

**3435** | OCEAN PARK BOULEVARD  
SANTA MONICA, CA

# MODERN OFFICE SPACE FOR LEASE

FIRST YEAR INCENTIVE RATE FOR GENERAL OFFICE SPACE



NEWLY RENOVATED FACADE  
800-6,290 SF AVAILABLE

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA BRE #01990696

Joseph Gabbaiian  
Executive Vice President

310.806.6134

[jgabbaiian@naicapital.com](mailto:jgabbaiian@naicapital.com)

Cal DRE Lic #01016301

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## Availability

SUITE 101*	1,290 SF	One window office, one interior office, two exam rooms, open area, reception/waiting area, private bathroom (Medical)
SUITE 102*	985 SF	Open area, private bathroom (Medical)
SUITE 103*	1,500 SF	Two window offices, one interior office, five exam rooms, laundry room, private bathroom (Medical)
SUITE 206**	1,283 SF	Corner space with floor-to-ceiling glass, mostly open space, one interior office, IT room, storage, private bathroom with shower
SUITE 207**	2,407 SF	Raw space to be built-to-suit
SUITE 208**	800 SF	Two window offices, one interior office, open area, kitchen
SUITE 210**	1,800 SF	Three window offices, two interior offices, waiting/reception area, large open area
SUITE 214	950 SF	Two window offices, one interior office, waiting area, conference room, kitchen/copy room

\* Suites 101, 102 and 103 are approved for medical use and can be combined in different configurations from 2,275 SF to 3,775 SF

\*\* Suites 206, 207, 208 and 210 can be combined in different configurations for anywhere from 2,600 SF to 6,290 SF

## Asking Rate

General \$3.45/SF MG

**First year \$3.00/SF MG+**

Medical \$3.95/SF MG

(net of electric and janitorial)

## Lease Terms

Negotiable

## Parking

2/1000 at \$140/space/month

## Tenant Improvements

Negotiable

## Property Features

- New facade renovation complete
- Two-story garden style office building with no enclosed common areas (except for underground garage)
- Located in the heart of Silicon Beach near Snapchat, Blizzard and other tech related companies
- Located directly across from Santa Monica Business Park and Santa Monica Airport
- Property can accommodate medical use
- Within walking distance of many restaurants and other amenities
- Easy access to the Santa Monica (10) Freeway
- Visitor surface parking and underground tenant parking available on-site

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Property Photos



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## Santa Monica's Leading Economic Sector Snapshot:

### Creative Industries + Technology Sector (aka "Silicon Beach")

- 2,656 businesses, employing 25,102 people (28% of the city's total employment) with a total annual payroll of \$3.5 billion (47% of the city's total annual payroll)
- Santa Monica's major tech + creative clusters are: Information (e.g. publishers, motion picture/video production, film distribution, postproduction, telecommunications, sound recording studios), Professional, Scientific + Technical Services (e.g. advertising, graphic design, computer design/programming, R + D in biotechnology) and the Arts, Entertainment and Recreation sectors.
- Examples: Activision Blizzard, Cornerstone On Demand, Edmunds.com, Hulu, Kite Pharma, Lions Gate Entertainment, Miramax Film, Oracle America, Twitter, Uber + Universal Music Group.
- Over 22 Santa Monica Co-Work Spaces and Accelerators (e.g. Cross Campus, Real Office Center, Muckerlab, Science Inc, WeWork).

Source: [www.smgov.net/City of SM Economic Development Team](http://www.smgov.net/City%20of%20SM%20Economic%20Development%20Team)

## CITY OF SANTA MONICA ECONOMIC STATS 2022/23

The City of Santa Monica has a robust and diversified local economy.



89,922  
TOTAL POPULATION



\$106,797  
AVG. HH INCOME



8,171  
TOTAL BUSINESSES



52,200  
TOTAL EMPLOYEES

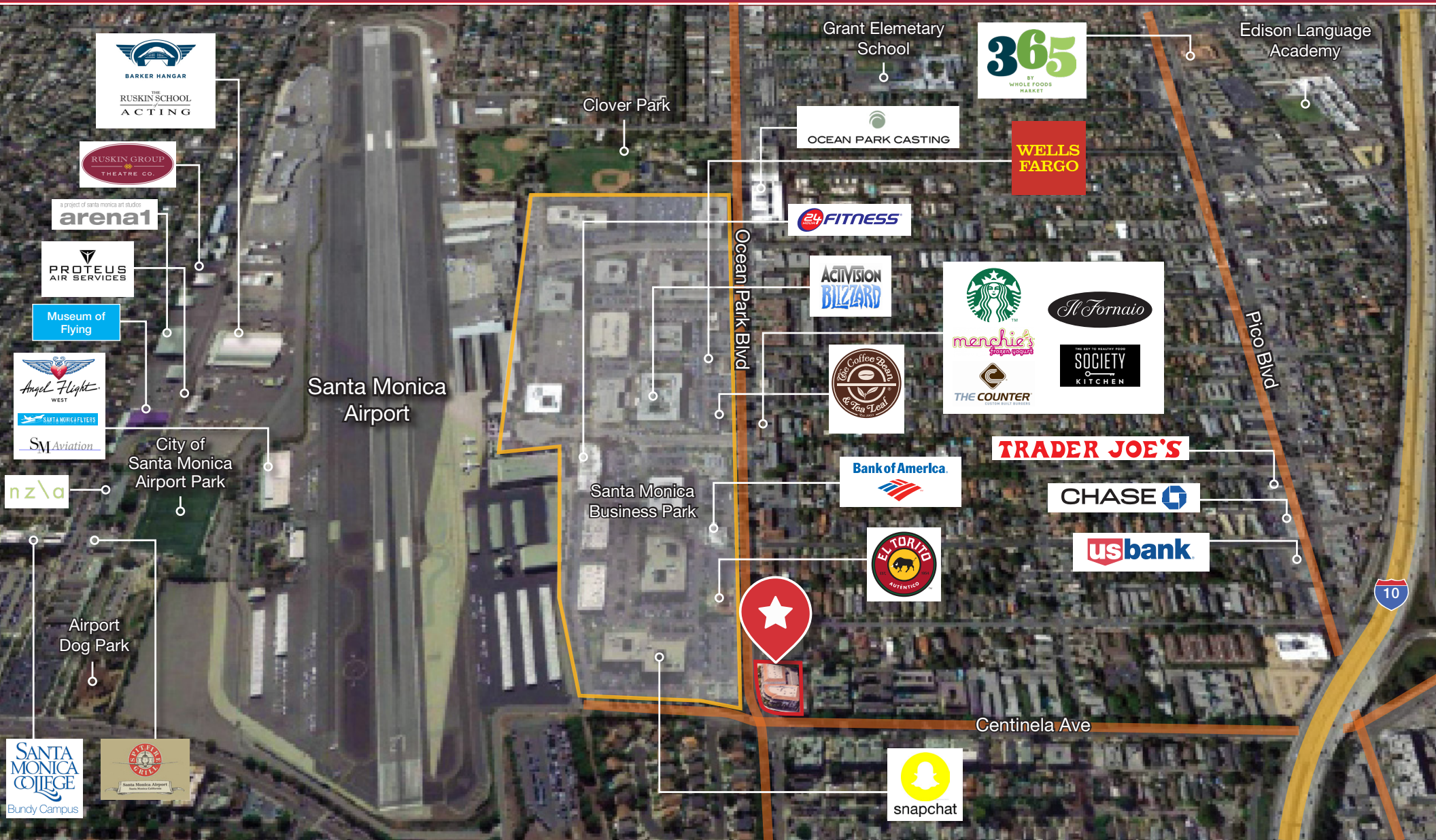


90%  
WHITE COLLAR WORKERS

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## 1st Floor

