



**FOR LEASE** **2221 Lincoln Blvd**

**MICHAEL F. ROJAS**  
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DRE #01853734

**BUILD-TO-SUIT MEDICAL OR RETAIL USE**

**WESTMAC**  
Commercial Brokerage Company



# BUILDING INFORMATION

## ADDRESS

2221 Lincoln Boulevard, Santa Monica, CA 90405  
(Between Pacific Street and Pearl Street)

## AVAILABLE SPACES

Approximately 2,070 square feet of ground floor space  
(lessee to verify)

## LEASE RATE FOR SPACE

\$4.95 per square foot, per month, NNN

## LEASE TERM

Five [5] years

## PARKING

Customer or patient parking in rear lot

## COMMENTS

- Owner is offering a Build-to-Suit for incoming Tenant!
- Space can accommodate a retail location or a medical use to share with other medical practices in the building
- Approximately 40 feet of frontage along Lincoln
- Busy Santa Monica location on heavily trafficked Lincoln Boulevard (daily traffic count of ±42,000 cars)
- Close to Santa Monica Freeway and the Metro Expo Line
- Average Household income of \$136,763 within 2 mile radius



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**WESTMAC Commercial Brokerage Company**

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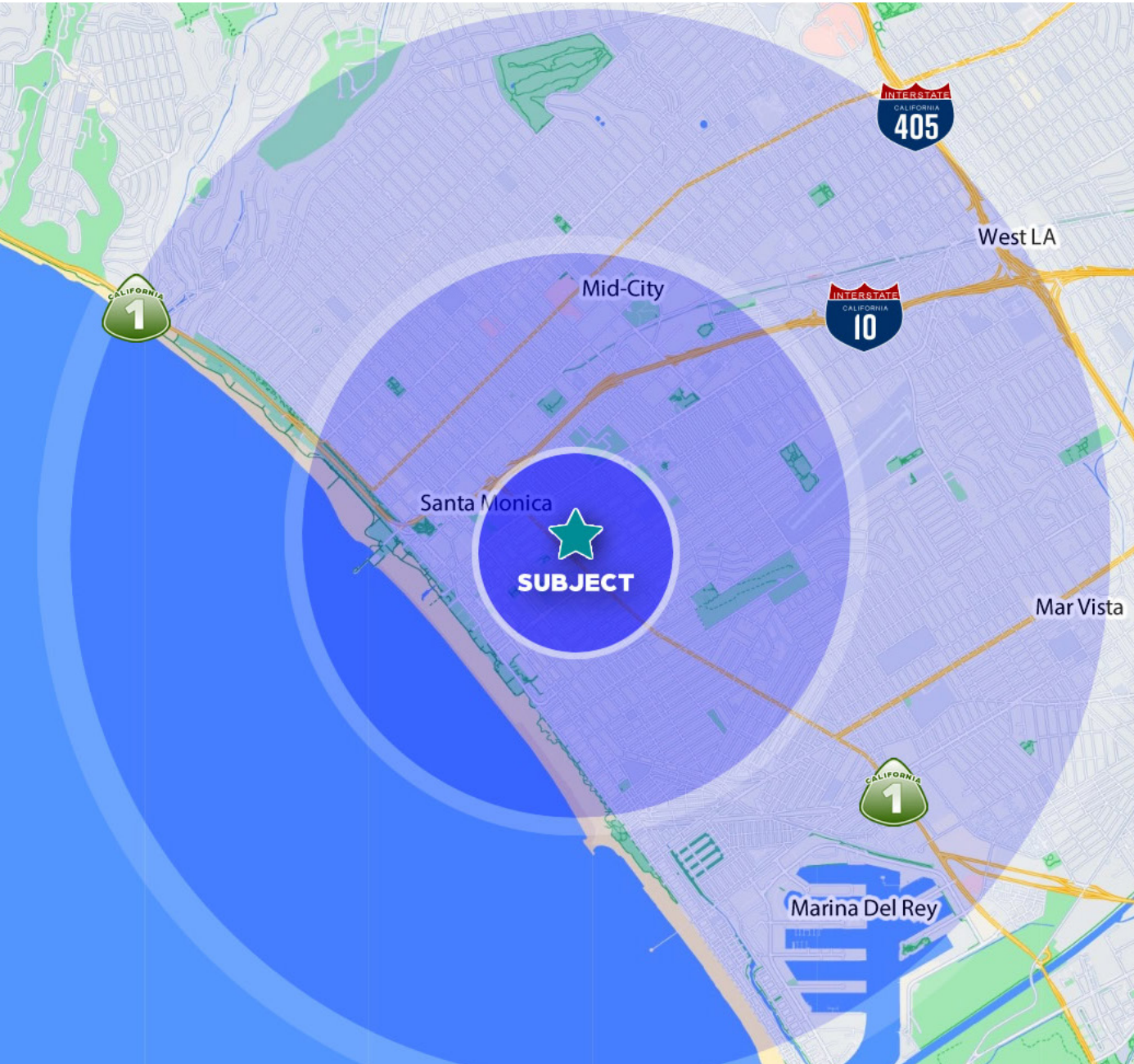
# PROPERTY PHOTOS ( CURRENTLY UNDER RENOVATION)



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# LOCATION MAP



● **1.0 MILES**  
TO SANTA MONICA

● **2.0 MILES**  
TO MID CITY

● **3.2 MILES**  
TO MAR VISTA

● **3.8 MILES**  
TO MARINA DEL REY

● **4.1 MILES**  
TO WEST LA

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# AREA MAP



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FOR LEASE



# 2221 LINCOLN BLVD

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FOR MORE INFORMATION OR BUILDING TOUR:

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