

**Rare Lease Opportunity**  
Virtual suite tour available

**WESTMAC**  
Commercial Brokerage Company



**631 Wilshire Boulevard**

For Lease | Live-Work or Creative Office Space in Downtown Santa Monica

# Property Summary

**ADDRESS**

631 Wilshire Boulevard  
Santa Monica, CA 90401

**SPACE TYPE**

Live-Work or Creative Office

**AVAILABLE SPACE****Suite 4A (PH-4A)**

**±2,415** rentable square feet  
**\$8,900** per month, modified gross  
(\$3.69/square foot/month)

**Suite 4C (PH-4C)**

**±2,673** rentable square feet  
**\$10,900** per month, modified gross  
(\$4.08/square foot/month)

**TERM**

Negotiable

**AVAILABILITY**

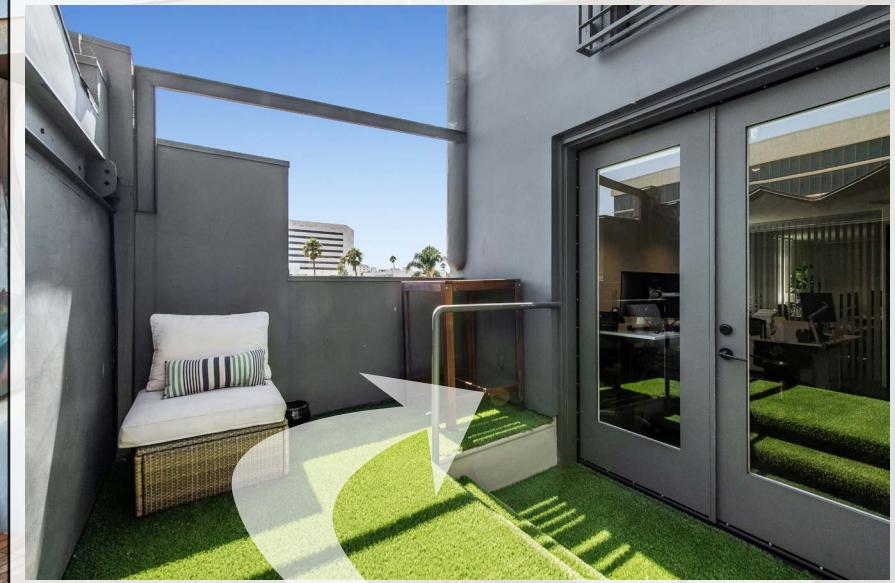
Thirty [30] days notice

**PARKING**

Negotiable

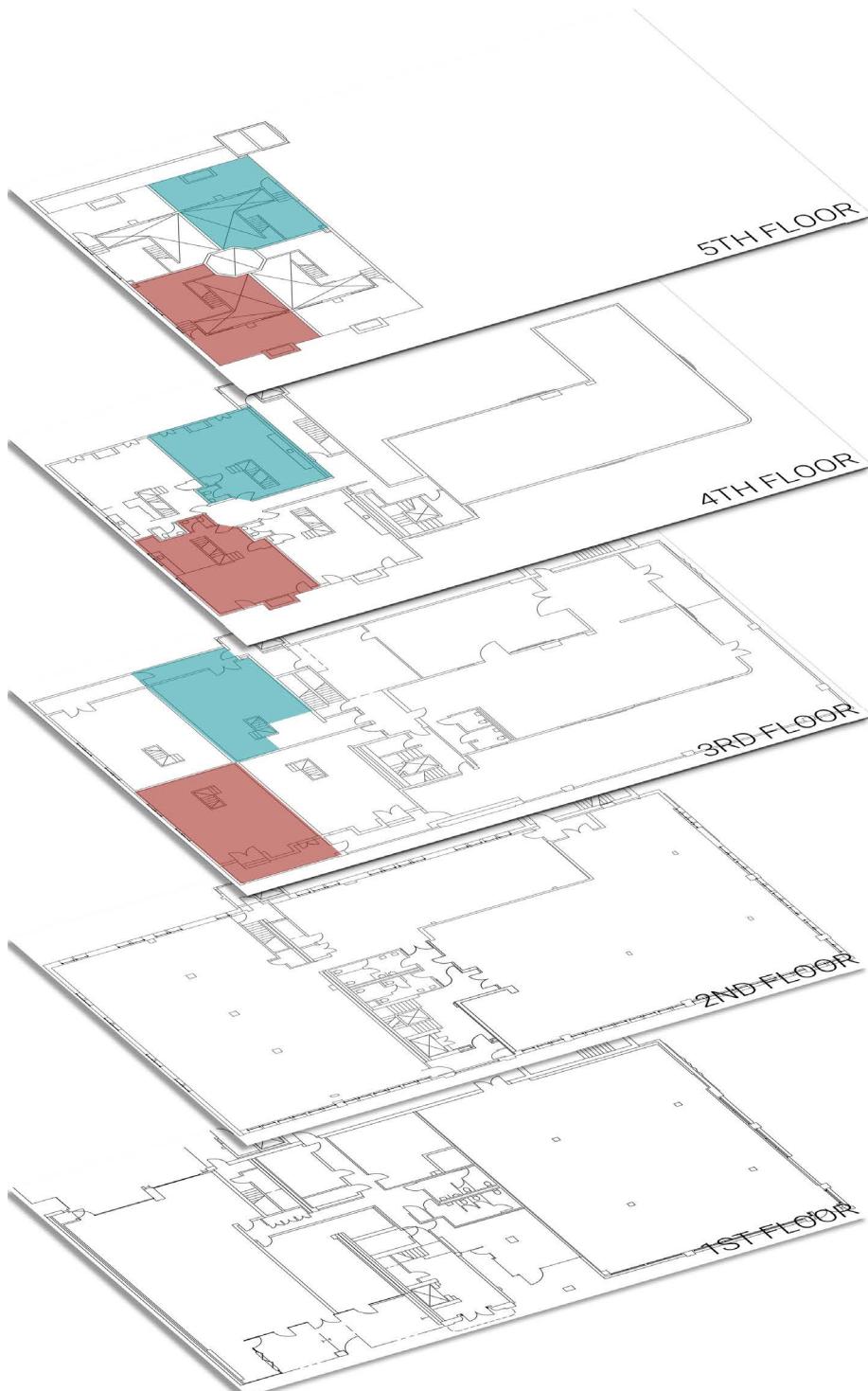
**EXCLUSIVE PATIO**

Accessible off the mezzanine for  
Suite 4A and Suite 4C



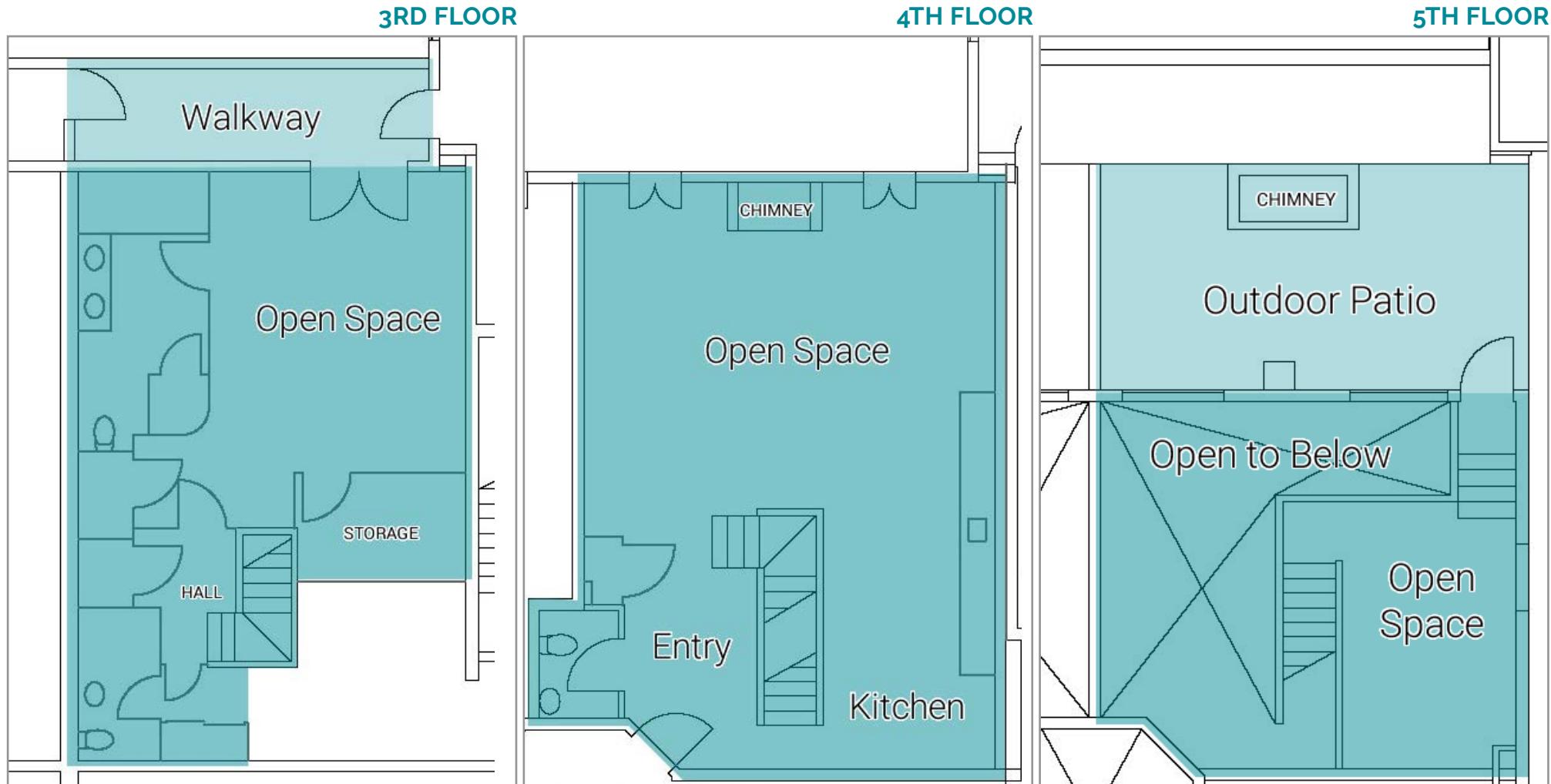
Scan QR

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. We obtained the information contained in this brochure 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. The text of this publication, or any part thereof, may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, storage in an information retrieval system, or otherwise, without prior permission.



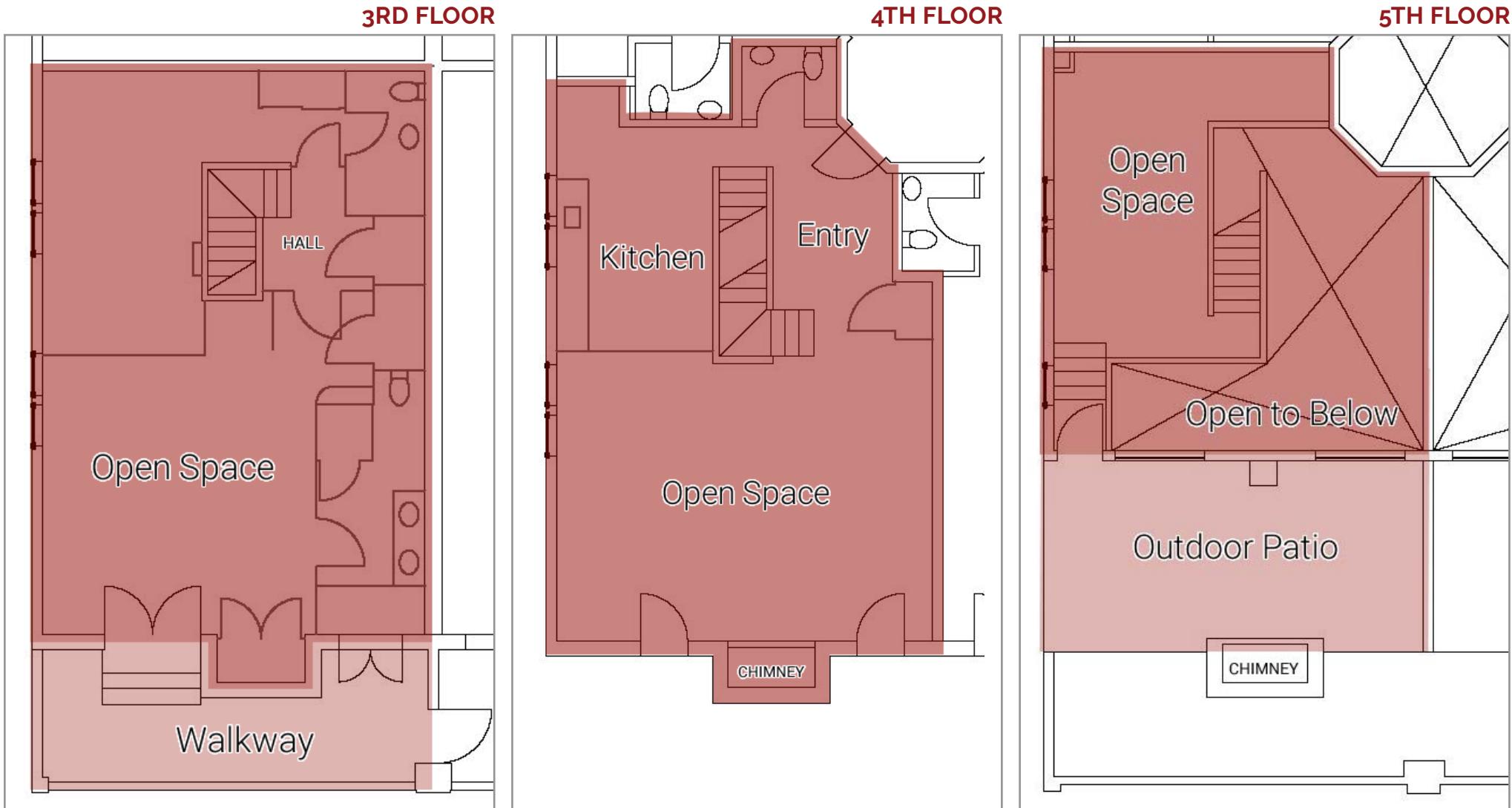
# Floor Plan

Suite 4A (PH-4A) | ±2,415 rentable square feet



# Floor Plan

Suite 4C (PH-4C) | ±2,673 rentable square feet



## Building Amenities

- » Santa Monica Landmark Retail on 1st Floor which includes Mendocino Farms, Sidecar Donuts, Bluestone, Lane Coffee and Chase Bank
- » On-site Parking
- » Fiber Optic Internet Network
- » Numerous Outdoor Patio Areas with Great Views

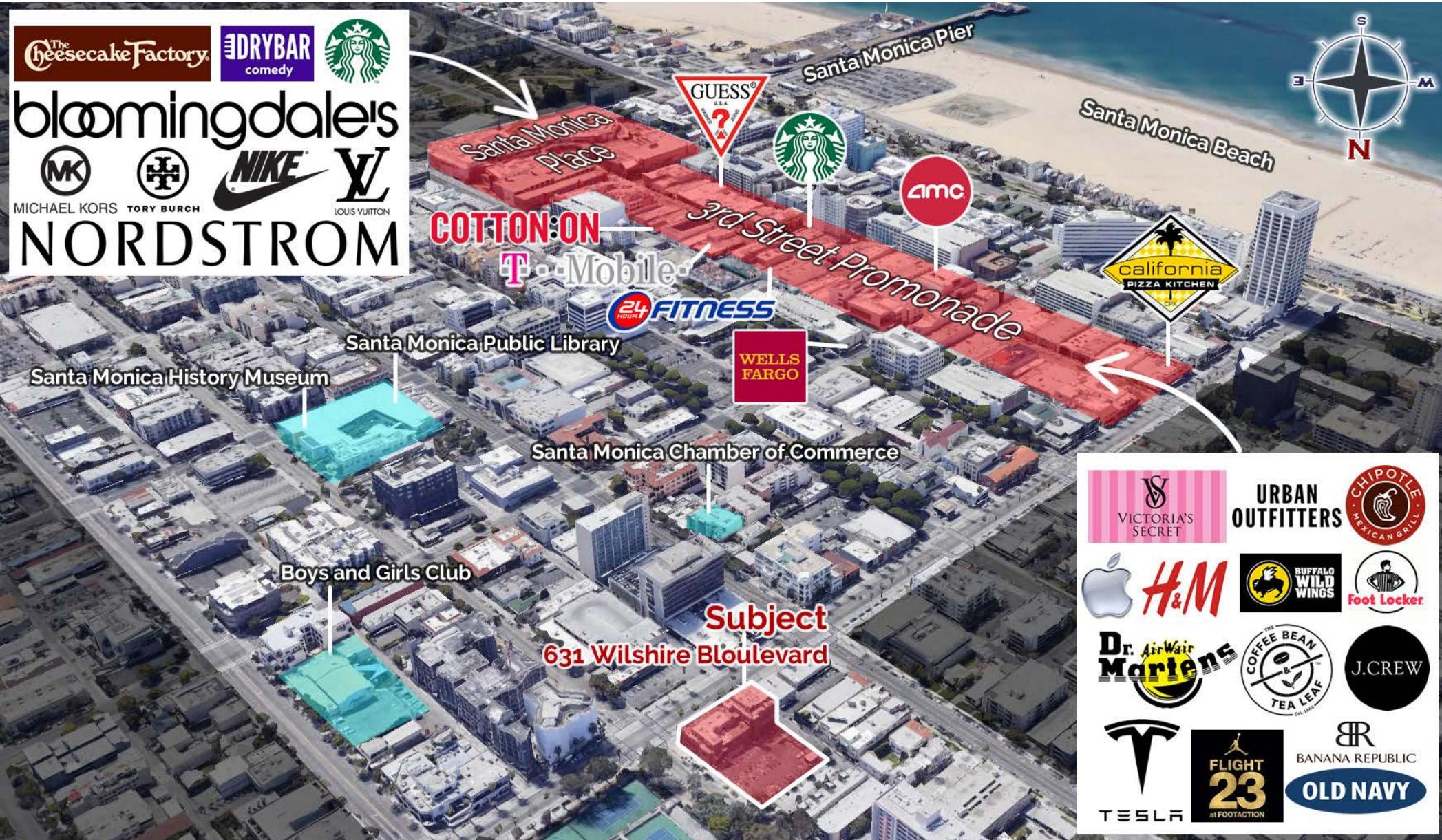


## Building Location

### PRIME SANTA MONICA LOCATION

The Property is located on Wilshire, between 6th and 7th Streets, in Downtown Santa Monica. 631 Wilshire Boulevard is situated just north of the 10 Freeway and Downtown Santa Monica Light Rail Station, and is only a few blocks from Pacific Coast Highway and an unparalleled amenity base. Downtown Santa Monica draws thousands of visitors and residents to its streets and coastline. Located alongside the famous Pacific Coast Highway, Downtown Santa Monica is home to the Santa Monica Pier, Third Street Promenade, Santa Monica Place Shopping Center, Palisades Park and Santa Monica beach. With breathtaking ocean views that stretch as far as the eye can see, it has arguably the best sightseeing a city can offer. Santa Monica offers picture perfect scenes and world class shopping, dining and entertainment all a short walk from 631 Wilshire Boulevard.

# Amenities Map



Virtual  
Tour



Scan QR

**WESTMAC**  
Commercial Brokerage Company



# 631 Wilshire Boulevard

Santa Monica, CA 90401

**For more information contact:**



**JEFFREY M. PICKETT**  
Executive Vice President  
424.832.5306  
pickett@westmac.com  
DRE # 0182824

**WESTMAC Commercial Brokerage Company**  
1515 S. Sepulveda Blvd., Los Angeles, CA 90025  
310.478.7700 | 310.479.3989, fax  
[www.westmac.com](http://www.westmac.com)  
DRE # 01096973

