

# 3435

OCEAN PARK BLVD.  
SANTA MONICA, CA

## MODERN OFFICE SPACE FOR LEASE

FIRST YEAR INCENTIVE RATE FOR GENERAL OFFICE SPACE



NEWLY RENOVATED FACADE  
**350 – 4,390 SF AVAILABLE**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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### Availability

<b>SUITE 102</b>	551 SF	Open area, private bathroom (Medical)
<b>SUITE 103</b>	1,500 SF	Two window offices, one interior office, five exam rooms, laundry room, private bathroom (Medical)
<b>SUITE 106</b>	1,470 SF	Four window offices, one interior office, open area with floor-to-ceiling window, kitchen, bathroom, IT room/storage
<b>Suite 109</b>	350 SF	Reception area, private office
<b>SUITE 206**</b>	1,283 SF	Corner space with floor-to-ceiling glass, mostly open space, one interior office, IT room, storage, private bathroom with shower
<b>SUITE 207**</b>	2,407 SF	Raw space to be built-to-suit
<b>SUITE 208**</b>	700 SF	One window office, one interior office
<b>SUITE 214</b>	950 SF	Two window offices, one interior office, waiting area, conference room, kitchen/copy room

\*\*Suites 206, 207, 208 can be combined in different configurations for anywhere from 3,107 SF to 4,390 SF.

### Asking Rate

General \$3.45/SF MG  
First year \$3.00/SF MG+  
Medical \$3.95/SF MG  
(net of electric and janitorial)

### Lease Terms

Negotiable

### Parking

2/1000 at \$140/space/month

### Tenant Improvements

Negotiable

### Property Features

- New facade renovation complete
- Two-story garden style office building with no enclosed common areas (except for underground garage)
- Located in the heart of Silicon Beach near Snapchat, Blizzard and other tech related companies
- Located directly across from Santa Monica Business Park and Santa Monica Airport
- Property can accommodate medical use
- Within walking distance of many restaurants and other amenities
- Easy access to the Santa Monica (10) Freeway
- Visitor surface parking and underground tenant parking available on-site

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### Property Photos



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### Santa Monica's Leading Economic Sector Snapshot:

#### Creative Industries + Technology Sector (aka "Silicon Beach")

- 2,656 businesses, employing 25,102 people (28% of the city's total employment) with a total annual payroll of \$3.5 billion (47% of the city's total annual payroll)
- Santa Monica's major tech + creative clusters are: Information (e.g. publishers, motion picture/video production, film distribution, postproduction, telecommunications, sound recording studios), Professional, Scientific + Technical Services (e.g. advertising, graphic design, computer design/programming, R + D in biotechnology) and the Arts, Entertainment and Recreation sectors.
- Examples: Activision Blizzard, Cornerstone On Demand, Edmunds.com, Hulu, Kite Pharma, Lions Gate Entertainment, Miramax Film, Oracle America, Twitter, Uber + Universal Music Group.
- Over 22 Santa Monica Co-Work Spaces and Accelerators (e.g. Cross Campus, Real Office Center, Muckerlab, Science Inc, WeWork).

Source: [www.smgov.net/City of SM Economic Development Team](http://www.smgov.net/City%20of%20SM%20Economic%20Development%20Team)

### CITY OF SANTA MONICA ECONOMIC STATS 2022

The City of Santa Monica has a robust and diversified local economy.



89,922  
TOTAL POPULATION



\$106,797  
AVG. HH INCOME



8,171  
TOTAL BUSINESSES



52,200  
TOTAL EMPLOYEES

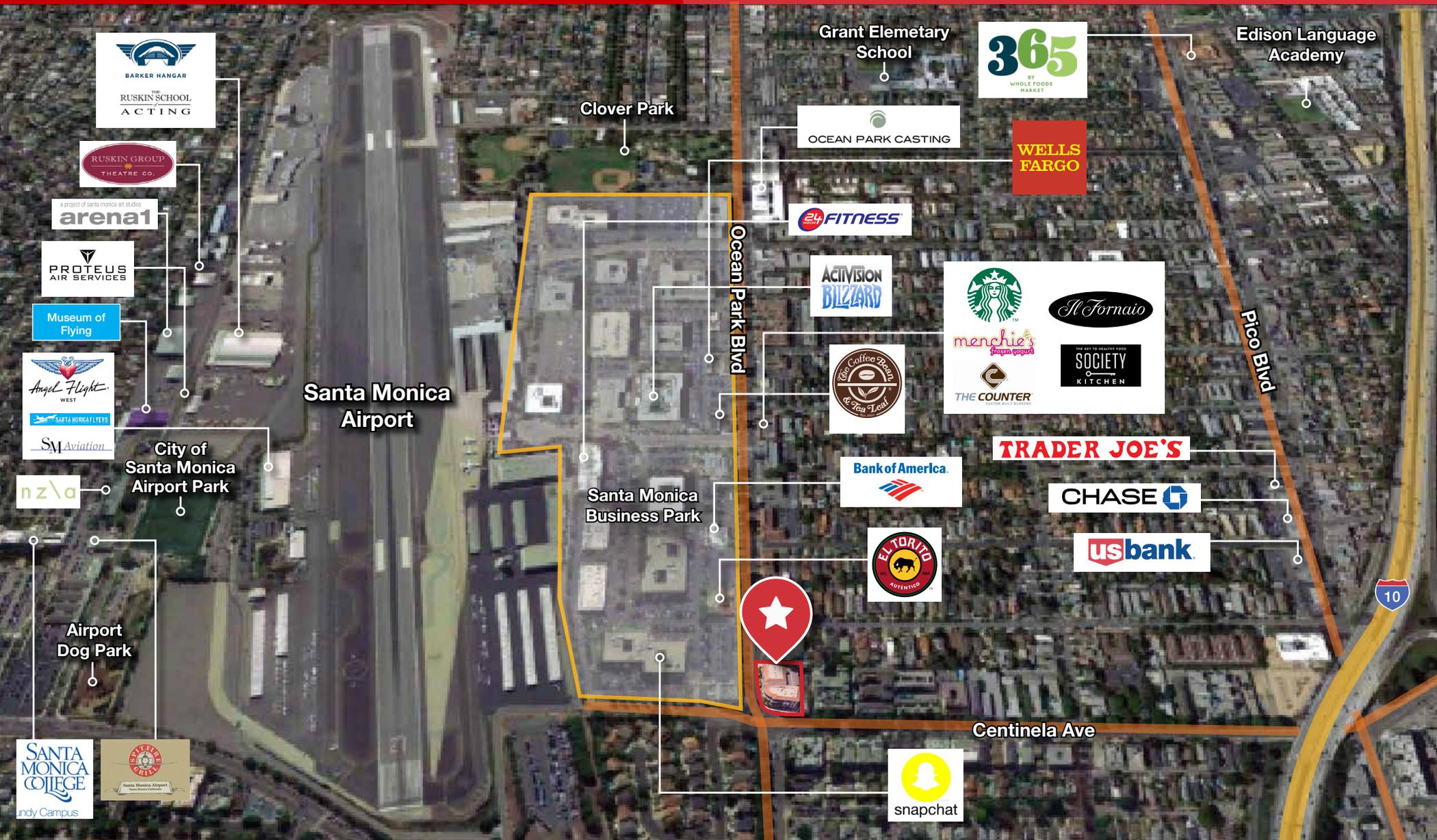


90%  
WHITE COLLAR WORKERS

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### 1st Floor



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### 2nd Floor

