

RENT REDUCTION!

Office/Medical Space on Santa Monica Boulevard / Santa Monica, CA



3200 Santa Monica Boulevard Units 201 & 208, Santa Monica, CA 90404



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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~~ **\$2.20**/sf per month | Unit 208: ~~\$2.50~~ **\$1.85**/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 208</u>
Approximately 1,000 SF	Approximately 1,400 SF
Natural Light	Large reception area
Wood floors	Kitchenette/break room with access to rear balcony
3 windowed offices (1 with sink)	2 windowed offices and 1 interior office
Open reception area	Private Restroom
Interior room	
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.



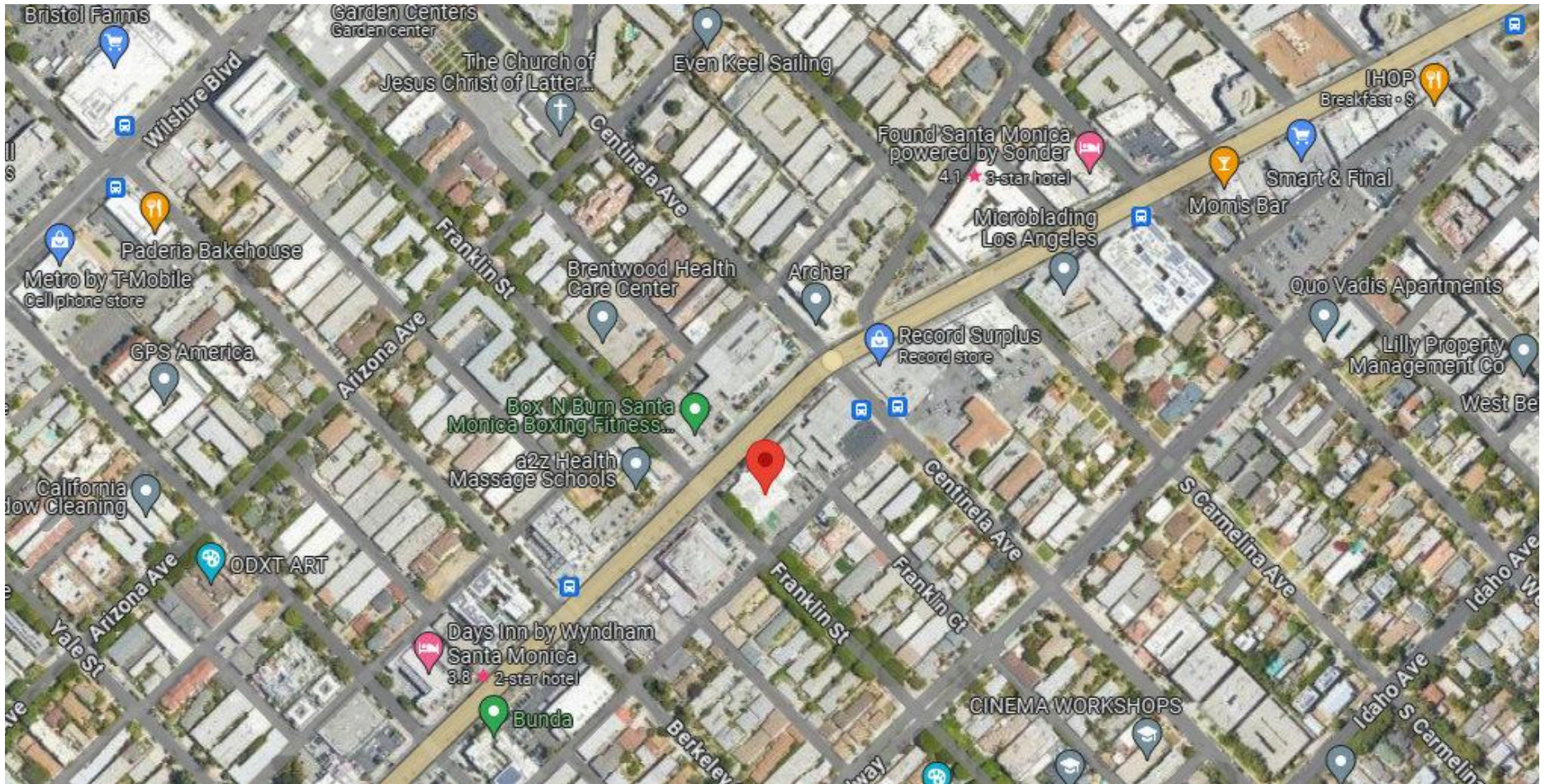
Photos of Unit 201



Photos of Unit 208



Map View



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