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OCEAN AVENUE

Oceanfront Downtown Santa Monica Office with Breathtaking Views



CBRE



# Property Overview



**Total Contiguous Available Space:** 37,625 SF



**Occupancy:** Available Now



**Rental Rate:** Call for Info



**Parking Ratio:** 3.5/1,000



**Parking Rates:**

Unreserved: \$200/space

Reserved: \$250/space



- **Features:** Multiple kitchens, outdoor patio, interconnected stairwell, multiple conference rooms, breakout rooms, call rooms, private offices, and open space for workstations.

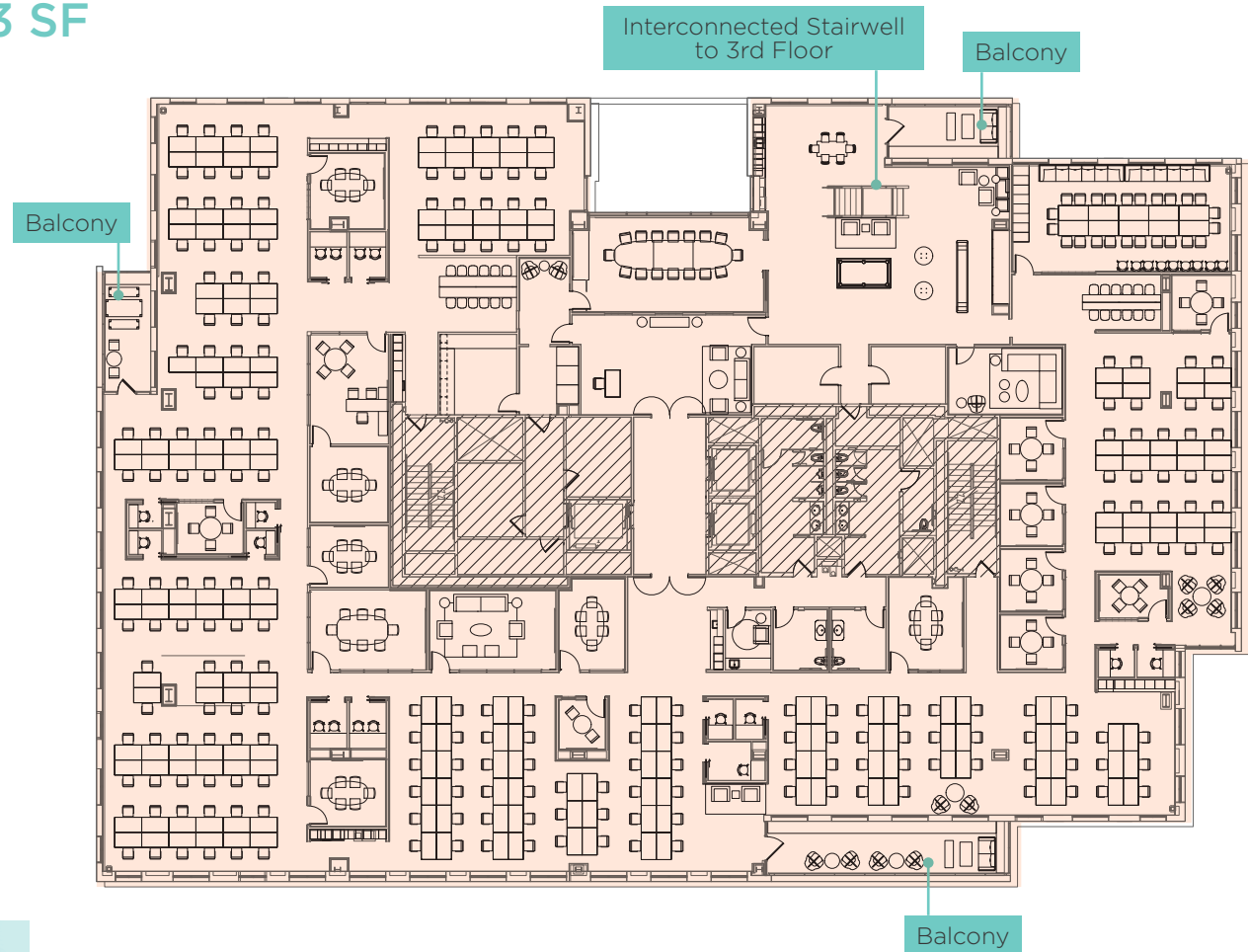


# Floor Plans

## Second Floor | 27,473 SF

Contiguous to 37,625 SF

Available Now



2nd & 3rd floor connected via internal stairwell. Can be leased together or separate.

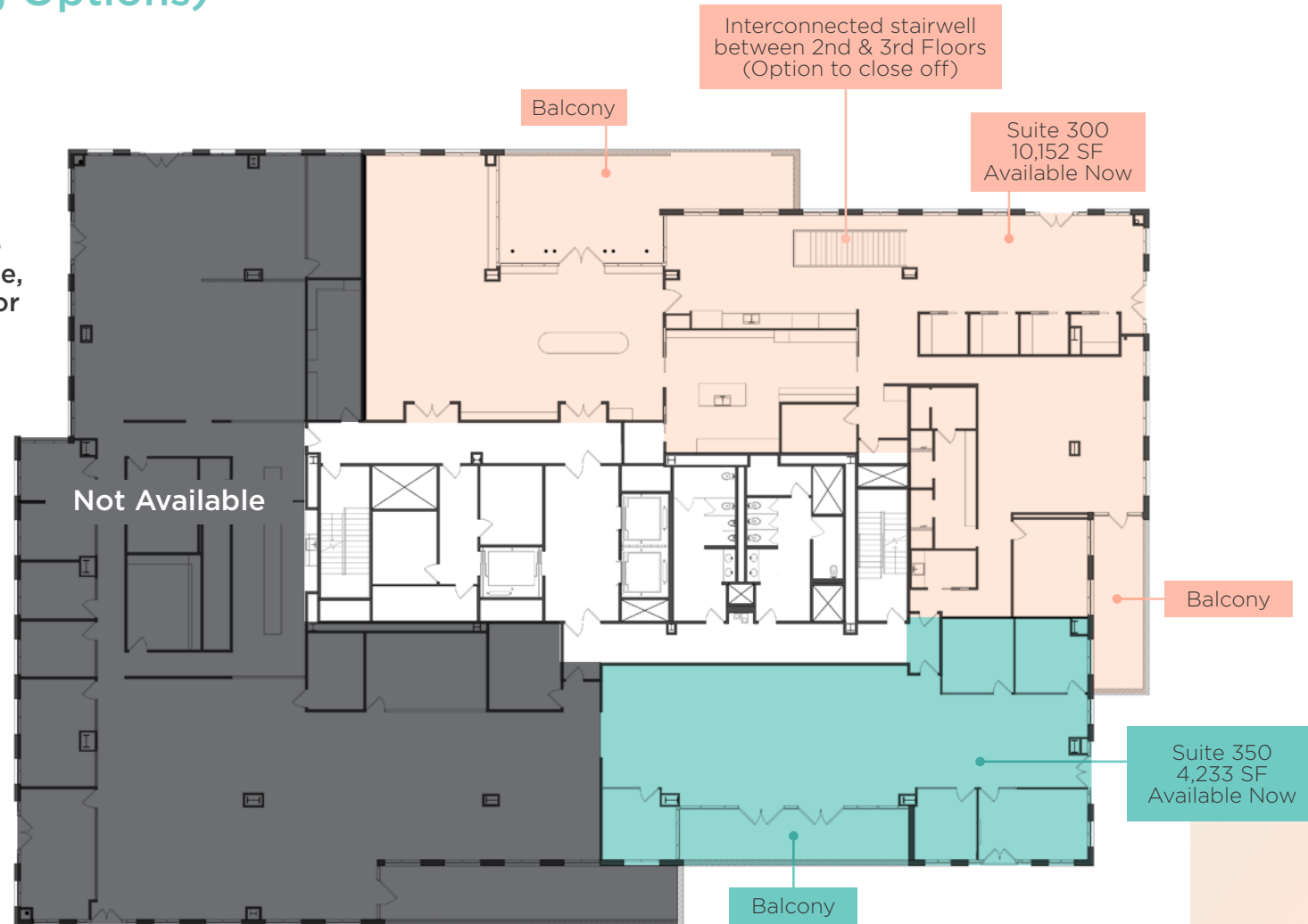
\*Plans are As-Built

# Floor Plans

## Third Floor (Demising Options)

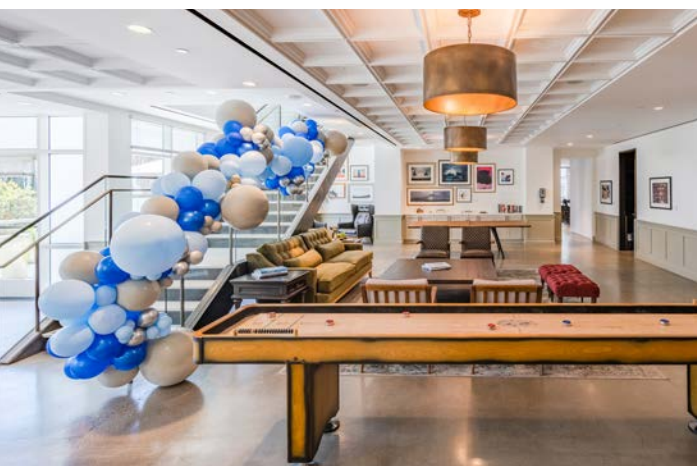
Suite 300: 10,152 SF  
Suite 350: 4,233 SF

**Note:** Suite 300 is contiguous to the entire second floor, which is available, via an interconnected stairwell. Floor 2 and Suite 300 totals 37,625 RSF.



\*Plans are As-Built









## Area Amenities

- Exceptional access to the exclusive communities of Santa Monica, Pacific Palisades, and Malibu via PCH only two blocks away. The Property's proximity to the 10 Freeway provides immediate eastbound regional access.
- A short walk to the Downtown Santa Monica Light Rail Station at Colorado and 4th Street. The Expo Line offers rail commuters a one-seat ride to West LA, Culver City, the University of Southern California, and Downtown Los Angeles.
- Walking distance to over 100 prestigious restaurants and bars, first-class hotels, luxury residences, and high-end retail at the Third Street Promenade and Santa Monica Place (90 walk score).
- Just steps south to Main Street – an urban high-street of trendy restaurants, bars, shops, and lifestyle amenities.



# Area Map





# Amenities Map







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