

Office/Medical Spaces for Lease

Santa Monica, CA



3200 Santa Monica Boulevard Units 201 & 202, Santa Monica, CA 90404



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

Prime Santa Monica office/medical location just West of Centinela. Great central location with easy access to West Los Angeles, Brentwood, Mar Vista, Culver City, Venice, and Marina Del Rey. Retail, restaurants, fast food, and services are within walking distance.

Lease Rate

Unit 201: \$2.50/sf per month | Unit 202: \$2.85/sf per month plus NNN charges of approximately \$0.30 per SF per month. Base rent includes water, electricity, trash, and sewer.

Units

<u>Unit 201</u>	<u>Unit 202</u>
Approximately 1,000 SF	2 windowed rooms (1 with a sink).
Natural Light	Approximately 700 SF
Wood floors	Reception area
2 windowed offices	Open Space
Open reception area	Private Restroom with shower
Interior room	
New Kitchen	
Private ADA bathroom with shower.	



Term

3-5 Year Term. **Available Immediately.**

Parking

Stacked parking for 3 cars at ***no extra charge.***

Area

Prime Santa Monica blvd location with easy access to the 10 Freeway, West Los Angeles, Brentwood, Mar Vista, Culver City, Venice & Marina Del Rey.



**Demographics
3 Mile Radius**

Population is 218,000.
Households are 109,000.
Median household income is \$105,000.00.
The median age is 43.50 years.
Daytime employees are 51,000.



Photos of Unit 201



Photos of Unit 202



Map View



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.