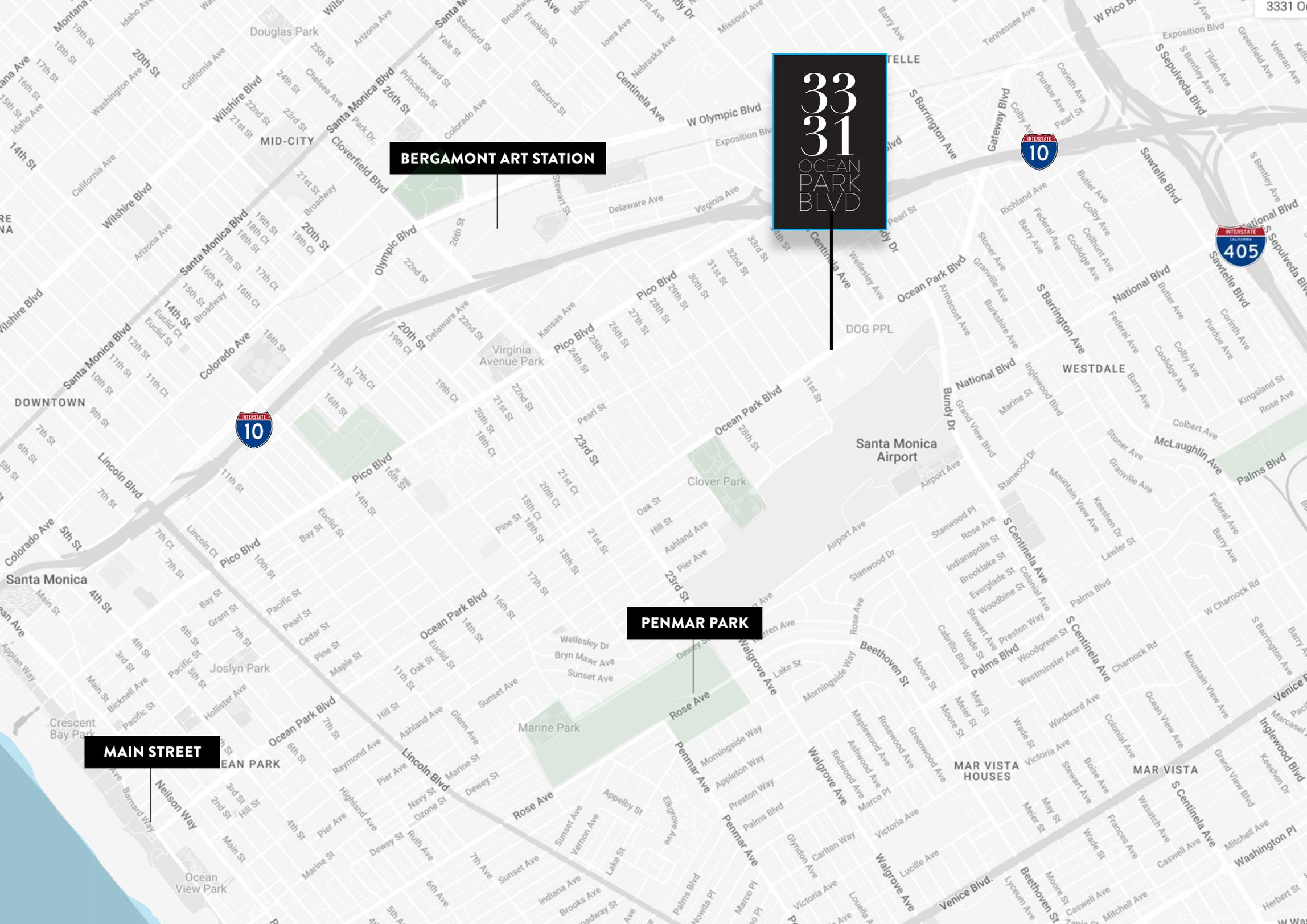
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ON BUILDING  
SIGNAGE  
OPPORTUNITY



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31  
OCEAN  
PARK  
BLVD



**BERGAMOT ART STATION**

**33  
31**  
OCEAN  
PARK  
BLVD

**PENMAR PARK**

**MAIN STREET**



**JAKE ZACUTO**

*Managing Director*

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