



TROPHY OFFICE OR MEDICAL SPACE IN SANTA
MONICA'S MEDIA DISTRICT

143,976 SF FOR LEASE

3301 EXPOSITION BOULEVARD | SANTA MONICA, CA

CBRE

CAMPUS DETAILS

SINGLE OR MULTI-TENANT OPPORTUNITIES



Divisible from 11,792 SF to
143,976 SF and per Floor



Available Immediately



22 Surface Parking Stalls
304 Garage Parking Stalls
Ability to add an additional
60 cars in the garage
(3/1,000+ parking available)



Three Stories



Collaborative Workspaces



Central Outdoor Courtyard



Private Tenant Balconies



Expansive indoor/outdoor space



CAMPUS DETAILS



Great accessibility to the 10 and 405 Freeways as well as the Expo/Bundy Metro Station which is located 0.4 miles from the Property



Walking access to amenities including the new West Edge project featuring Gelson's



Live Loads: Floor 80 PSF +20 PSF Partition



Column spacing: 30 ft on center



Clear heights – 11'6"



Power specs - 3,000-amp, 277/480-volt, 3-phase, 4-wire service. The building also has a 150 kW diesel emergency generator (for FLS system and emergency lighting).



HVAC – (4) 90-ton Trane Intellipak air-cooled package units. 1 replaced in 2015, 1 replaced in 2018, 2 replaced in 2022.



Elevators – 3 Mitsubishi Elevators, 3500 lbs capacity



CREATIVE | MODERN | DESIGN

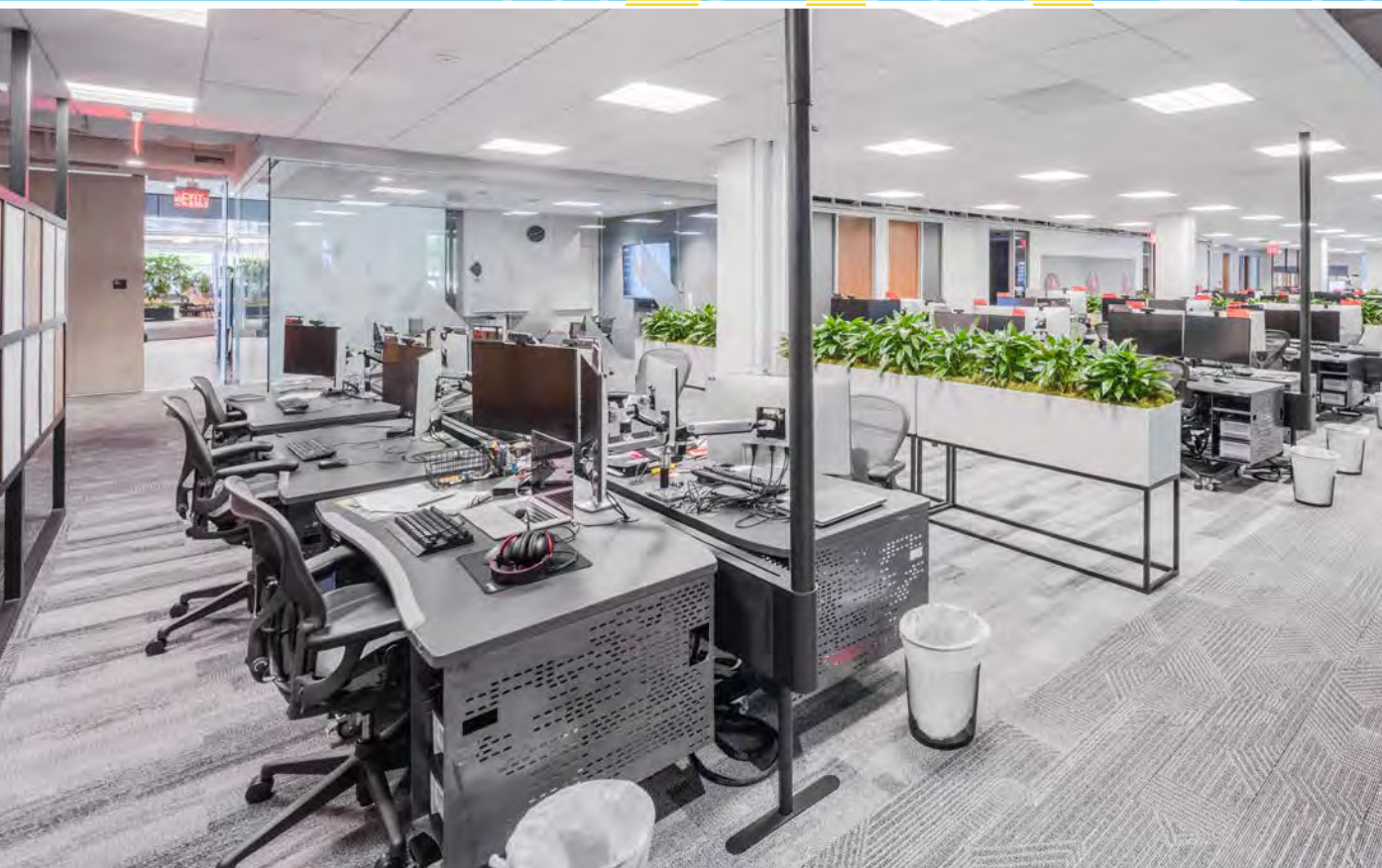


COLLABORATIVE | WORKSPACES

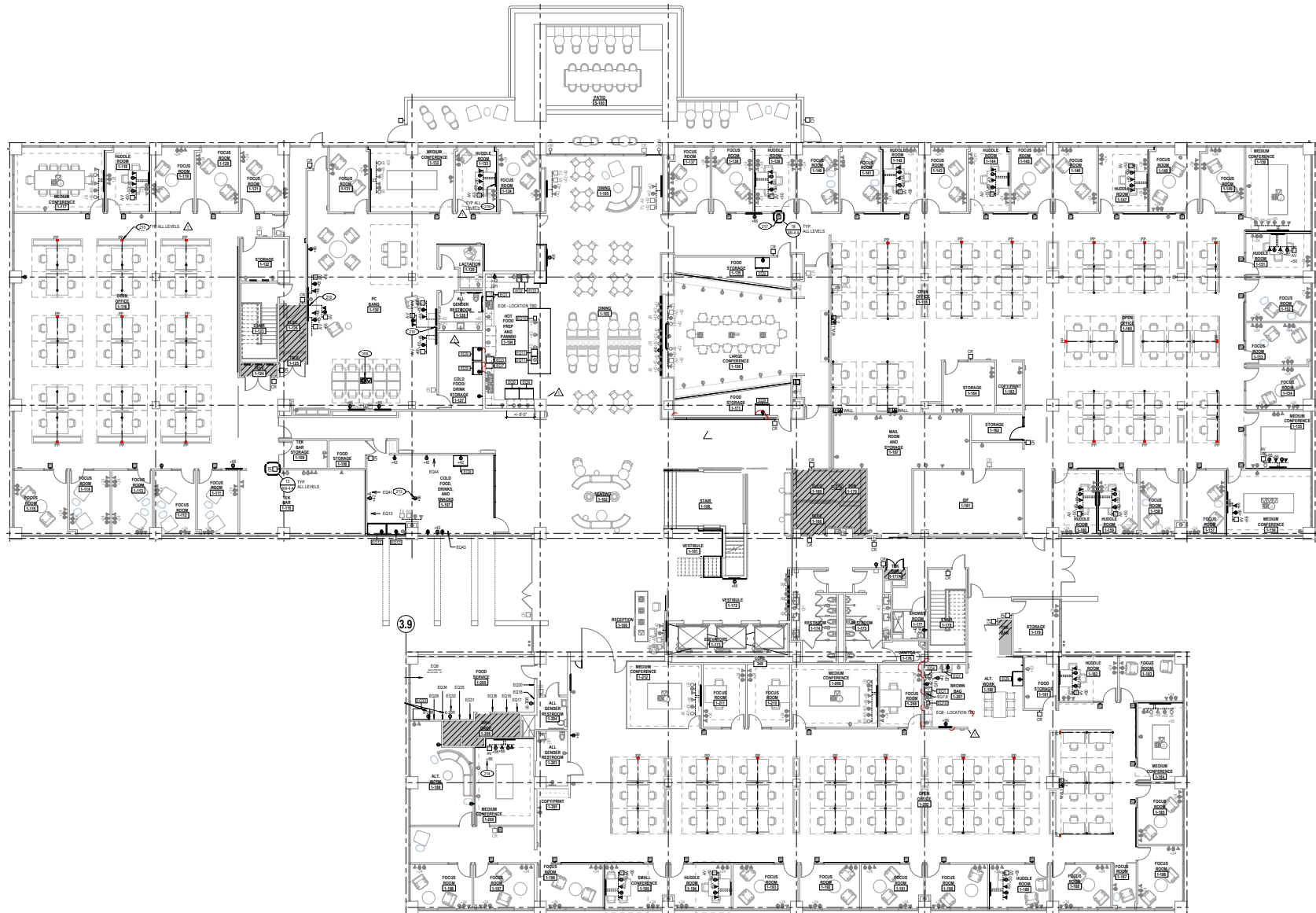
PRIVATE | TENANT | BALCONIES







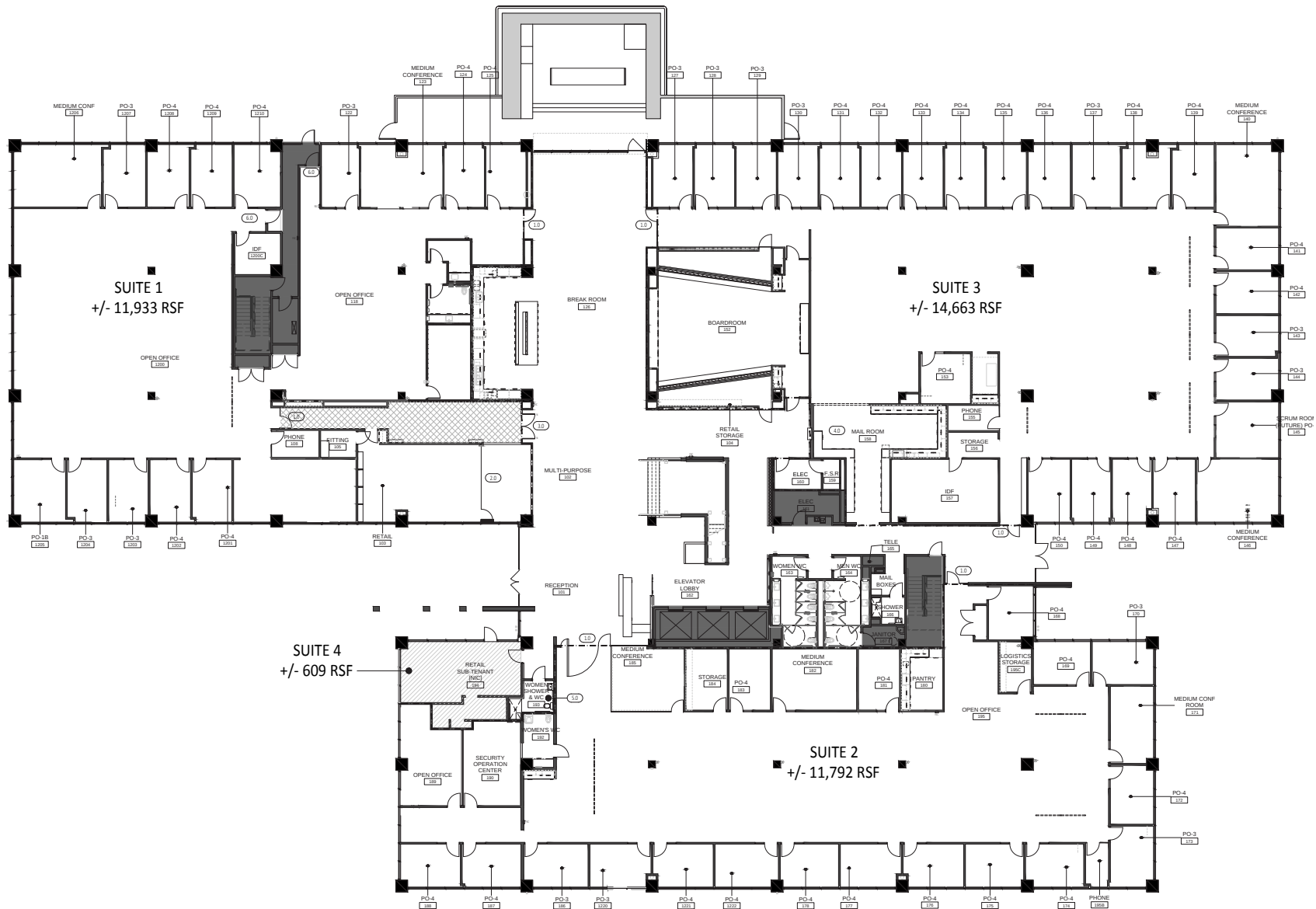
FLOOR | PLANS



1ST FLOOR |
11,792 RSF to 44,220 RSF

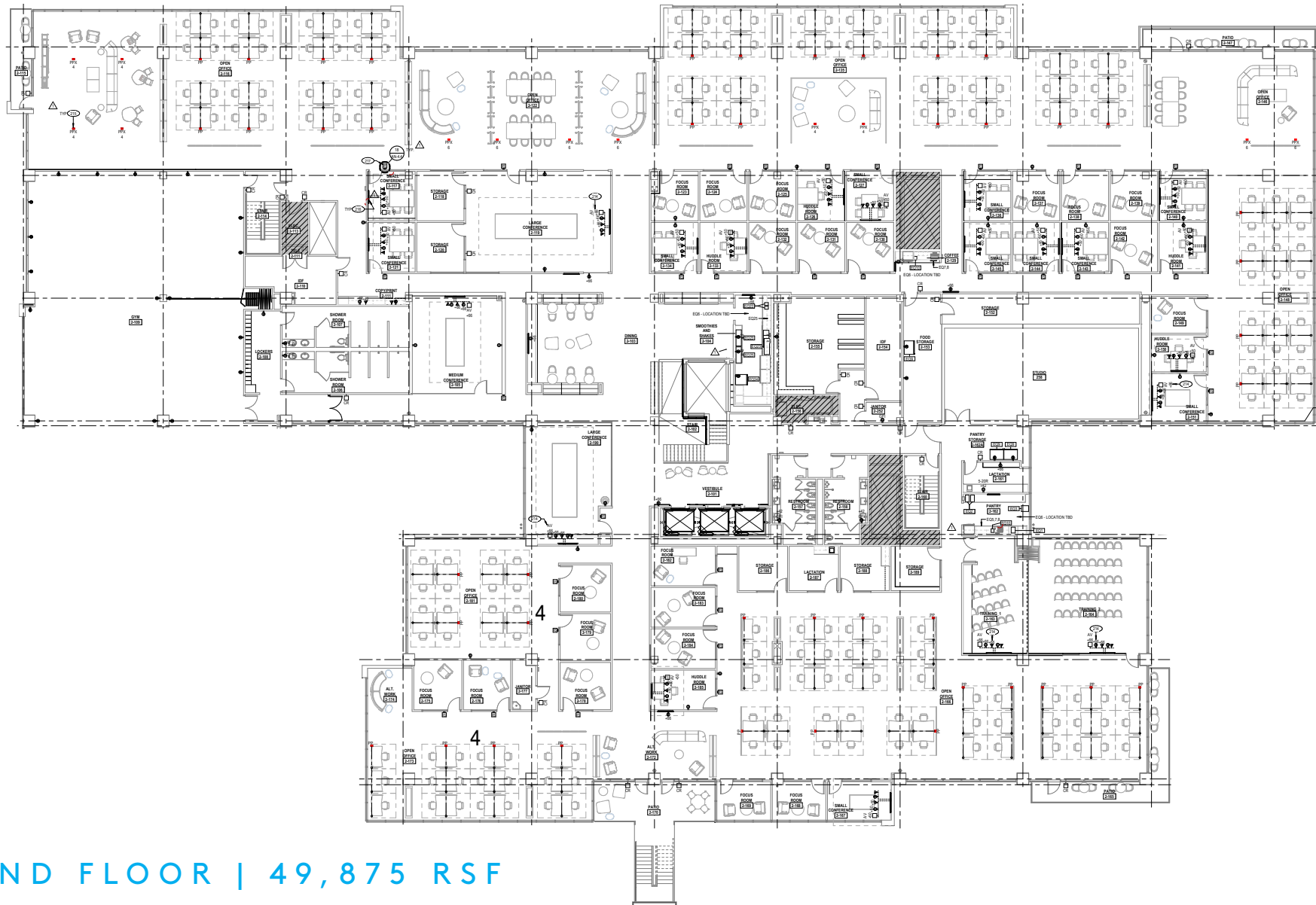


FLOOR | PLANS



HYPOTHETICAL 1ST FLOOR
DEMISING PLAN

FLOOR PLANS



2ND FLOOR | 49,875 RSF

FLOOR | PLANS



3RD FLOOR | 49,901 RSF



santa monica

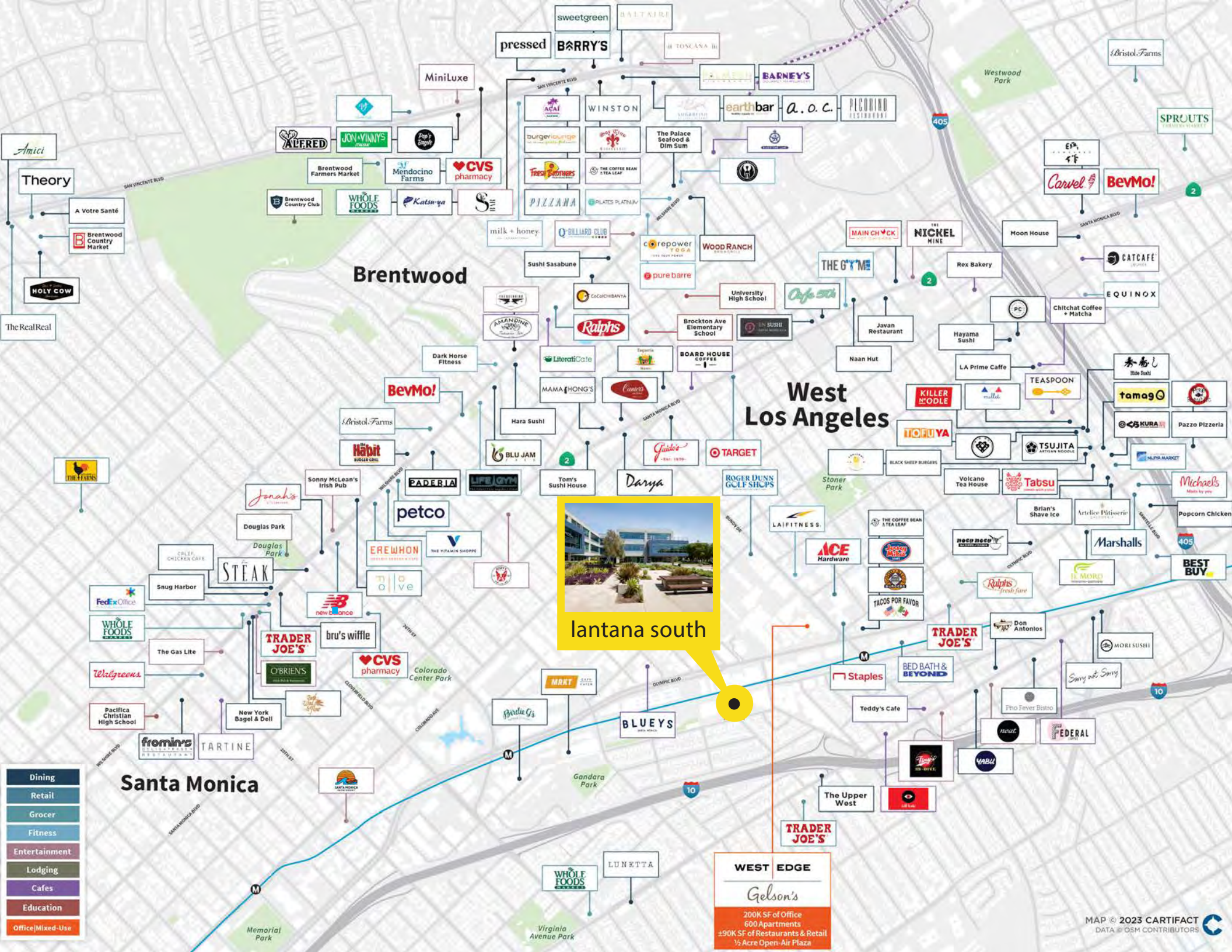
SILICON BEACH | TECH-HUB | ART MECCA

Santa Monica has experienced significant growth as a dining and entertainment center serving the greater Los Angeles area. The downtown Santa Monica area has seen a wave of redevelopment - historic and functionally outdated buildings have been transformed into trendy retail and entertainment venues including a \$50 million dollar restoration of the iconic City Hall building, a \$55 million seven-acre redesign of Palisades Park and the \$265 million renovation of the Santa Monica Place mall. Adjacent to Santa Monica Place lies the Third Street Promenade, Santa Monica's premier tourist attraction and the center of the city's retail and entertainment.

Santa Monica has been Los Angeles' Westside's top performing submarket throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media and entertainment. Santa Monica is a city rich in tradition and diversity. Historic roots, central access and beach-side location have established Santa Monica as an economic hub, accentuated by its vibrant commercial districts, affluent residential communities, celebrated hospitals, recreational and art venues, high profile corporate headquarters, and booming tech, media and entertainment sectors. Serving as Southern California's tech hub, Santa Monica's "Silicon Beach" has attracted major tech companies and start-ups like Google, Microsoft, Facebook, Snap, Hulu and YouTube.

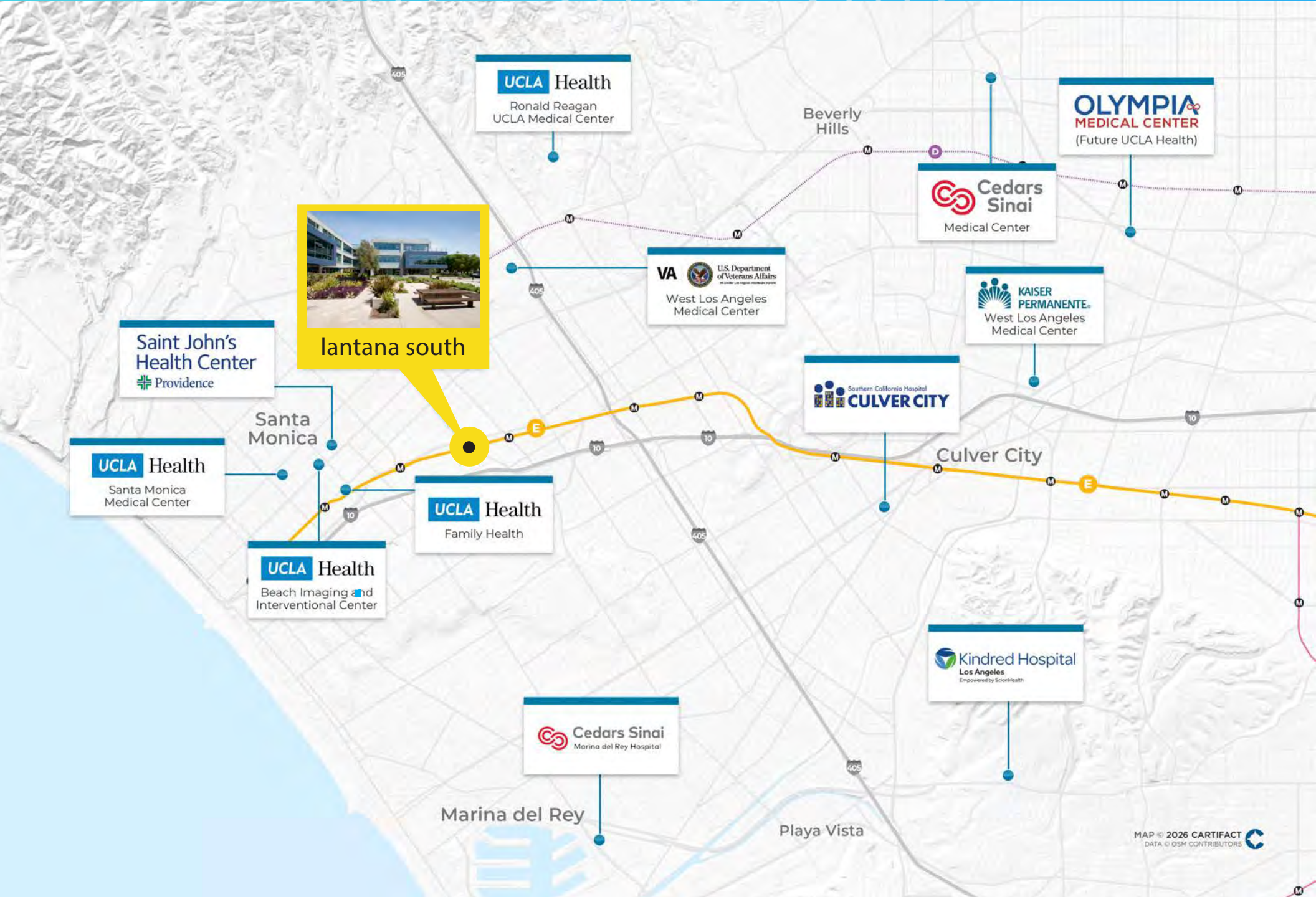


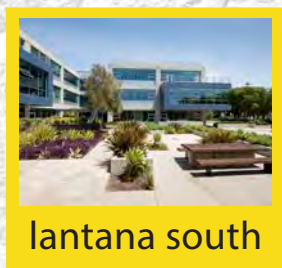
LIVE | WORK | RELAX



lantana south

WEST EDGE
Gelso's
200K SF of Office
600 Apartments
±90K SF of Restaurants & Retail
½ Acre Open-Air Plaza





lantana south

- | | |
|--|--|
| A Line (Blue)
Downtown LA to Long Beach | V East San Fernando LRT
South Van Nuys to Sylmar |
| B Line (Red)
North Hollywood to Union Station | L Orange Line Busway
North Hollywood to San Fernando Valley |
| C Line (Green)
Redondo Beach to Norwalk | ITC Inglewood Transit Connector
Downtown Inglewood to SoFi |
| D Line (Purple)
Wilshire Corridor to Union Station | APM Automated People Mover
LAX to Consolidated Rent-A-Car Facility |
| E Line (Expo)
Downtown LA to Santa Monica | WSA West Santa Ana LRT
Downtown LA to Pioneer |
| K Line (Pink)
Expo/Crenshaw to Westchester | VTC Vermont Transit Corridor
CA 105 to Koreatown |
| L Line (Gold)
East Los Angeles to Azusa | SPS Sepulveda Pass Subway
North Van Nuys to Expo/Sepulveda |



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TROPHY OFFICE SPACE OR MEDICAL CAMPUS IN THE SANTA MONICA MEDIA DISTRICT

3301 EXPOSITION BOULEVARD | SANTA MONICA, CA

CBRE

