

COMPASS
COMMERCIAL

2210 MAIN ST. SUITE 200 SANTA MONICA, CA



AVAILABLE SUITE: 2210 MAIN ST, SUITE 200 (2ND FLOOR)
BUILDING TYPE: CREATIVE OFFICE
BUILDING SIZE: 8,550 SF | **SUITE SIZE:** APPROX. 4,550 SF
CEILING HEIGHT: 10'
PARKING: 3 COVERED PARKING SPACES

FOR SUBLEASE







AT A GLANCE

Address	2210 Main St. Santa Monica
Available Suite	Suite 200 (Second Floor)
Building Type	Creative Office
Year Built	1977
Building Stories	3 Stories
Building Size	8,550 SF
Suite Size	Approx. 4,550 SF
Unfinished Ceiling Height	10'
Parking	3 Covered Parking Spaces
Lease Asking Rate	\$2.99/SF, equating to \$13,605/month
CAM	Est. at \$5,687

**PROPERTY INFORMATION**

This creative office space in the heart of Wellness Beach on Main Street just two blocks from the Ocean can be delivered turn-key ready, either as an empty space or fully furnished plug and play for a startup or seasoned business with an active mindset. There is gym fitness equipment, outdoor doggy walk and a cold plunge on the patio. This modern office space on the second floor offers an excellent opportunity for businesses looking to operate in a prime location. This space consists of approximately 4,550 square feet of thoughtfully designed for creative work areas, with an open, functional layout. The suite is equipped with a kitchen and features high-speed fiber-optic internet connectivity, set up for recording or podcast, perfect for businesses that like to operate in a creative work space and a modernistic design.

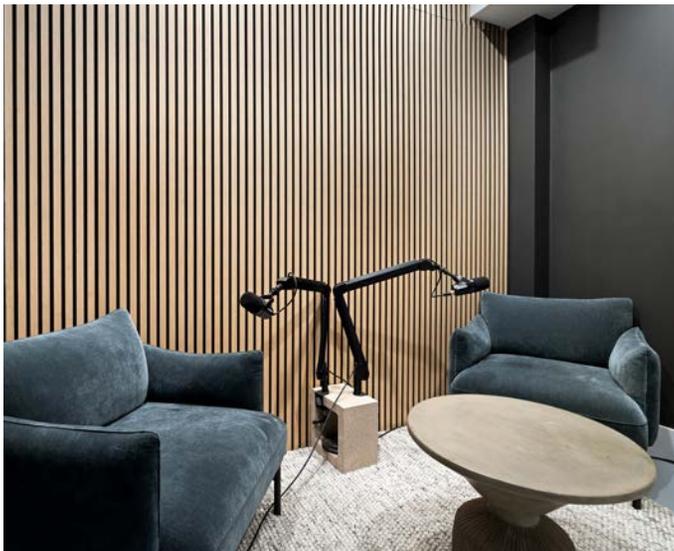
The second floor also boasts a central machine room, adding convenience for operational needs. Security throughout the building is top-notch, ensuring a safe and secure environment for all tenants.

Ideal for meetings, podcasts, and enjoying the breathtaking surroundings. This office proximity to both the beach and downtown Santa Monica makes it a truly desirable location. This second-floor office suite offers a blend of functionality, modern amenities, and a sought-after location in Santa Monica. With its expansive size, scenic views, and competitive lease rate, Suite 200 is a fantastic opportunity for businesses looking to thrive in one of the most desirable areas in Los Angeles.



INTERIOR FEATURES

- Spacious 4,550 SF suite with modern designs
- Private Offices
- Private Call booths
- Work Stations
- Chef's kitchen and Open Space Concept
- Gorgeous Balcony
- Washrooms
- Exercise Room
- Fiber-optic internet for fast and reliable connectivity
- Three (3) covered parking spaces included
- High-security features throughout the building
- Ideal location, central to Santa Monica and within walking distance to the beach
- Perfect for businesses seeking a balance of coastal charm and urban accessibility



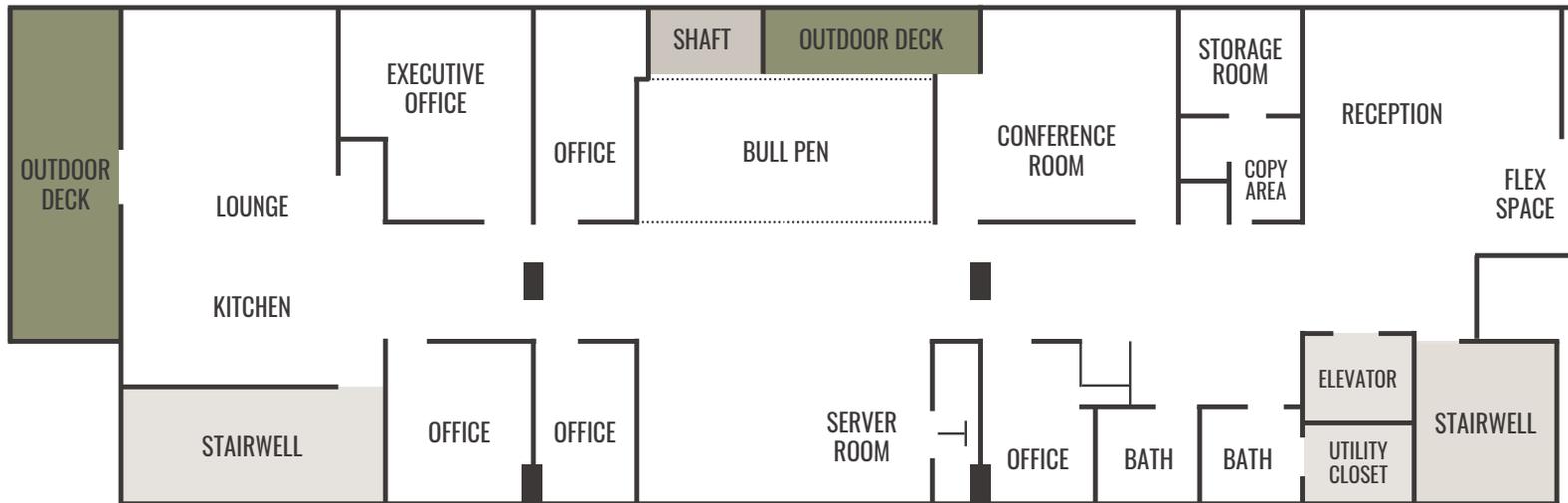


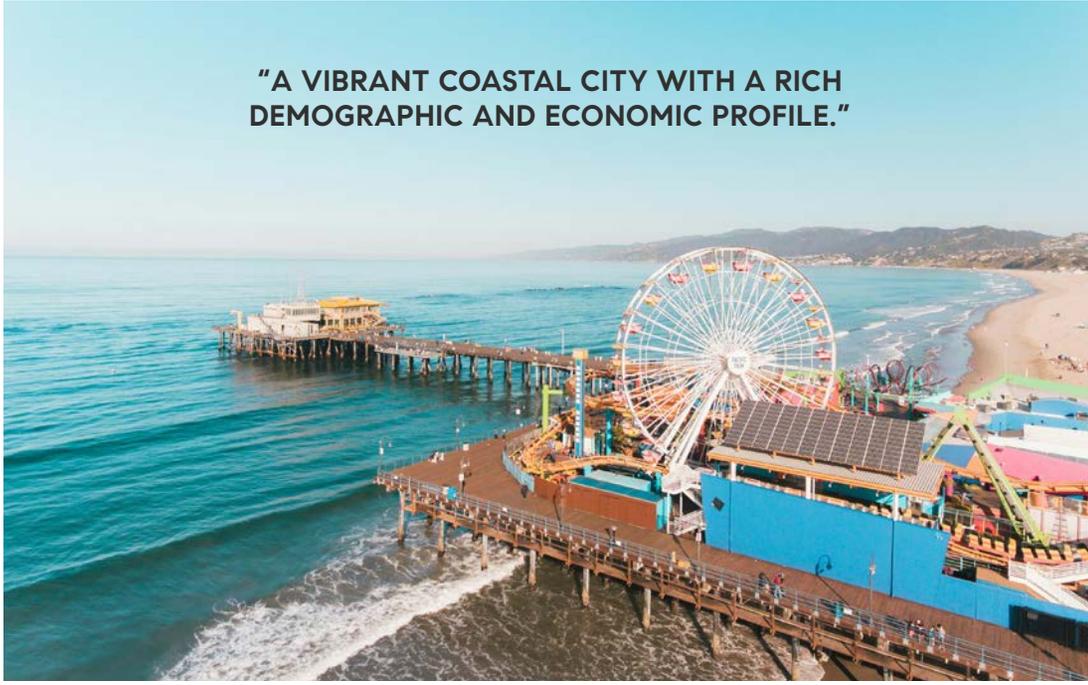
FLOOR PLAN

2210 MAIN STREET | 2ND FLOOR

CURRENT CONFIGURATION

(not to scale & not exact)





DEMOGRAPHICS SNAPSHOT

- 
89,922
 As of July 1, 2023, the estimated population is 89,922, reflecting a 3.4% decrease from the 2020 Census count of 93,076.
- 
3,500
 In 2022, Santa Monica had a total of 3,500 employer establishments, with total employment reaching 33,000.
- 
\$1.2 Million
 The median value of owner-occupied housing units between 2019 and 2023 was approximately \$1,200,000.
- 
\$85,000
 The median household income during the 2019-2023 period was around \$85,000.
- 
39%
 Approximately 39% of residents aged 25 and over hold a bachelor's degree, and 29% have a master's degree or higher.
- 
43.5
 The median age of Santa Monica residents is 43.5 years, which is higher than the national.





ANNENBERG COMMUNITY BEACH HOUSE
 A historic beach club offering a pool, beach access, and cultural events. It's a wonderful spot to relax by the ocean and enjoy various activities.



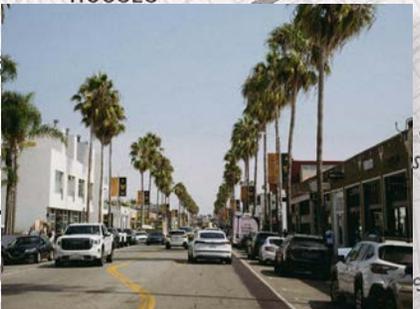
THE COVE SKATEPARK
 A 20,000-square-foot skatepark suitable for all skill levels. It's a popular destination for both locals and visitors who enjoy skateboarding.



THIRD STREET PROMENADE
 A vibrant, pedestrian-only shopping district featuring a variety of retail stores, restaurants, and entertainment venues. It's a hub of activity and a must-visit for shoppers and foodies alike.



URTH CAFFÉ
 A renowned European-style café known for its organic, heirloom coffee and fine teas. Located at 2327 Main St, it's a popular spot for breakfast, brunch, and desserts.



ABBOT KINNEY BOULEVARD
 Situated in nearby Venice, Abbot Kinney Boulevard is known for its artsy and sophisticated vibe, featuring a variety of one-of-a-kind furniture crafters, modern interior design shops, beauty centers, top-shelf wine bars, holistic healers, and out-of-print bookstores.



PALISADES PARK
 A scenic bluff-top park offering stunning ocean views, walking paths, and picnic areas. It's an ideal spot for a leisurely stroll or to watch the sunset.



THE REGENT SANTA MONICA BEACH
 A luxury hotel that opened recently, offering spacious accommodations and amenities such as the Guerlain Wellness Spa and Ayesha Curry's Sweet July café.



SANTA MONICA FARMERS MARKET
 A bustling market offering fresh, local produce, artisanal foods, and flowers. It's a great place to experience the local community and pick up some delicious treats.



MAIN STREET
 A vibrant area just two blocks from the beach, featuring diverse shops, galleries, and numerous dining options. It's a popular spot among locals for shopping and leisure.



VENICE CANALS
 These locations offer a mix of cultural, culinary, and recreational experiences, enhancing the vibrant atmosphere of the Santa Monica and Venice areas.



TIM BYRNE

EVP | REGIONAL DIRECTOR

An Angeleno with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate.

Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property

types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running the day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties.

Tim has closed transactions in Southern California totaling over \$800 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.

Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

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OUR SERVICES

At Elevated LA, we are dedicated to delivering comprehensive and superior services across development, construction, and design. Our team works with clients to identify their real estate goals and build a strategic plan. Learn more about the value-added services we offer.

ADAPTIVE REUSE



Revitalize underutilized or aging properties. With our adaptive reuse services, we can identify where there is untapped potential and transform properties into valuable assets.

ASSET MANAGEMENT



Maximize the return on your investments. We provide comprehensive asset management services to maximize the value of your real estate portfolio.

NEW DEVELOPMENT



Build from the ground up. We specialize in exceptional design and construction for residential, commercial and mixed-use properties.

DESIGN CONSULTING



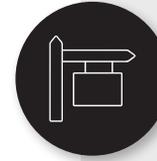
Improve the look and feel of your space. Our expert designers collaborate with clients to bring their vision to life, with a focus on functionality and timeless style.

TREND FORECASTING



Stay ahead of the curve. We track and analyze trends including competitive properties, market conditions, and building occupancy to provide insightful guidance during major decisions. Our clients have access to the most up-to-date information in the industry.

NEW DEVELOPMENT SALES



Meet your financial objectives. We offer new development sales services that make selling a seamless process.

PROPERTY MANAGEMENT



Partner with a trusted manager. Our property management services handle the day-to-day management and maintenance, from tenant relations, rent collection, and repairs to reporting, budgeting, and regulatory compliance.

MARKETING STRATEGY



Reach the right potential buyers and tenants. We create personalized marketing plans to showcase your property in the best light and to have the most impact.

LUXURY BRAND STRATEGY



Be set apart from the rest. Our luxury brand strategy services define and promote the unique qualities of your brand.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.



DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property

or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the

general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as

to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

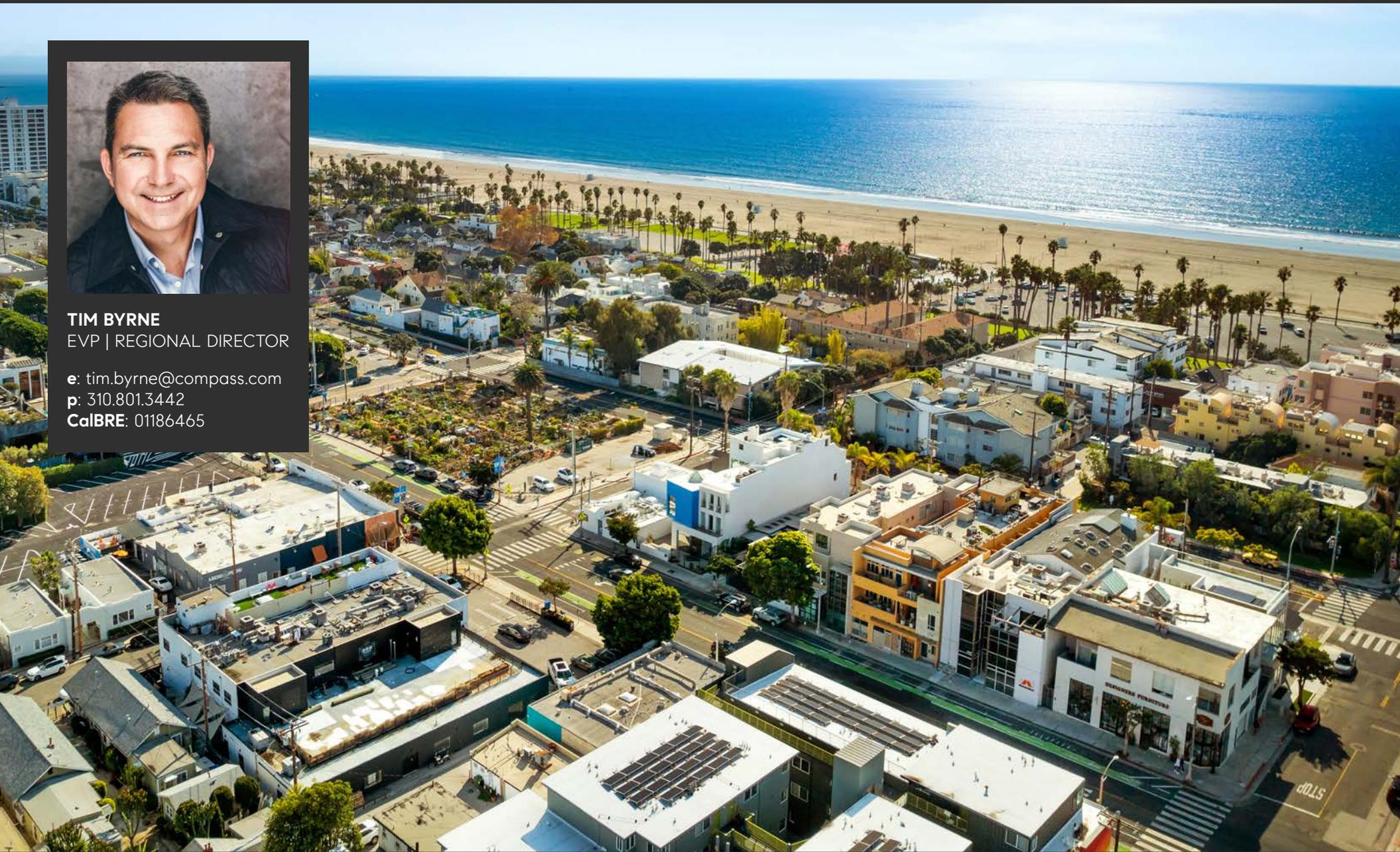
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