



FOR LEASE

12304 SANTA MONICA BOULEVARD

PROPERTY DESCRIPTION

- Three-story Class A contemporary atrium building
- Extensive renovations designed by Gensler Architects in 2008/2009
- Three elevators service the entire building from the parking garage & lobby levels
- Subterranean parking with entrances on Santa Monica Boulevard and Wellesley Avenue
- On-site property management
- Valet assist visitor parking

LOCATION DESCRIPTION

- Two blocks west of Bundy Drive in West Los Angeles near Santa Monica
- Convenient freeway access to 405 and 10 freeways
- Various retail, restaurant & banking amenities
- Great centralized West Los Angeles location

\$1.00/SF

BROKER BONUS
on 3 - 5 year
leases

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LOCATION 12304 Santa Monica Boulevard, Los Angeles, CA 90025

AVAILABLE SPACE Approximately 307 - 2,133 rentable square feet

RENTAL RATES \$2.54-\$3.00 per square foot, per month, full service gross

TERM Three [3] - ten [10] years

ANNUAL INCREASES 3%

USE Office and medical space

TENANT IMPROVEMENTS Negotiable

PARKING RATIO 2.4 spaces per every 1,000 square foot leased

MONTHLY RATES Unreserved \$120/car/month; tandem \$100/car/month; reserved \$160/car/month

VISITOR RATES \$2.00 each 15 minutes; \$20.00 daily maximum; \$8.00 flat rate after 2:30 pm

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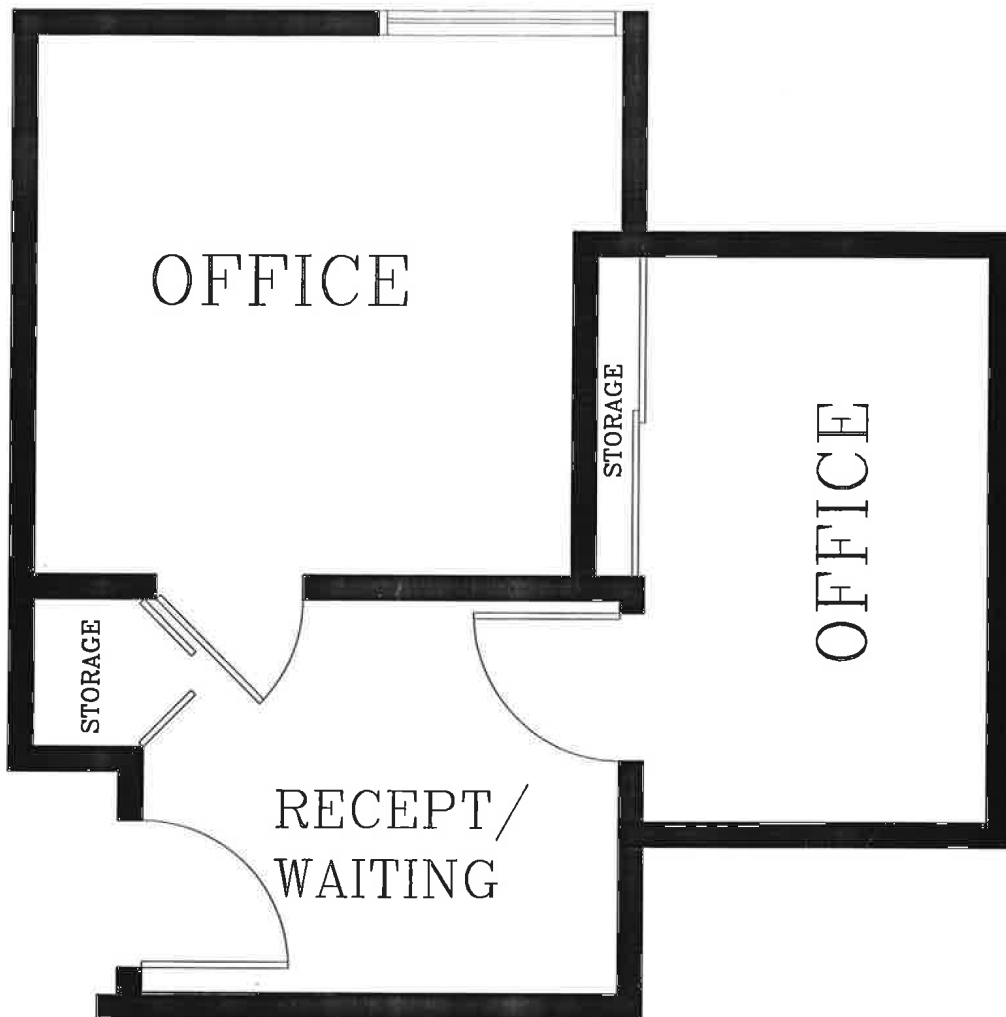
AVAILABLE SUITES

SUITE	RSF	RENT PER MONTH	DESCRIPTION
108A	±400	\$1,150.00	Two [2] offices, reception, individual storage, one with window view.
303	±772	\$1,950.00	Large window office with reception area.
308A	±307	\$850.00	Corner office space with window view.
336	±341	\$900.00	Open office space with window view.
355	±2,133	\$5,546.00	Three [3] offices, conference room, kitchen, and open area.
365A	±441	\$1,120.00	Office space with multiple rooms, furniture, and file space.

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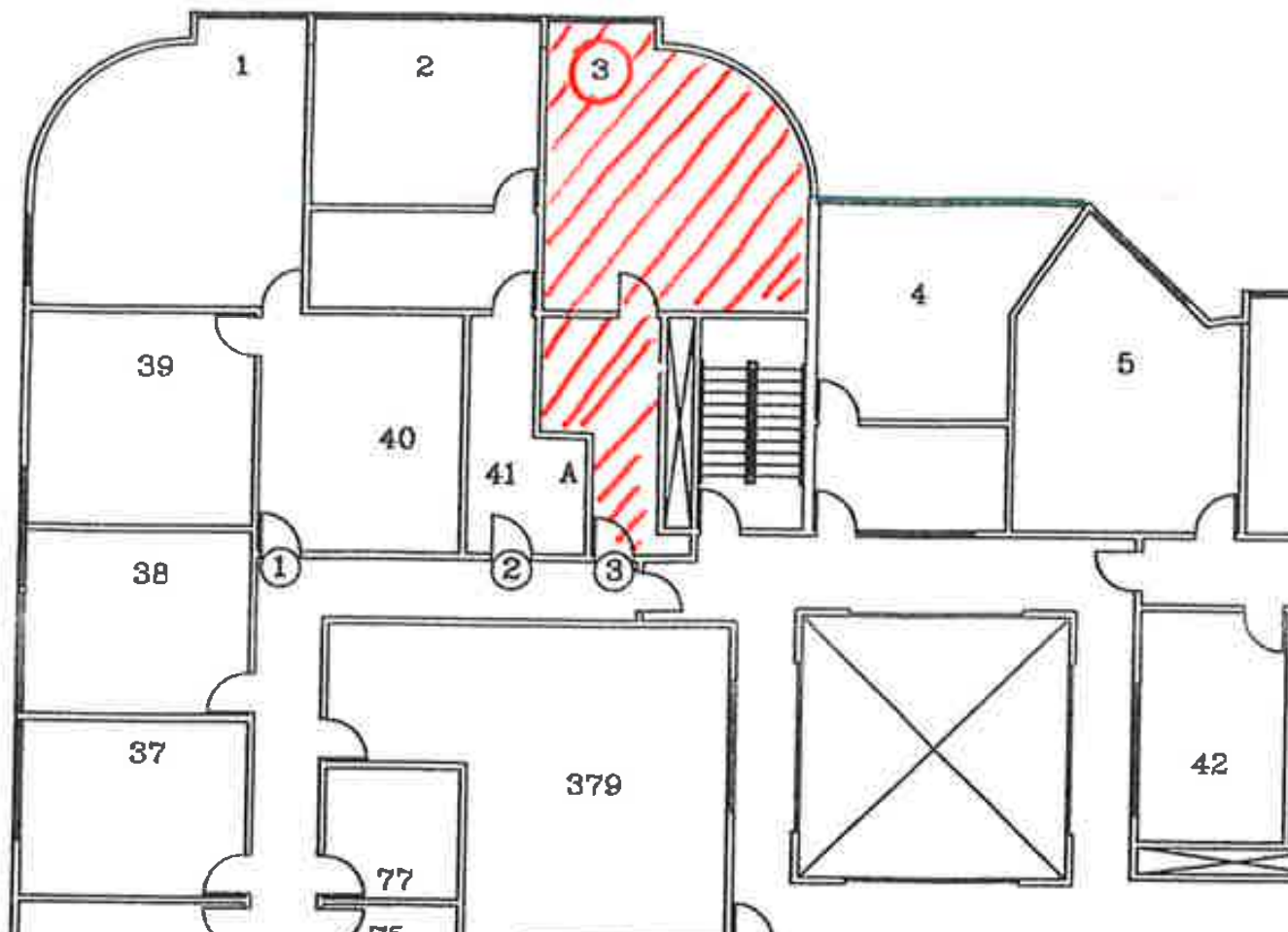
JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
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pickett@westmac.com

SUITE 108A
OFFICE USE

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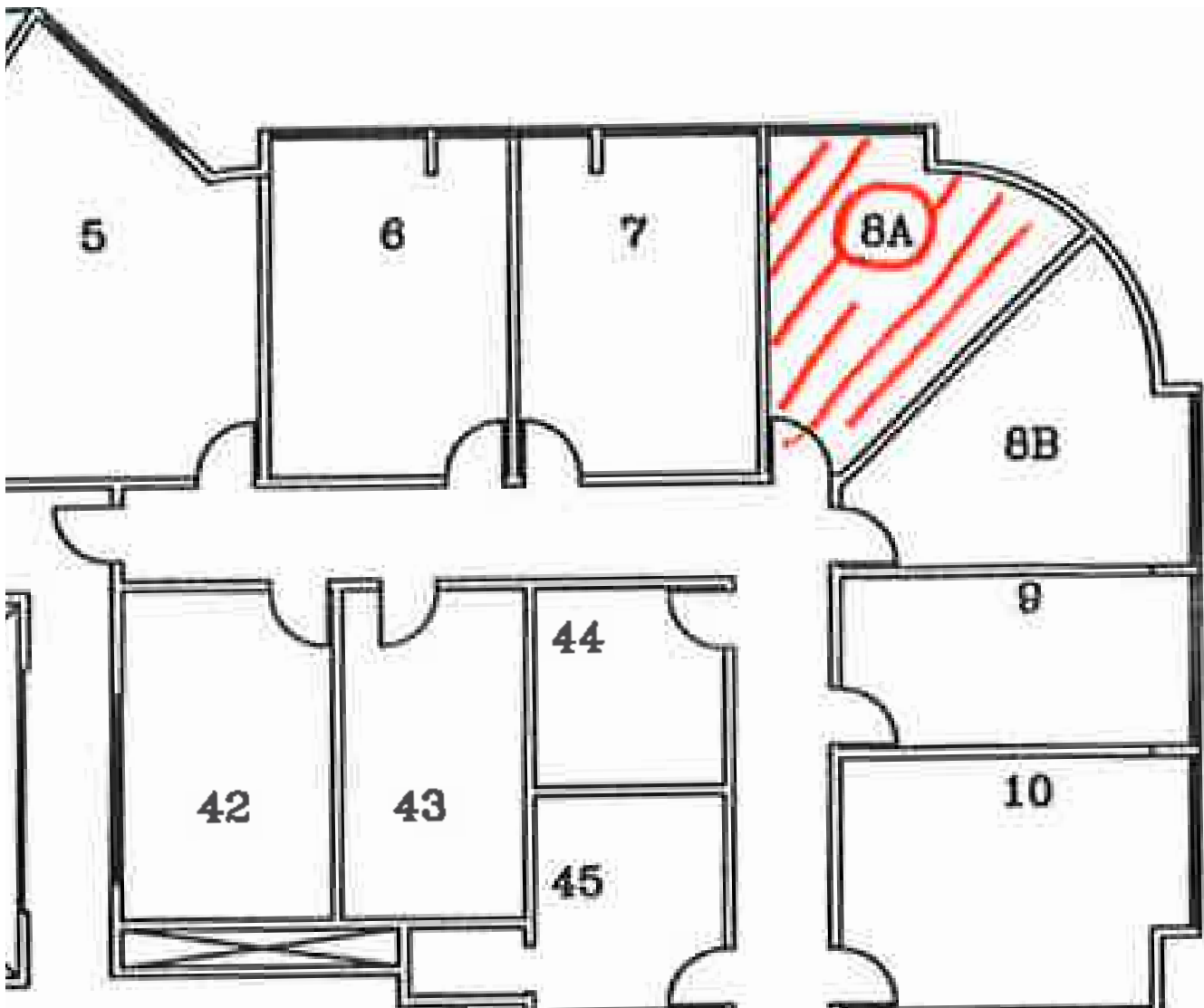
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SUITE 303
OFFICE USE

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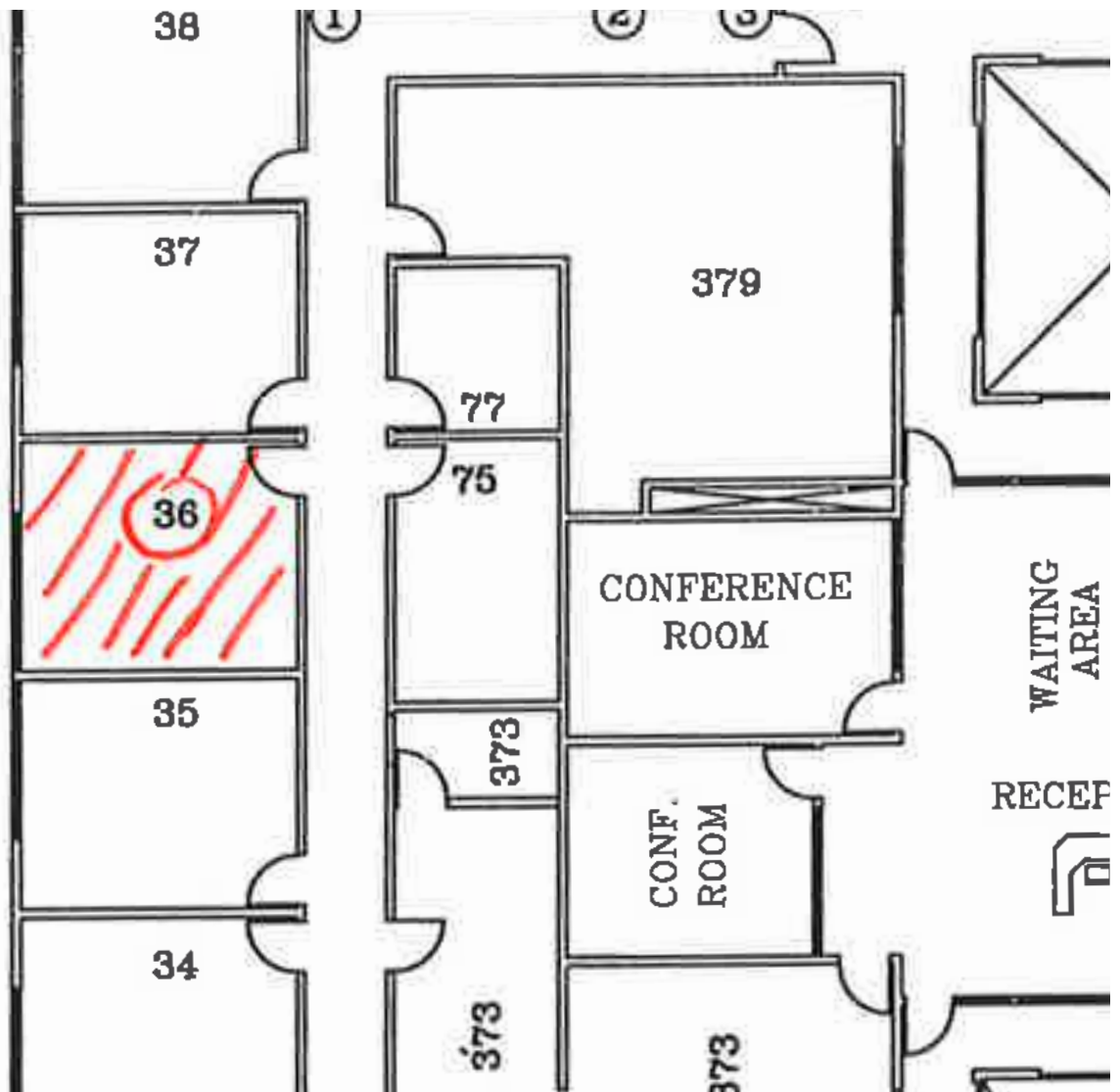
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SUITE 308A
OFFICE USE

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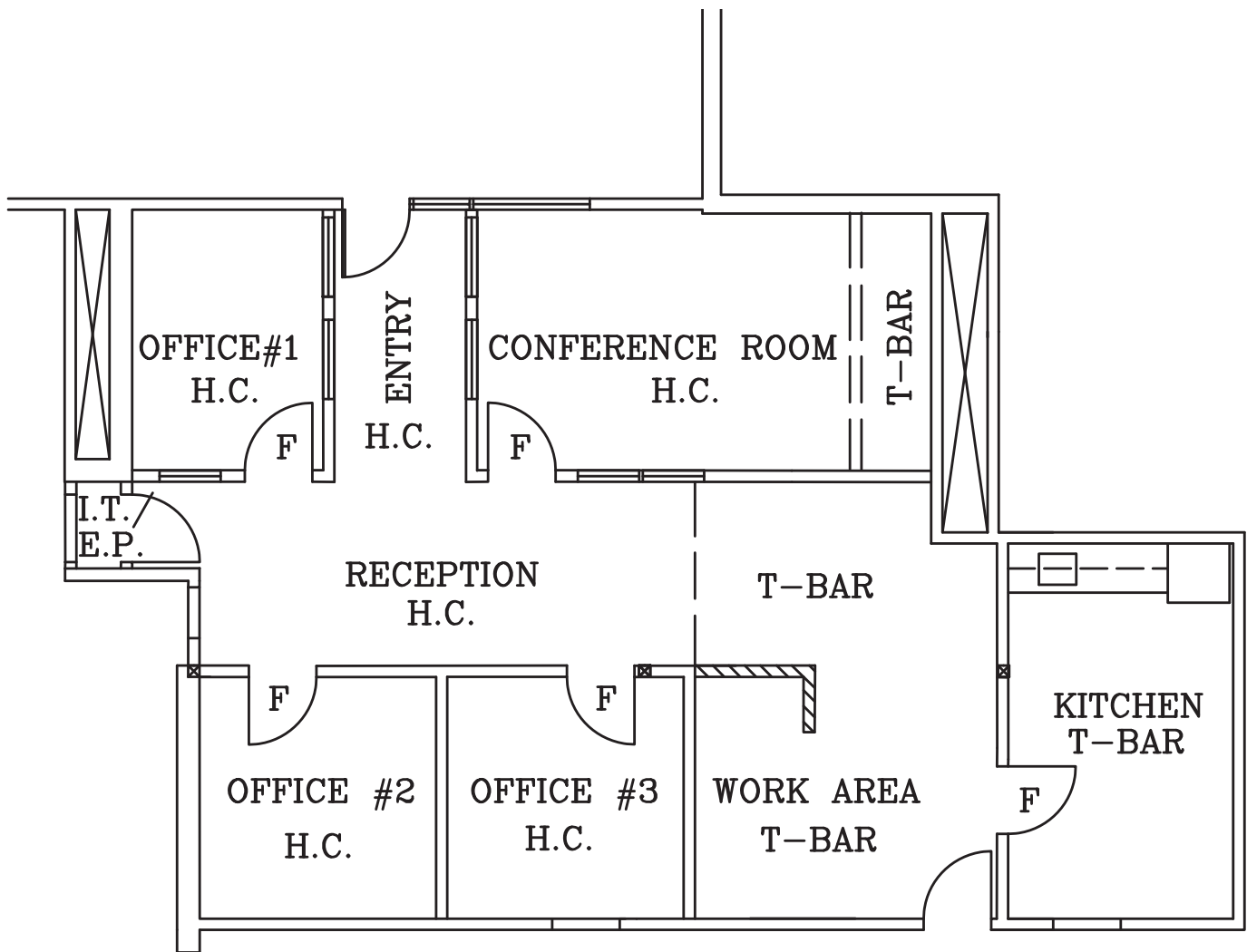
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SUITE 336
OFFICE USE

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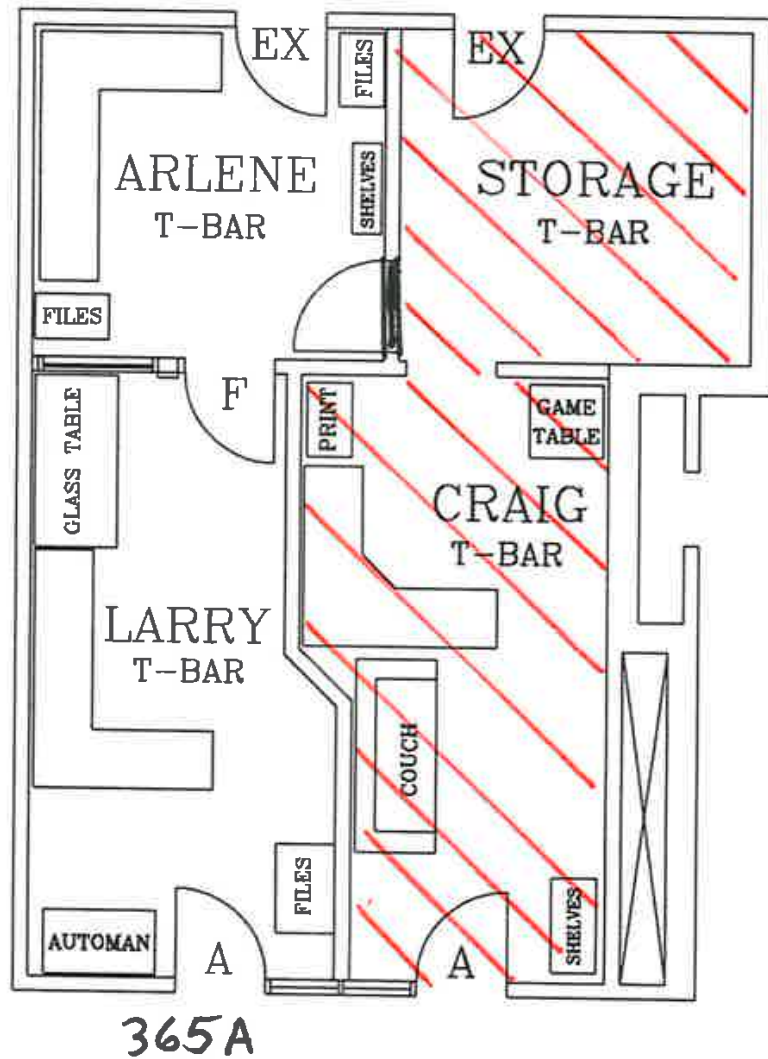
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SUITE 355
OFFICE USE

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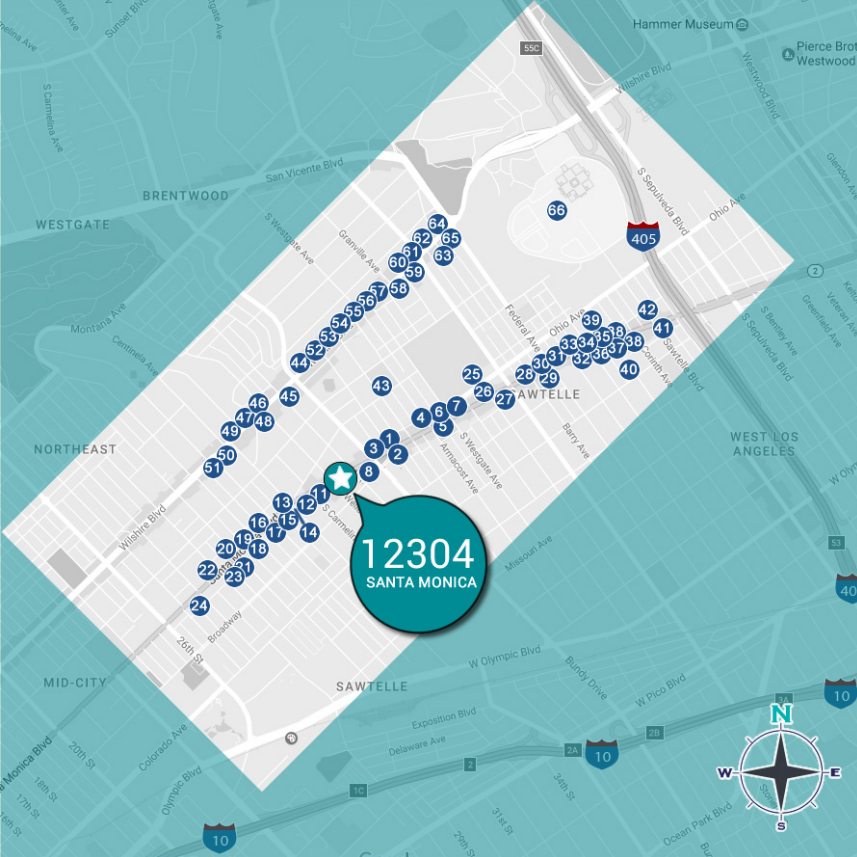
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SUITE 365A
OFFICE USE

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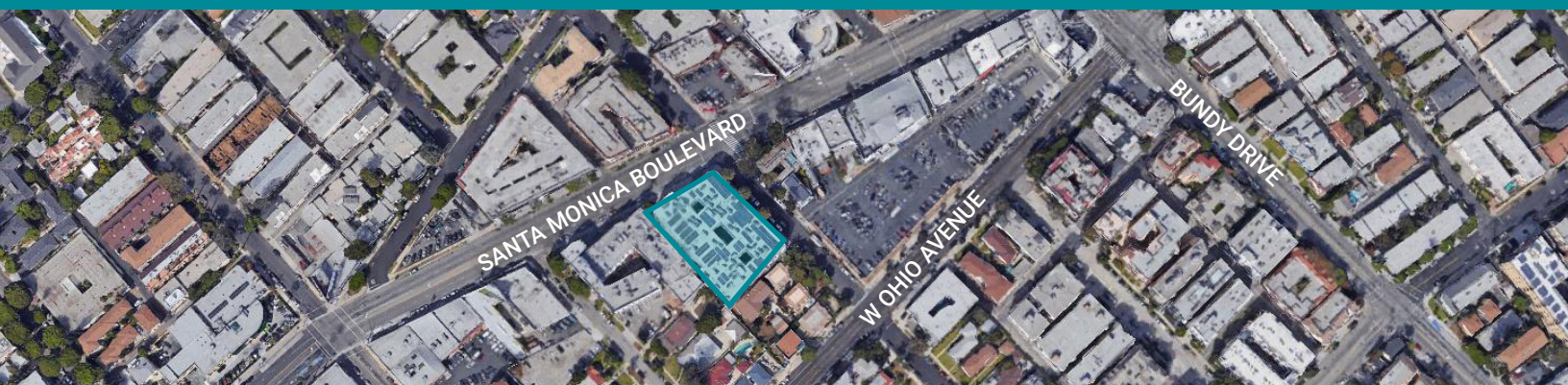
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1. Chase Bank
2. Guido's
3. Santa Monica Pavilion
4. Avis Car Rental
5. Verizon | Subway | H Salt Fish & Chips| UPS | El Polo Loco
6. Wertz Brothers
7. Westside Mercedes
8. Starbucks
9. Darya (covered by subject marker)
10. Smart & Final (covered by subject marker)
11. Jooji Garden
12. Koss Financial
13. SM Chrysler Jeep Dodge Ram
14. Keyboard Concepts
15. Santa Monica Mazda
16. Bay Cities Kitchens & Appliances
17. Santa Monica Auto Group
18. Hornburg Jaguar
19. Days Inn
20. SM School of Dance and Music
21. Josephine Press & Christopher John Gallery
22. UCLA Health SM - Pediatrics
23. Coogies
24. Automobile Club of S. California
25. University High School
26. Asakuma Sushi
27. Goodwill
28. En Sushi
29. Nook Bistro
30. Café 50's | Le Saigon | Qusqo Bistro
31. The Gym LA
32. SM Glatt Kosher Market
33. Blick Art Materials
34. Bank of America
35. Floyd's 99 Barbershop
36. Javan
37. USPS
38. Abby Lee Dance Co. LA
39. Backyard Butler Cinema
40. West LA Courthouse
41. Nuart Theatre
42. UCLA Thrift Shop
43. Brockton Avenue Elementary
44. Literati Café
45. U.S. Bank
46. Westside Pediatrics
47. Opus Bank
48. Halstrom Academy
49. OneWest Bank
50. BevMo
51. CVS
52. Ralphs
53. CVS
54. Fatburger
55. Ross
56. Consulate General of Austria
57. Q's Billiard Club & Restaurant
58. Consulate General of Israel
59. Barrington Plaza
60. The Palace Seafood & Dim Sum
61. The bw
62. India's Oven
63. Yoga Works Brentwood
64. Wells Fargo
65. The Coffee Bean & Tea Leaf
66. VA - Greater Los Angeles

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