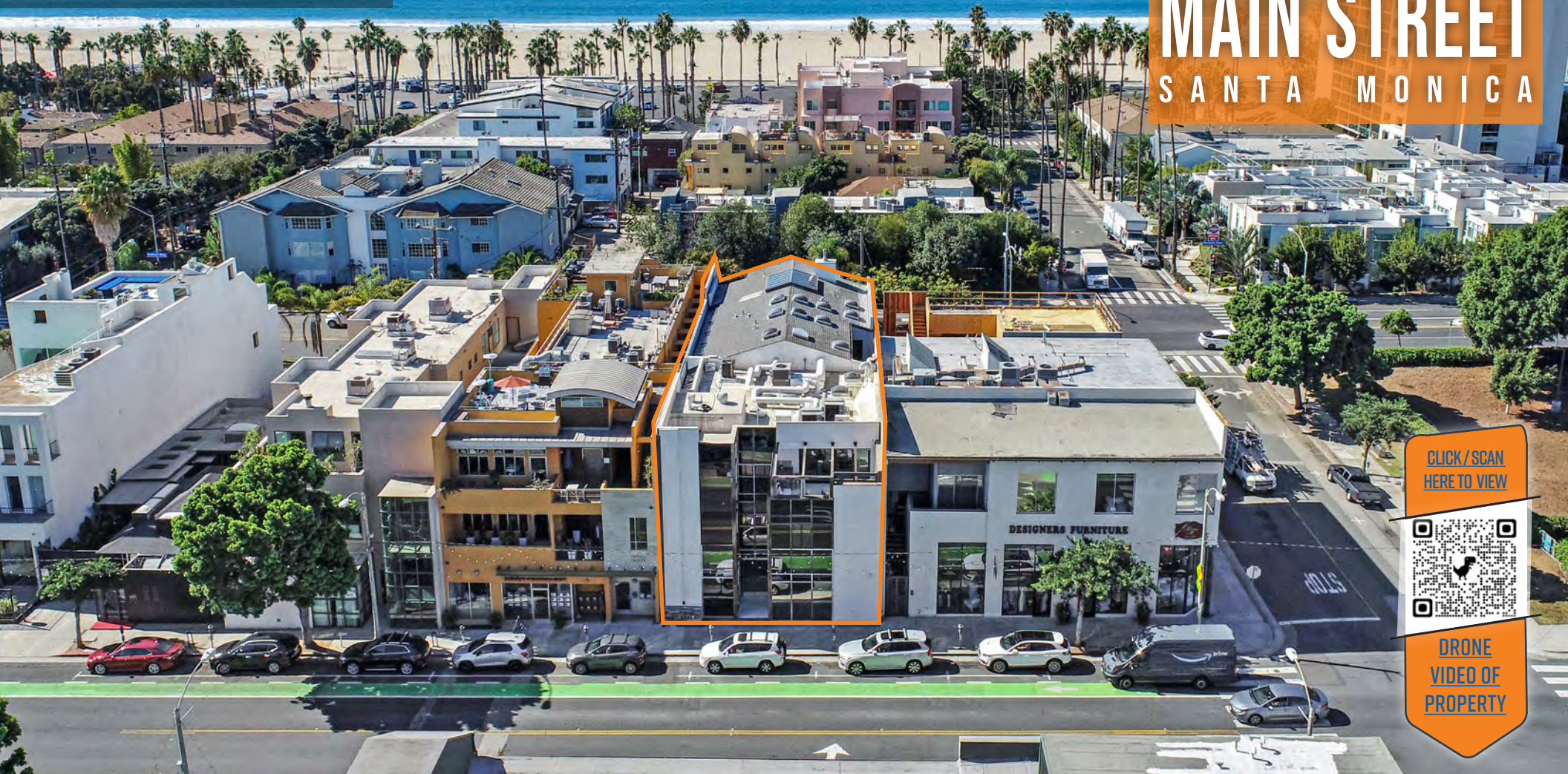


FOR SALE FULL TO PARTIAL OWNER/USER

2210
MAIN STREET
SANTA MONICA

PRICE REDUCTION



CLICK / SCAN
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DRONE
VIDEO OF
PROPERTY

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AVAILABLE SPACE

CURRENT RENT ROLL		SIZE			MONTHLY RENT						ANNUAL RENT		LEASE TERMS			COMMENTS
Bldg/Addr.	Tenant	Size (SF)	% Of Total	\$/SF	Monthly Rent	Parking	NNN	Total Monthly Charge	Base \$/SF	% Of Total	Annual Rent	Annual Rent PSF	Lease Start	Lease Exp	Term Remaining	
200	AmpHsp Inc. Momentous	4,550	48%	4.10	\$18,455	\$705	\$5,688	\$24,847	\$4.10	39%	\$298,168	\$66.26	Jan-24	Apr-27	10 mths	Wellness Center
100, 300		4,820	52%	0	0										Vacant	
TOTAL		9,320	48%		\$18,455	\$705	\$5,688	\$24,847	\$5.29	100%	\$756,072	\$81.12				

- » Fantastic partial owner/user opportunity.
- » The Subject building has been completely remodeled and has only been occupied in it's current configuration by two [2] previous tenants including Momentous.
- » Existing internet service through Spectrum. Fiber also available through Spectrum.
- » Fantastic natural light throughout both floors and continuous ocean breeze as all windows are operable.
- » Walking distance to a world class array of amenities, including but not limited to retail, food, coffee, bars, and the Pacific Ocean.
- » Entire building recently renovated. Secure and safe with state of the art security system yet allows for easy visitor access.
- » Excellent potential building signage.
- » Impeccably maintained "Pride of Ownership" building.
- » Ground floor conference room with front lounge area also available for the 2nd and 3rd floor tenants or an owner/user.
- » Parking: Four (4) spaces at \$225 per space on-site covered parking
Unlimited monthly parking available at the Santa Monica Beach lot located one block away.

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum 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. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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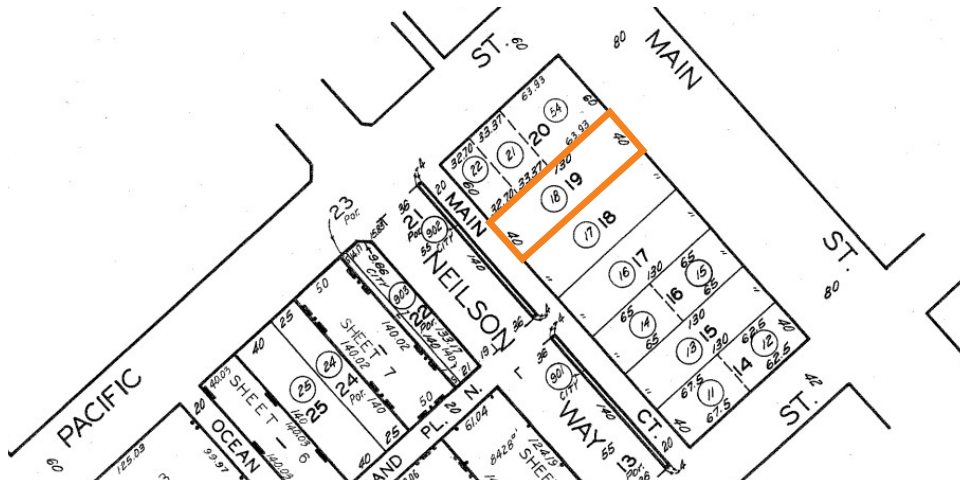
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BUILDING INFORMATION

- » Sale Price: \$6,400,000/Motivated Seller
- » 10.87% short term cap rate
- » Approximately Eight [8] parking spaces (all single stall) with potential for additional parking
- » Unlimited parking a block away in the Santa Monica Beach parking lot
- » Approximately: 9,320 (R) Square Feet not including rear and front deck space ($\pm$ 750 SQ. FT. of usable deck area)
- » Elevator and two [2] stairwells (front and rear of the building)
- » Common area in the building lobby and on the 3rd floor is usable lounge space for casual sit down meetings, co-working, and relaxing
- » APN# 4289-022-018



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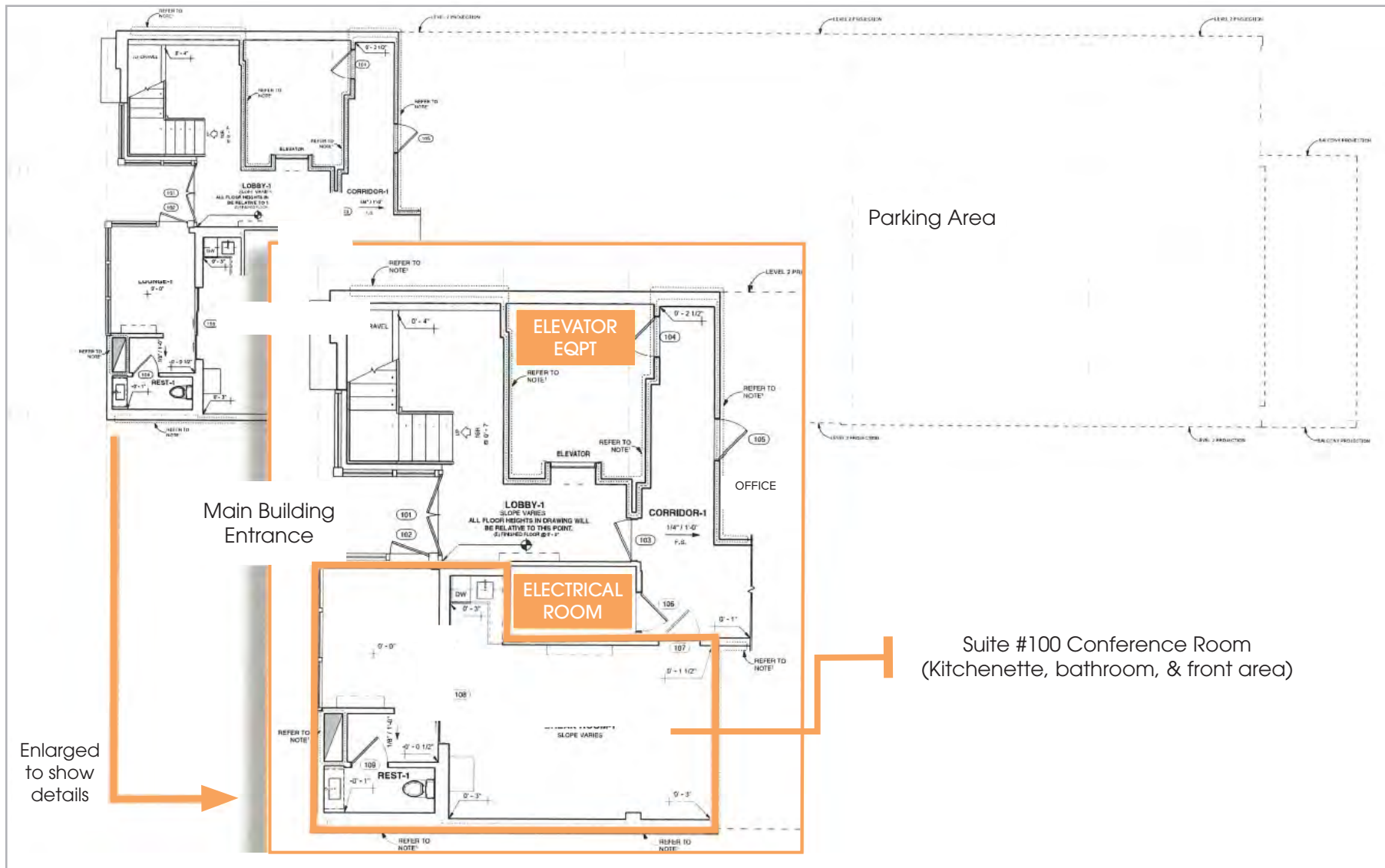
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GROUND FLOOR PLAN

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FLOOR & SITE PLANS



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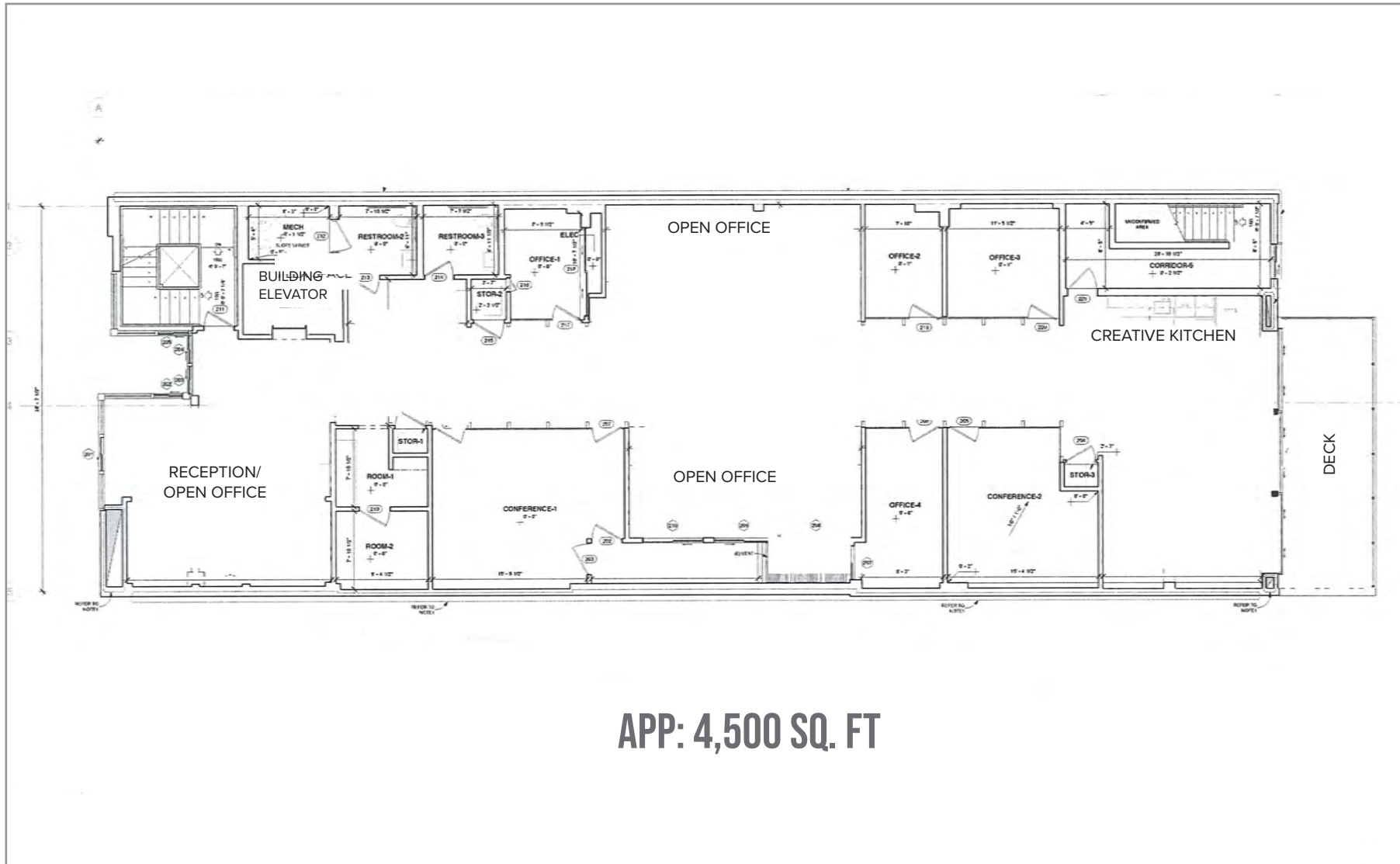


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SECOND FLOOR PLAN



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FLOOR & SITE PLANS

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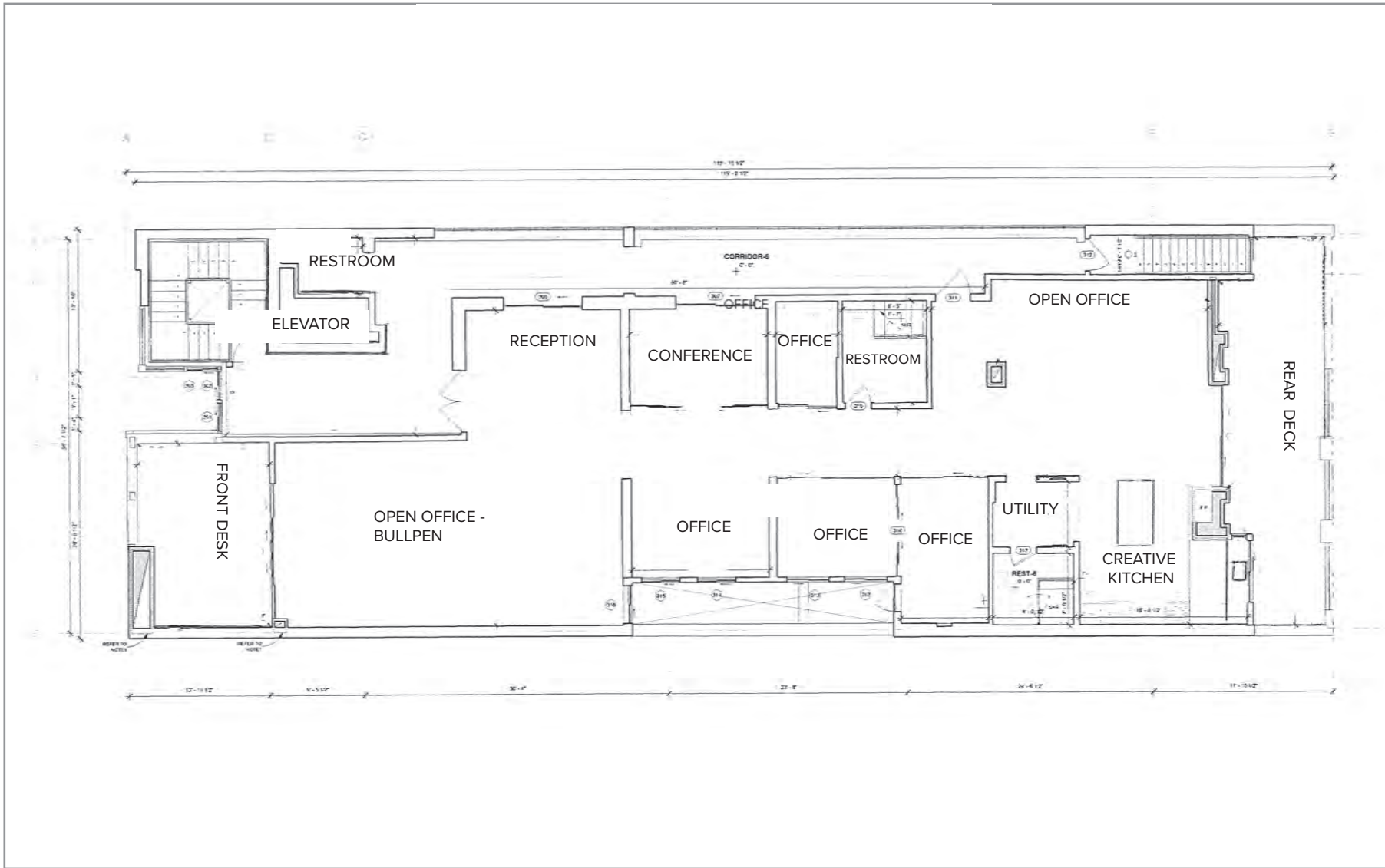


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THIRD FLOOR PLAN



07

FLOOR & SITE PLANS

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GROUND FLOOR PHOTOS



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PROPERTY PHOTOS

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SUITE 100 PHOTOS



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PROPERTY PHOTOS

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2ND FLOOR PHOTOS



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PROPERTY PHOTOS

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3RD FLOOR PHOTOS



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SECOND AND THIRD FLOOR DECK PHOTOS



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PROPERTY PHOTOS

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AMENITIES MAP



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AREA AMENITIES

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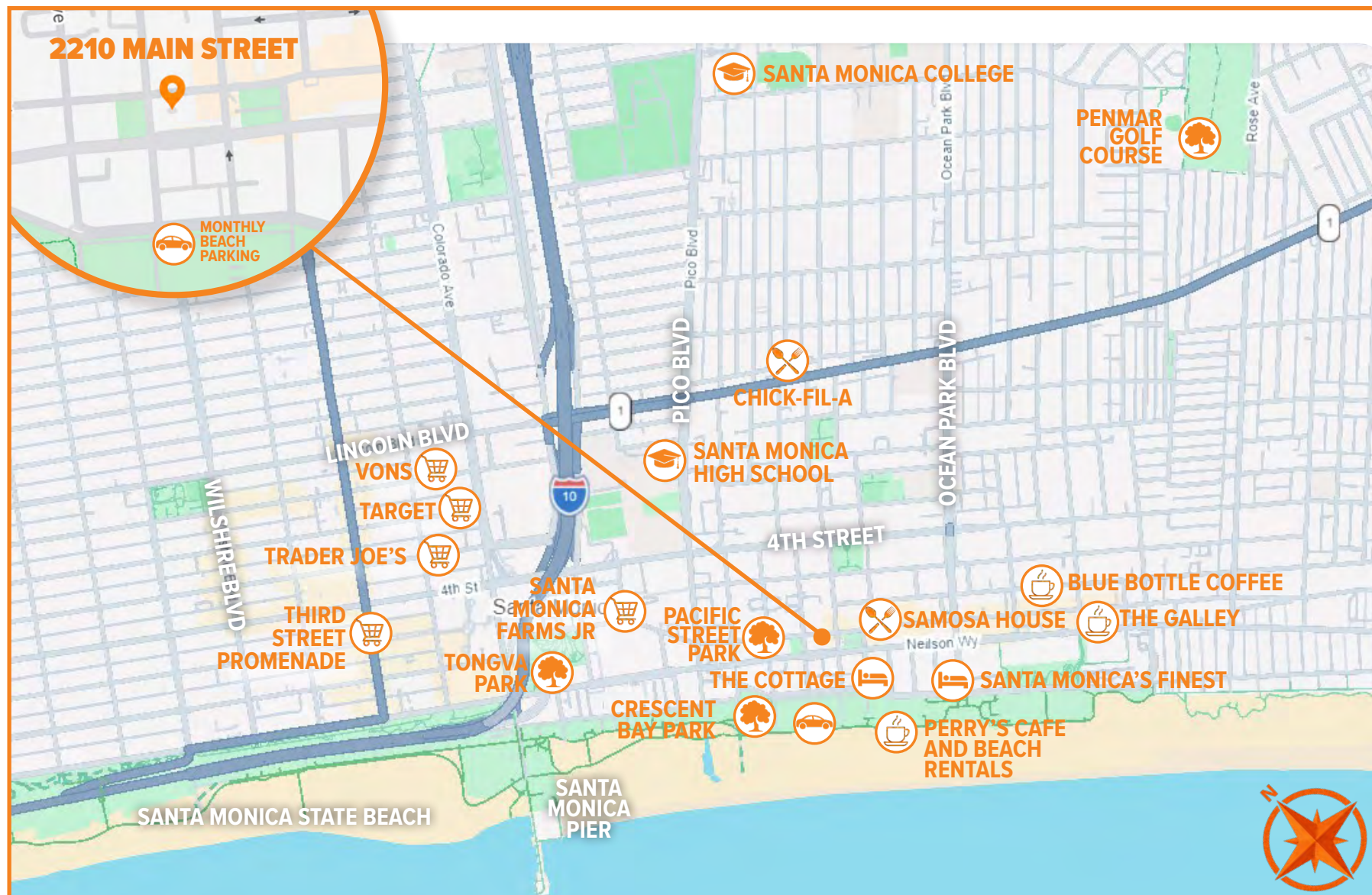
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AREA AMENITIES



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