

INDU
STRY

CREATIVE OFFICE
±2,500 RSF

3211
PICO BLVD
SANTA MONICA

FOR SALE

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

TRAVIS LANDRUM
tl@industrypartners.com
CA BRE No. 01435827

V100725

AVAILABLE SF

± 2,500 RSF

PRICE

\$3,500,000

DELIVERED

Vacant

TIMINGTenant occupied until
December 2026***PARKING**

7 parking spaces

NOTES

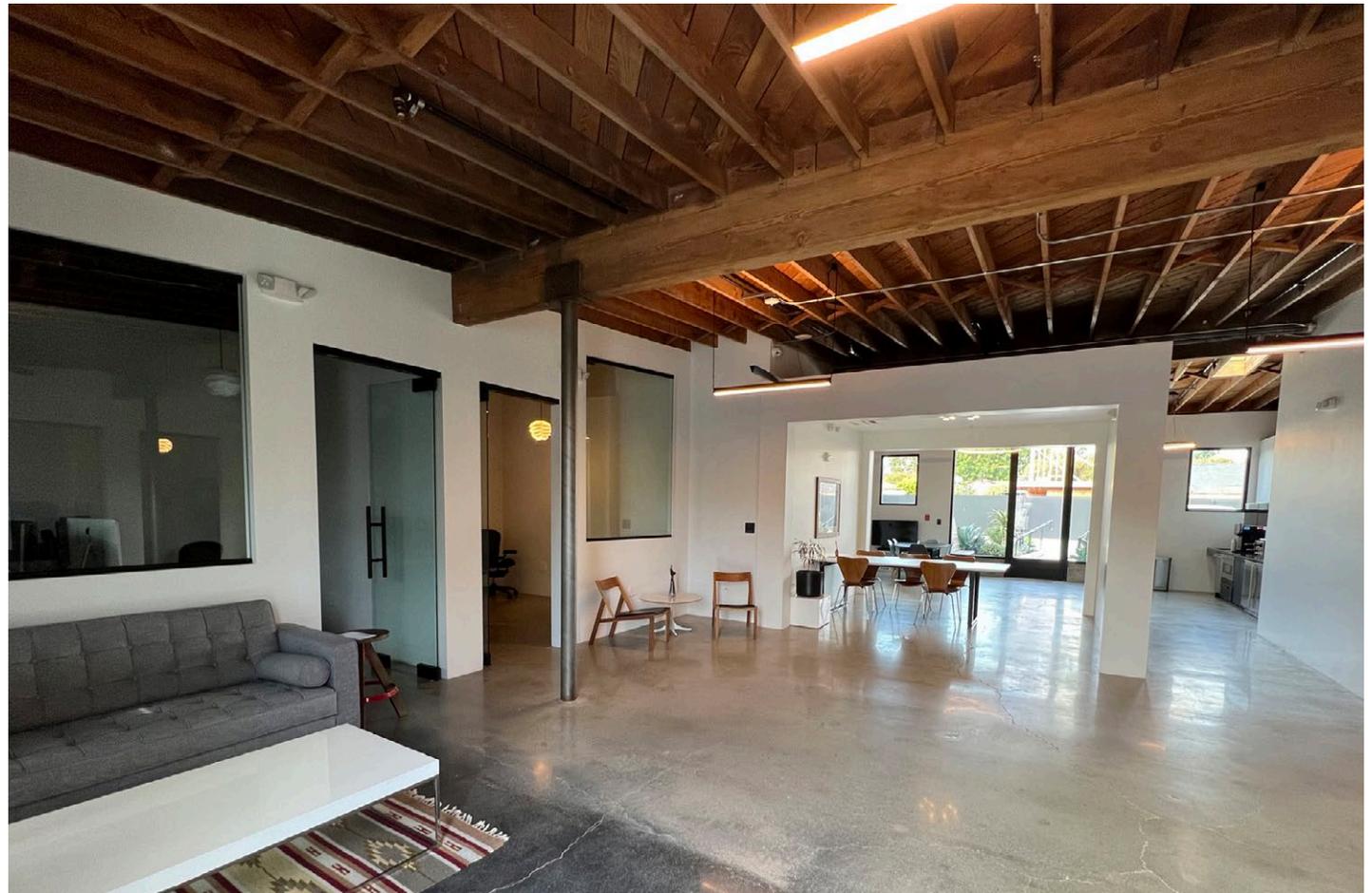
Remodel finished in 2023.

*Will be delivered Vacant upon Lease Expiration unless buyer chooses differently.

Complete remodel/New Construction/Turn Key

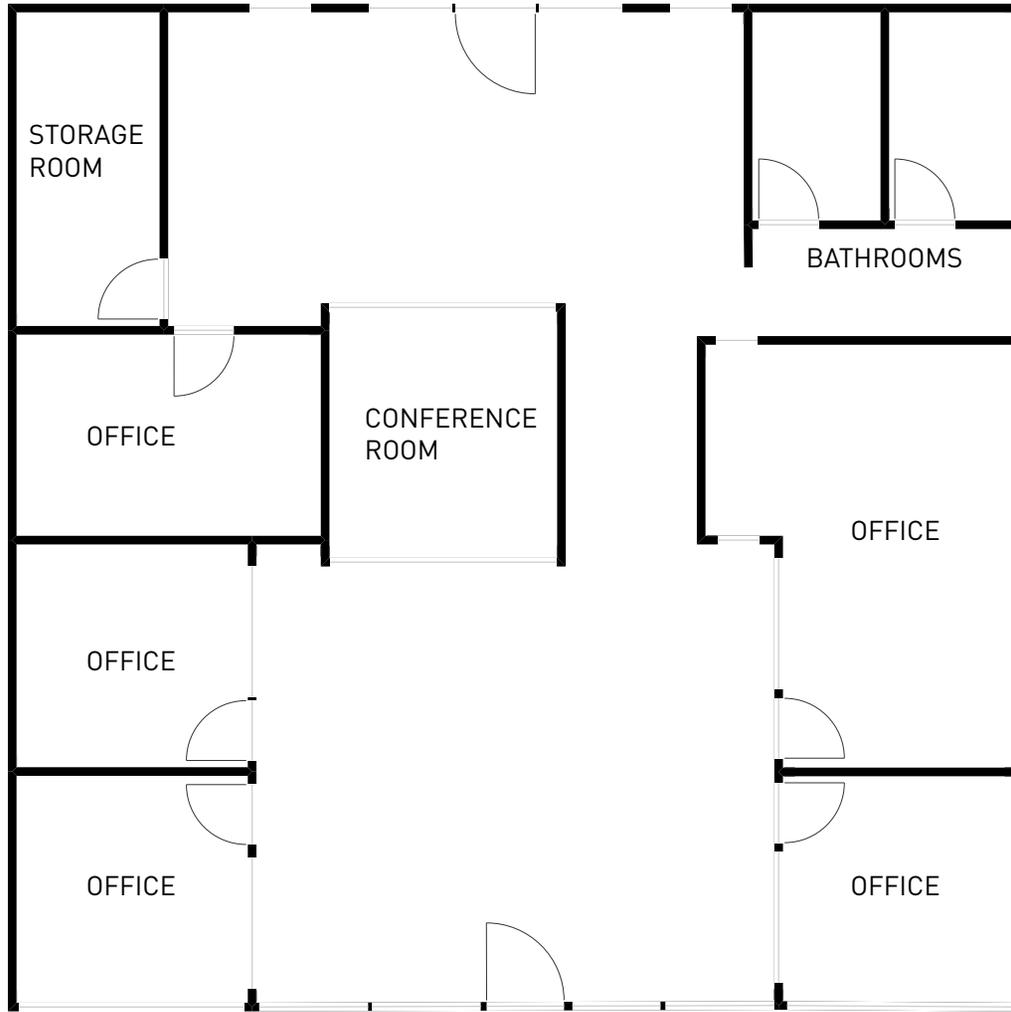
PROJECT FEATURES

- Remodel finished in 2023
- 8 unique and separate HVAC systems
- Sound proof server/machine room with double redundant HVAC
- High Energy Efficiency
- 400A Power Service
- New Title 24 compliant roof with double insulation
- All walls insulated for sound suppression
- Designer LED Lighting
- All new, under-counter designer appliances: dishwasher, microwave, refrigerator, freezer
- 4 skylights
- Polished concrete floors
- Fiber Internet connectivity
- Security cameras
- Keyless entry
- Automated rear entry
- All new Plumbing, Fixtures and Sewage line



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.
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1ST FLOOR



PICO BLVD

NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



