

# 201

## Santa Monica BOULEVARD

### SANTA MONICA OCEAN VIEWS! DISCOUNTED SUBLEASE RATES!



CLICK FOR  
VIRTUAL TOUR



### MAJOR RATE REDUCTION!

**\$1.00/RSF/Month FSG (1/1/26–2/28/26)**

*\*For subleases signed by 11/30/25*

**\$3.50/RSF/Month FSG (through 5/21/27)**

**NEWMARK**

#### SUZANNE LEE

Executive Managing Director

t 310-407-6511

suzanne.lee@nmrk.com

CA RE Lic. #01413624

#### ZACHARY CAINE

Associate Director

t 310-491-2089

zachary.caine@nmrk.com

CA RE Lic. #02062263

#### ALLIE DORMAN

Associate

t 310-407-6570

allie.dorman@nmrk.com

CA RE Lic. #02215539





#### AVAILABLE SPACE

**5th Floor: 3,000 – 8,355 RSF\***

*\*On a shared basis for subleases under 8,355 RSF*



#### ASKING RENT

**\$1.00/RSF/Month FSG (1/1/26–2/28/26)**

*\*For subleases signed by 11/30/25*

**\$3.50/RSF/Month FSG (through 5/21/27)**



#### TERM

**Through 5/21/2027**



#### PARKING

**Up to 24 Spaces\***

Mix of Single & Tandem

*\* Parking proportionate to subleased space RSF*



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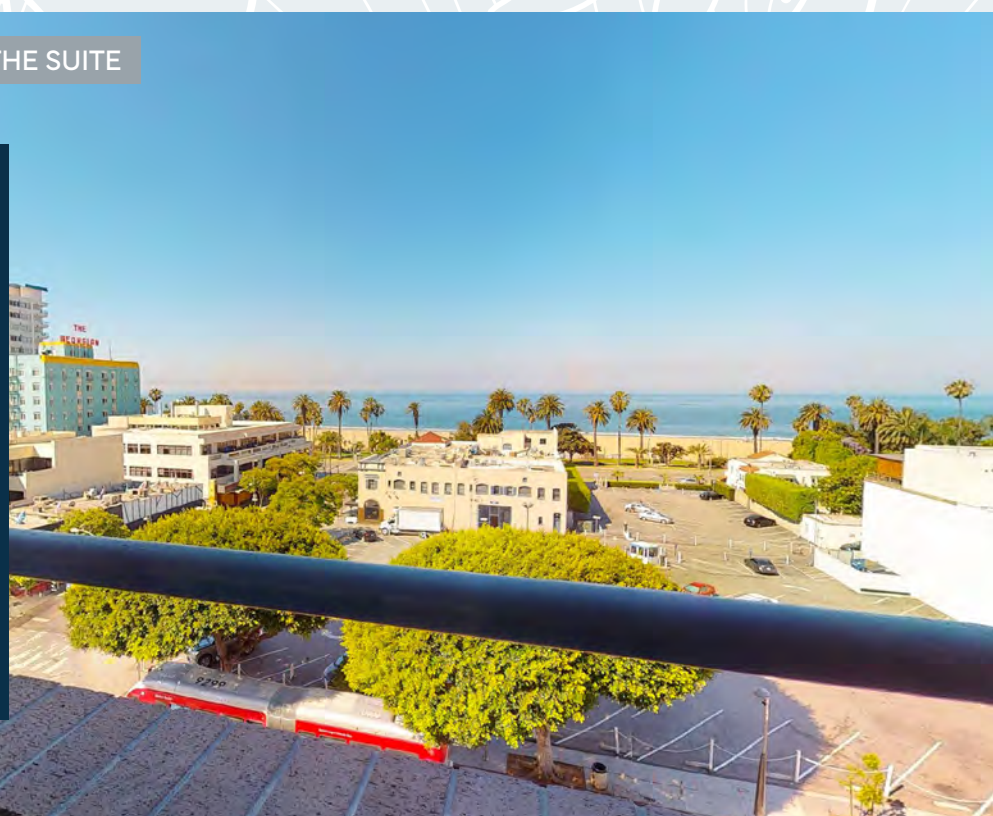
VIEW FROM THE SUITE

## Space Features

High-end professional build-out featuring: elevator identity, 2 balconies, 13 private window offices, 2 interior private offices, 16 workstations, 1 team room, 2 conference rooms, 1 break room, 1 mother's room, and a reception area. Furniture negotiable. On a shared basis for subleases under 8,355 RSF.

## Building & Location Highlights

- Prime downtown Santa Monica location: Adjacent to Third Street Promenade and two blocks from Palisades Park
- Onsite amenities: Equinox, Sugarfish by Sushi Nozawa, U.S. Bank branch





VIEW FROM THE SUITE



CONFERENCE ROOM



KITCHEN



# Floorplan | 5th Floor



13

Window Private Offices

2

Interior Private Offices

16

Workstations

1

Team Room

2

Conference Rooms

1

Break Room

1

Mother's Room

1

Reception



# Area Amenities





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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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**NEWMARK**

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[nmrk.com](http://nmrk.com)

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