

TROPHY MEDIA CAMPUS IN THE SANTA MONICA
ENTERTAINMENT DISTRICT

143,976 SF FOR LEASE

MEDIA | CAMPUS

3301 EXPOSITION BOULEVARD | SANTA MONICA, CA

CBRE

SINGLE TENANT BUILDING
143,976 SF

CAN BE MADE AVAILABLE BEFORE
FEBRUARY 2025

22 SURFACE PARKING STALLS
304 GARAGE PARKING STALLS
ABILITY TO ADD AN ADDITIONAL
60 CARS IN THE GARAGE

THREE STORIES

COLLABORATIVE WORKSPACES

CENTRAL OUTDOOR
COURTYARD

PRIVATE TENANT BALCONIES

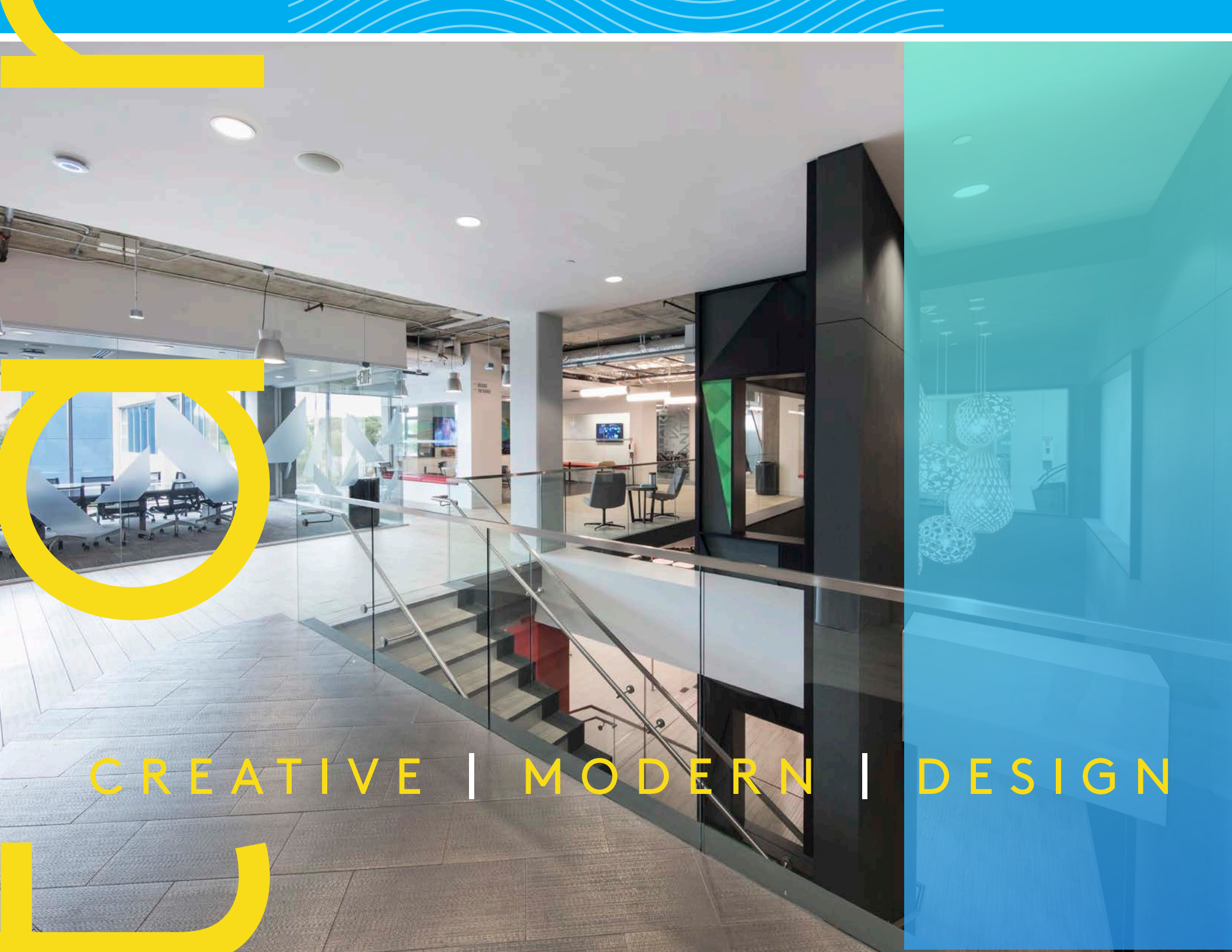
EXPANSIVE INDOOR/
OUTDOOR SPACE

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
WHICH IS SLATED TO OPEN
SUMMER 2024

CAMPUS | DETAILS





CREATIVE | MODERN | DESIGN



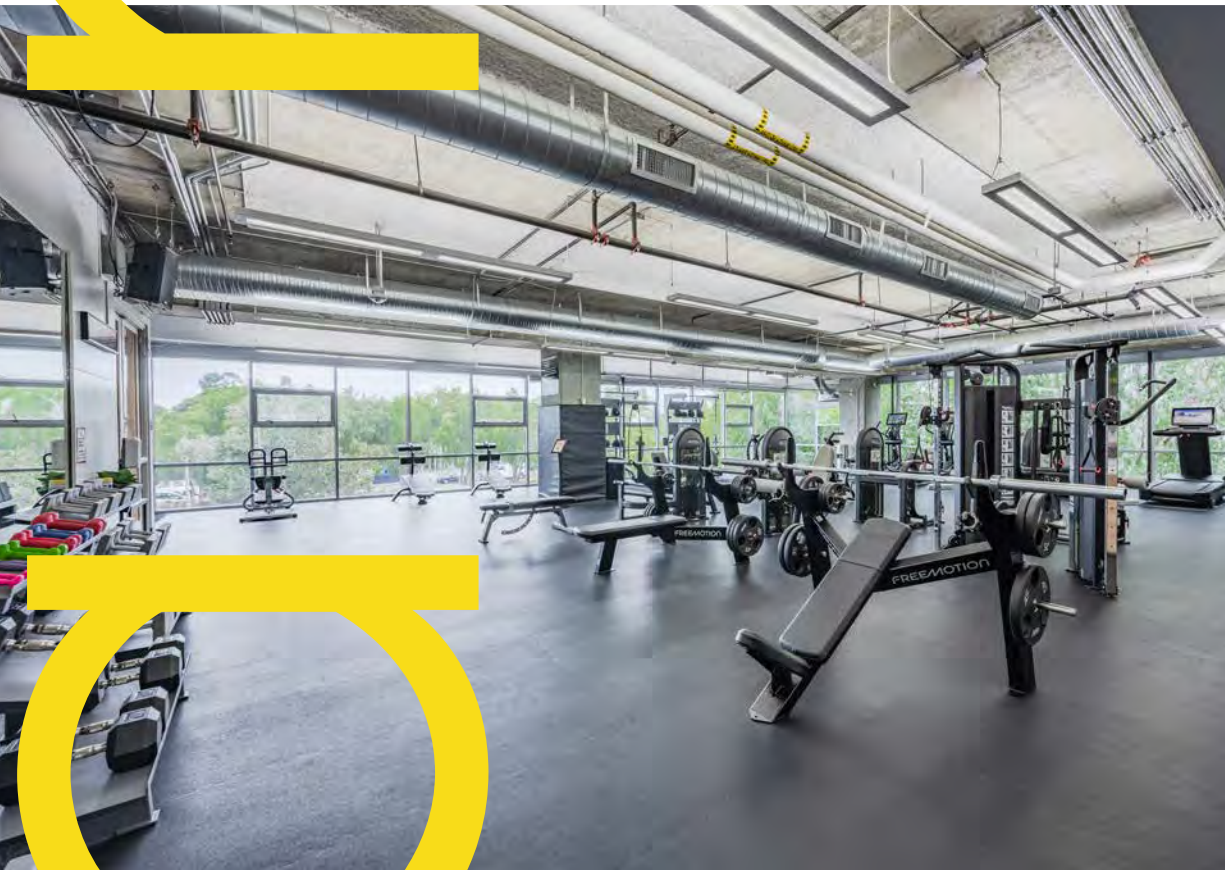


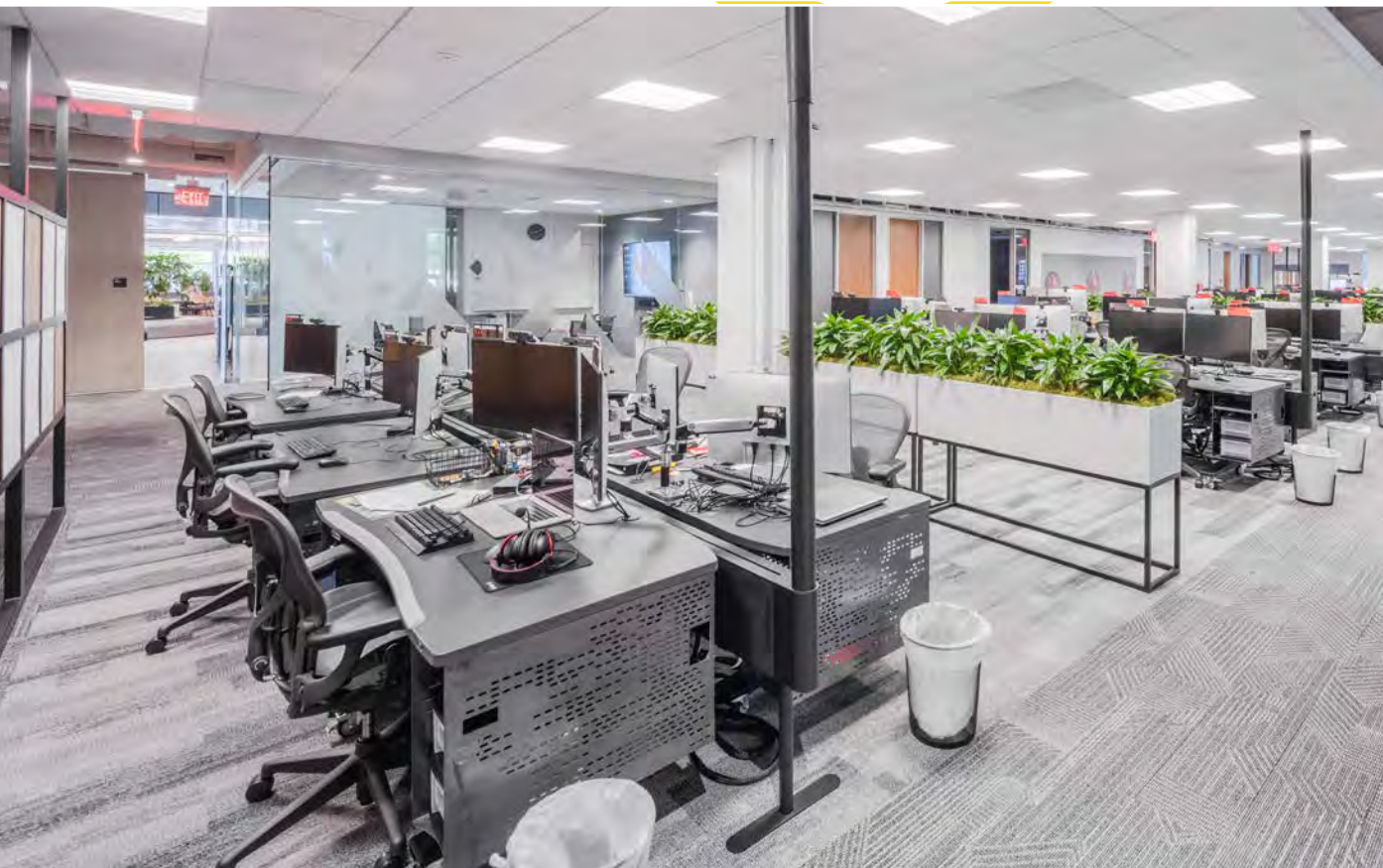
COLLABORATIVE | WORKSPACES



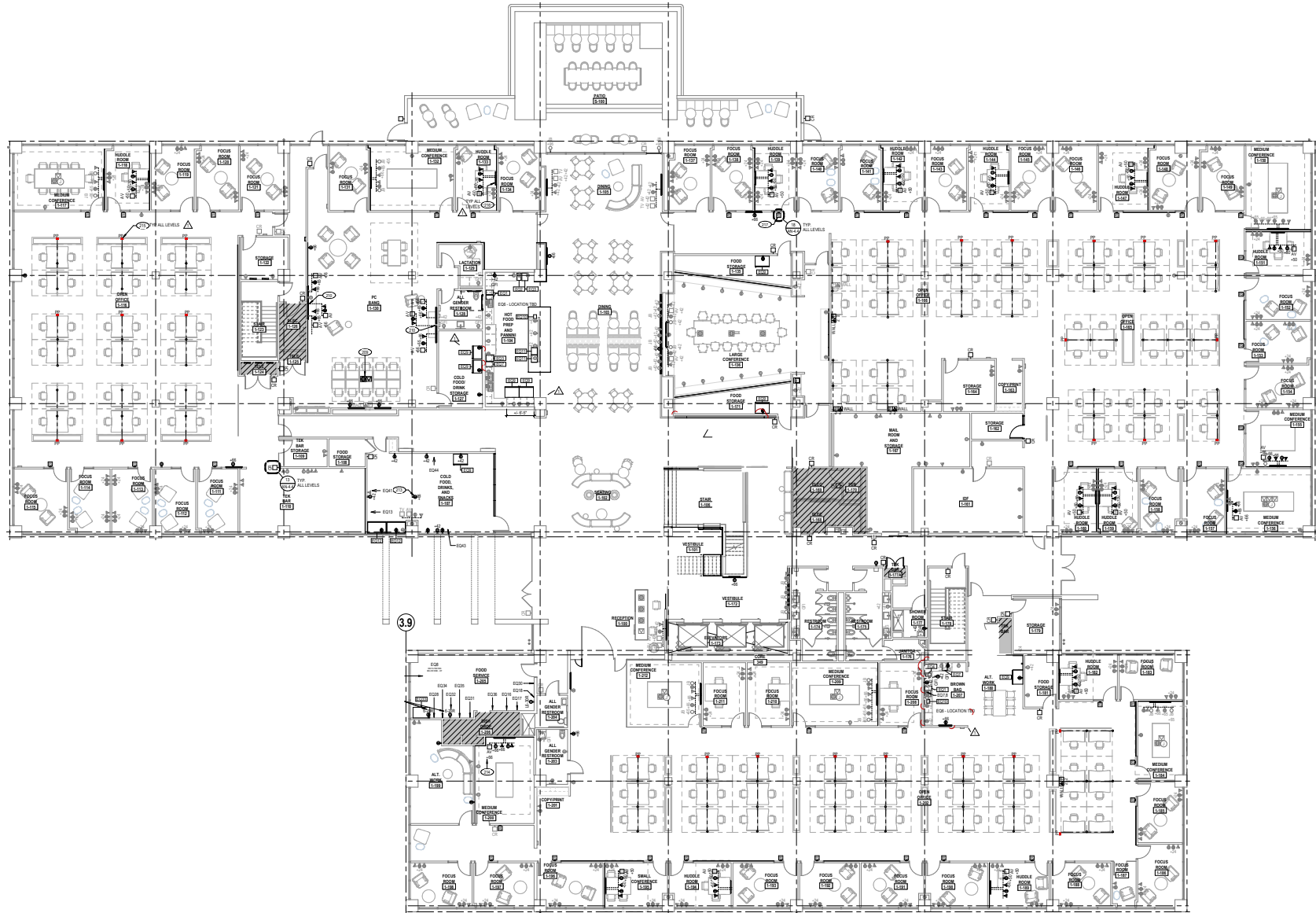
PRIVATE | TENANT | BALCONIES







FLOOR | PLANS



1ST FLOOR | 44,200 RSF



FLOOR | PLANS



2ND FLOOR | 49,875 RSF



santa monica

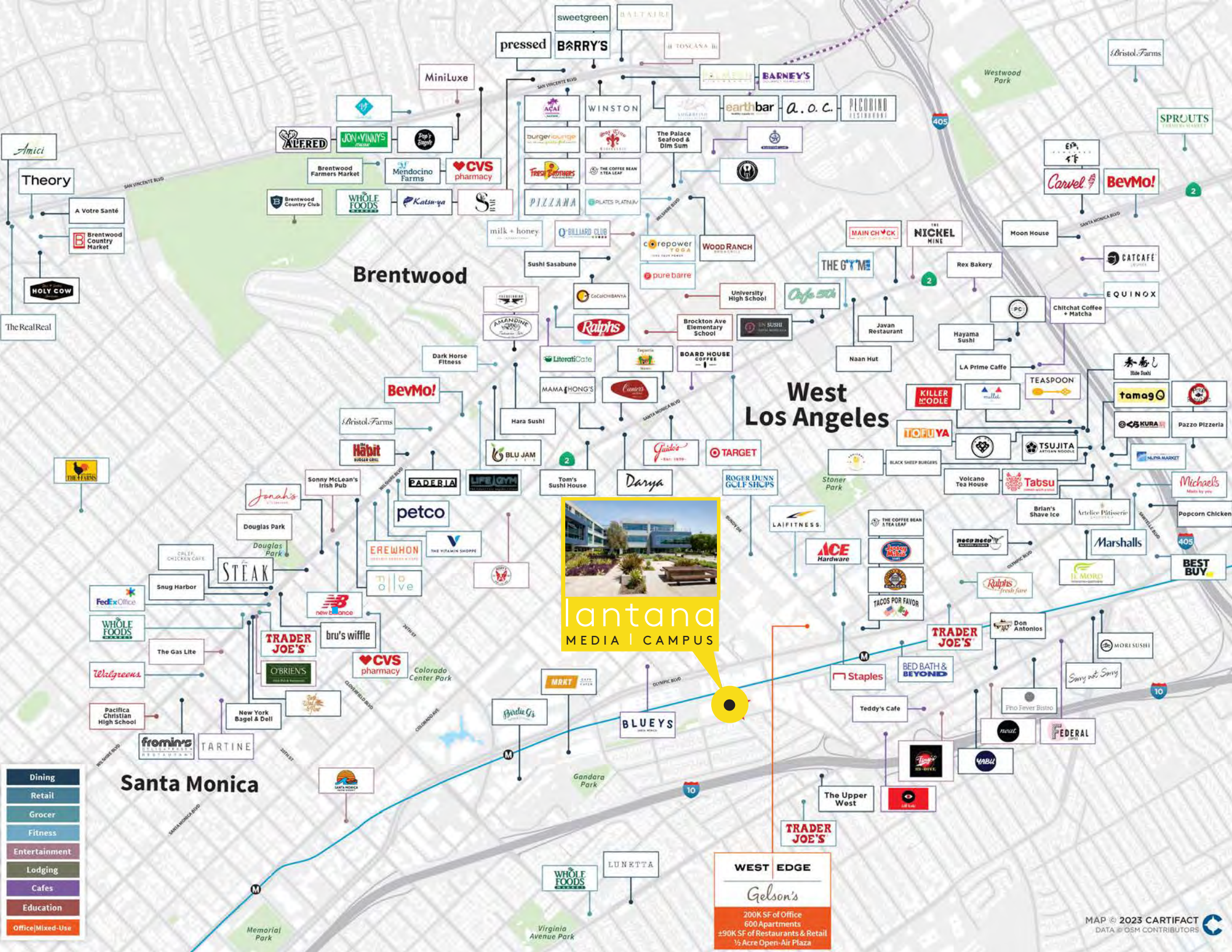
SILICON BEACH | TECH-HUB | ART MECCA

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 The downtown Santa Monica area has seen a wave of redevelopment - historic and functionally outdated buildings have been transformed into trendy retail and entertainment venues including a \$50 million dollar restoration of the iconic City Hall building, a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
MEDIA | CAMPUS

WEST EDGE

Gelson's

200K SF of Office
600 Apartments
±90K SF of Restaurants & Retail
½ Acre Open-Air Plaza

- Dining
- Retail
- Grocer
- Fitness
- Entertainment
- Lodging
- Cafes
- Education
- Office/Mixed-Use



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MEDIA | CAMPUS

- | | |
|--|---|
| 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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