

4333 ADMIRALTY WAY

MARINA DEL REY

FOR LEASE

2,342 -4,827 SF WATERFRONT OFFICE

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OVERVIEW

Opportunity to lease **water-front office space** in coveted, Marina Del Rey, greater LA's major water recreation destination. Space features stunning panoramic view of view of the marina and is located steps from the Ritz-Carlton Resort & Hotel.

LEASE RATE: \$3.25 PSF NNN

LEASE TERM: 3-10 YEARS

PARKING: 4:1000 RATIO

SIZE: 2,342 -4,827 SF

HIGHLIGHTS

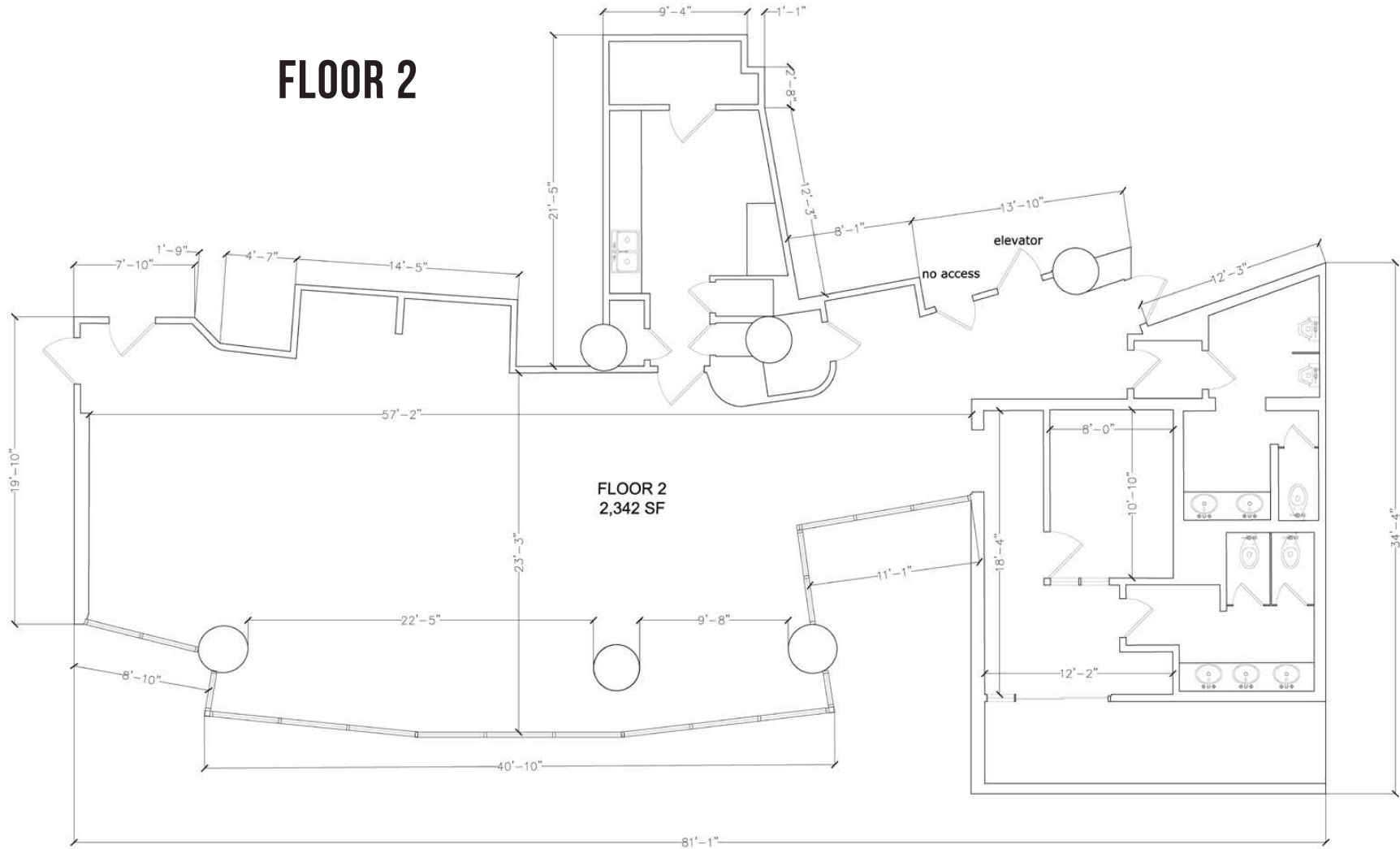
- LARGE INTERIOR VOLUME 2-STORY STE
- FLOOR TO CEILING WINDOWS
- MINUTES DRIVE TO VENICE BEACH
- PERFECT FOR ACCOMMODATING MULTI-FACETED COMPANY







FLOOR 2



SUITE

TENANT

SIZE (SF)

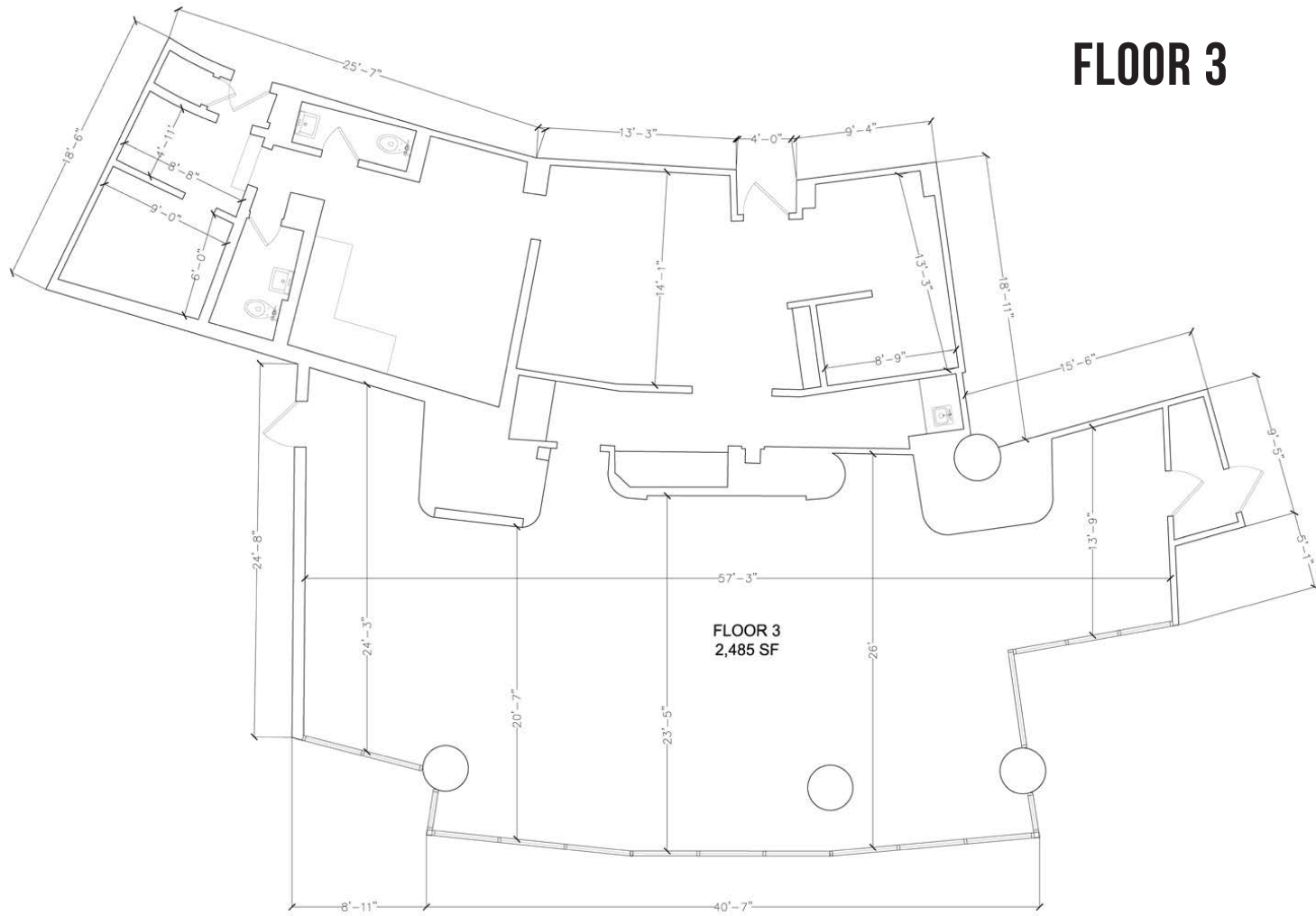
LEASE TYPE

LEASE RATE

2nd Floor	Available	2,342 SF	NNN	Negotiable
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FLOOR PLAN

FLOOR 3

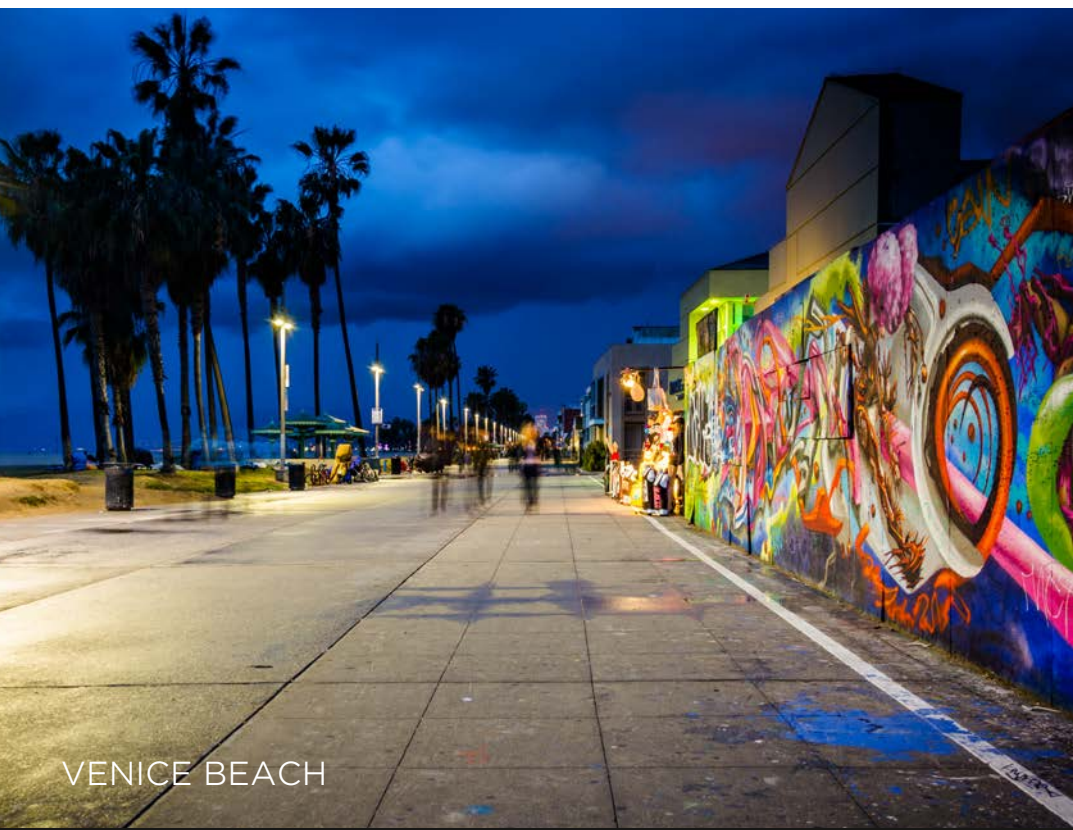


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3rd Floor	Available	2,485 SF	NNN	Negotiable

FLOOR PLAN



SANTA MONICA



VENICE BEACH



MARINA DEL REY
POINTS OF INTEREST

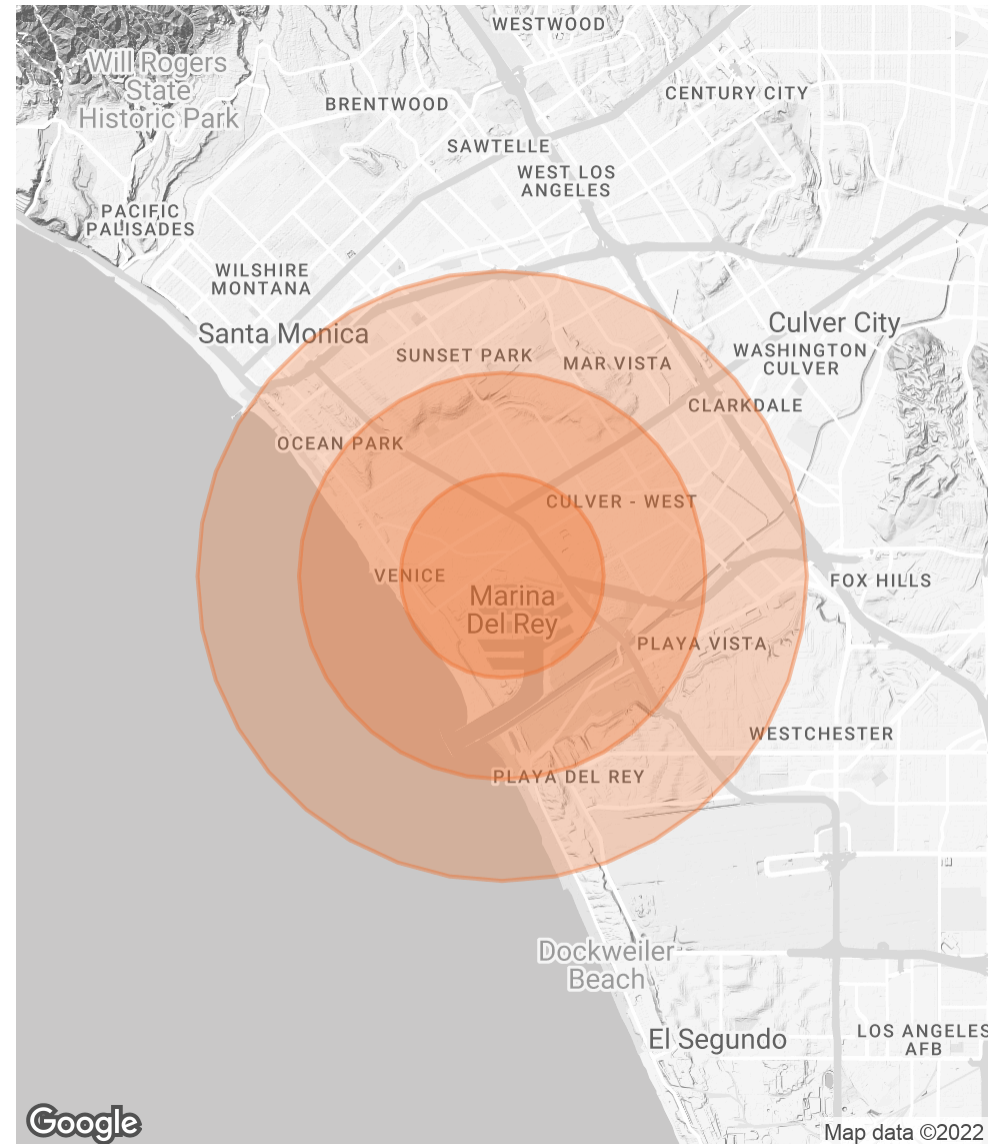
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	27,634	87,925	184,774
AVERAGE AGE	39.7	39.7	38.1
AVERAGE AGE (MALE)	40.3	39.7	37.8
AVERAGE AGE (FEMALE)	39.4	39.5	38.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,102	44,587	88,049
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$120,532	\$112,193	\$103,415
AVERAGE HOUSE VALUE	\$960,519	\$886,418	\$830,385

* Demographic data derived from 2010 US Census



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DEMOGRAPHICS MAP & REPORT

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