

FOR SALE FULL TO PARTIAL OWNER/USER

2210
MAIN STREET
SANTA MONICA



[CLICK/SCAN
HERE TO VIEW](#)



[DRONE
VIDEO OF
PROPERTY](#)

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com



TABLE OF CONTENTS

03

AVAILABLE SPACE



04

BUILDING INFO



05

FLOOR PLANS



08

PROPERTY PHOTOS



13

AMENITY MAPS



AVAILABLE SPACE

Date 6/30/2026

CURRENT RENT ROLL		Size			Monthly Rent						Annual Rent		Lease Terms			COMMENTS
Bldg/Addr.	Tenant	Size (SF)	% of Total	\$/sf	Monthly Rent	Parking	NNN	Total Monthly Charge	Base \$/SF	% of Total	Annual Rent	Annual Rent PSF	Lease Start	Lease Exp	Term Remaining	
Suite 200	AmpHp Inc. Momentous	4,500	48%	4.10	\$18,455	\$705	\$5,688	\$24,847	\$4.10	39%	\$298,168	\$ 66.26	Jan-24	Apr-27	10 mths	Wellness Center
Suite 100, 300	Daversa Partners	4,820	52%	6.39	\$30,820	\$1,250	\$6,089	\$38,159	\$6.39	61%	\$457,905	\$ 95.00	Jun-19	Aug-26	2 mths	Talent / Headhunter Company
Total		9,320	100%		\$49,275	\$1,955	\$11,776	\$63,006	\$5.29	100%	\$756,072	\$81.12				

AVAILABLE SPACE

- » The Subject building has been completely remodeled and has only been occupied in it's current configuration by the two [2] existing tenants.
- » Existing internet service through Spectrum. Fiber also available through Spectrum
- » Fantastic natural light throughout both floors and continuous ocean breeze as all windows are operable
- » Walking distance to a world class array of amenities, including but not limited to retail, food, coffee, bars, and the Pacific Ocean
- » Entire building recently renovated. Secure and safe with state of the art security system yet allows for easy visitor access.
- » Excellent potential building signage
- » Impeccably maintained "Pride of Ownership" building
- » Ground floor conference room with front lounge area also available for the 2nd and 3rd floor tenants or an owner/user

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For more information contact:



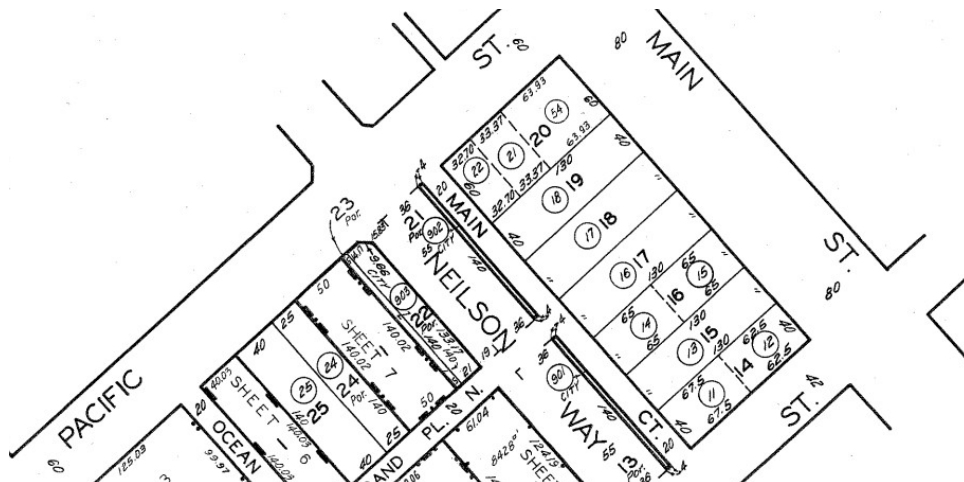
CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

BUILDING INFORMATION

- » Sale Price: \$6,950,000
- » 10.87% short term cap rate
- » Approximately Eight [8] parking spaces (all single stall) with potential for additional parking
- » Unlimited parking a block away in the Santa Monica Beach parking lot
- » Approximately: 9,320 (R) Square Feet not including rear and front deck space ($\pm$ 750 SQ. FT. of usable deck area)
- » Elevator and two [2] stairwells (front and rear of the building)
- » Common area in the building lobby and on the 3rd floor is usable lounge space for casual sit down meetings, co-working, and relaxing



04

BUILDING INFORMATION

For more information contact:



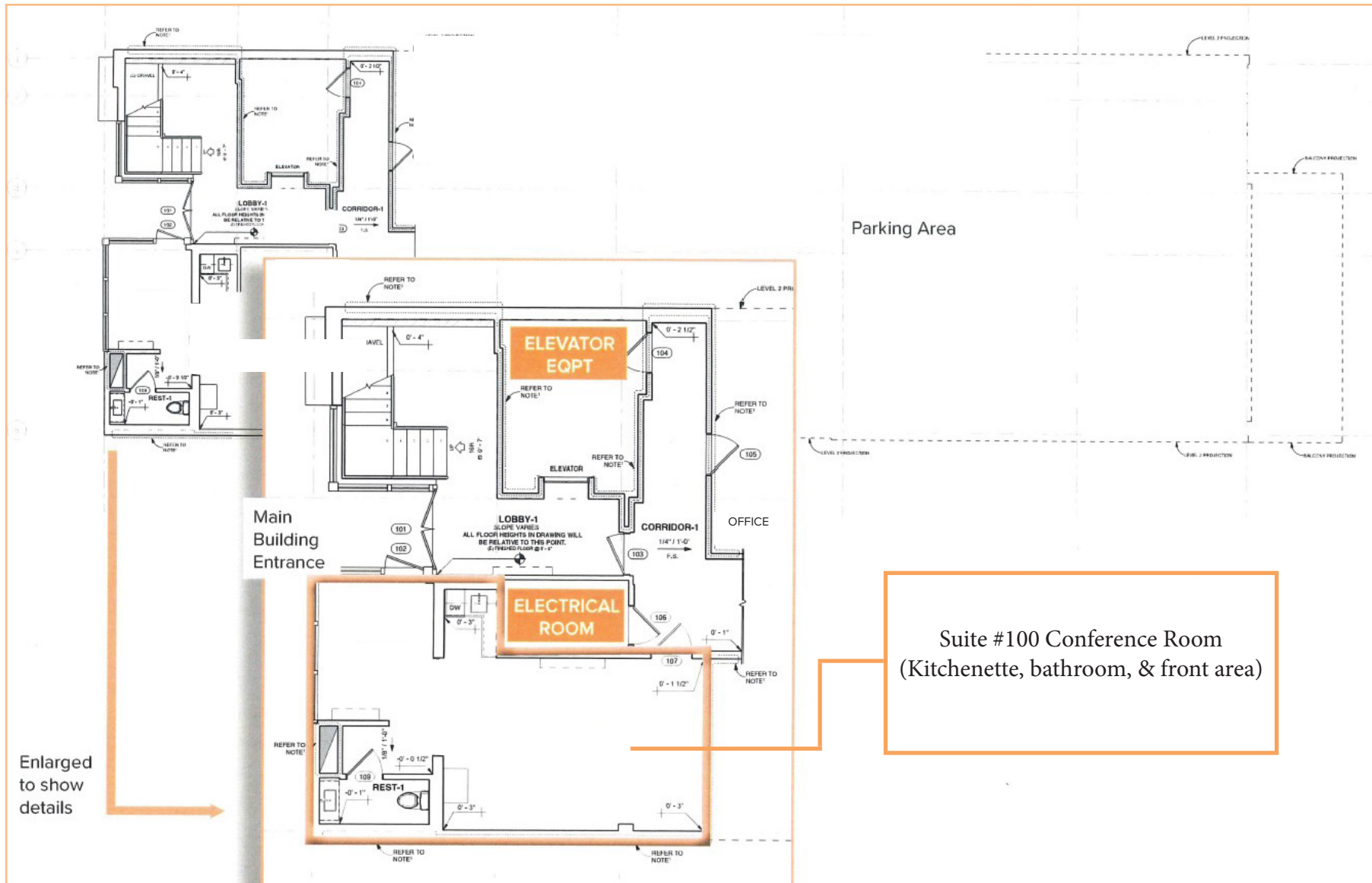
CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

GROUND FLOOR PLAN



05

FLOOR & SITE PLANS

©2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

For more information contact:



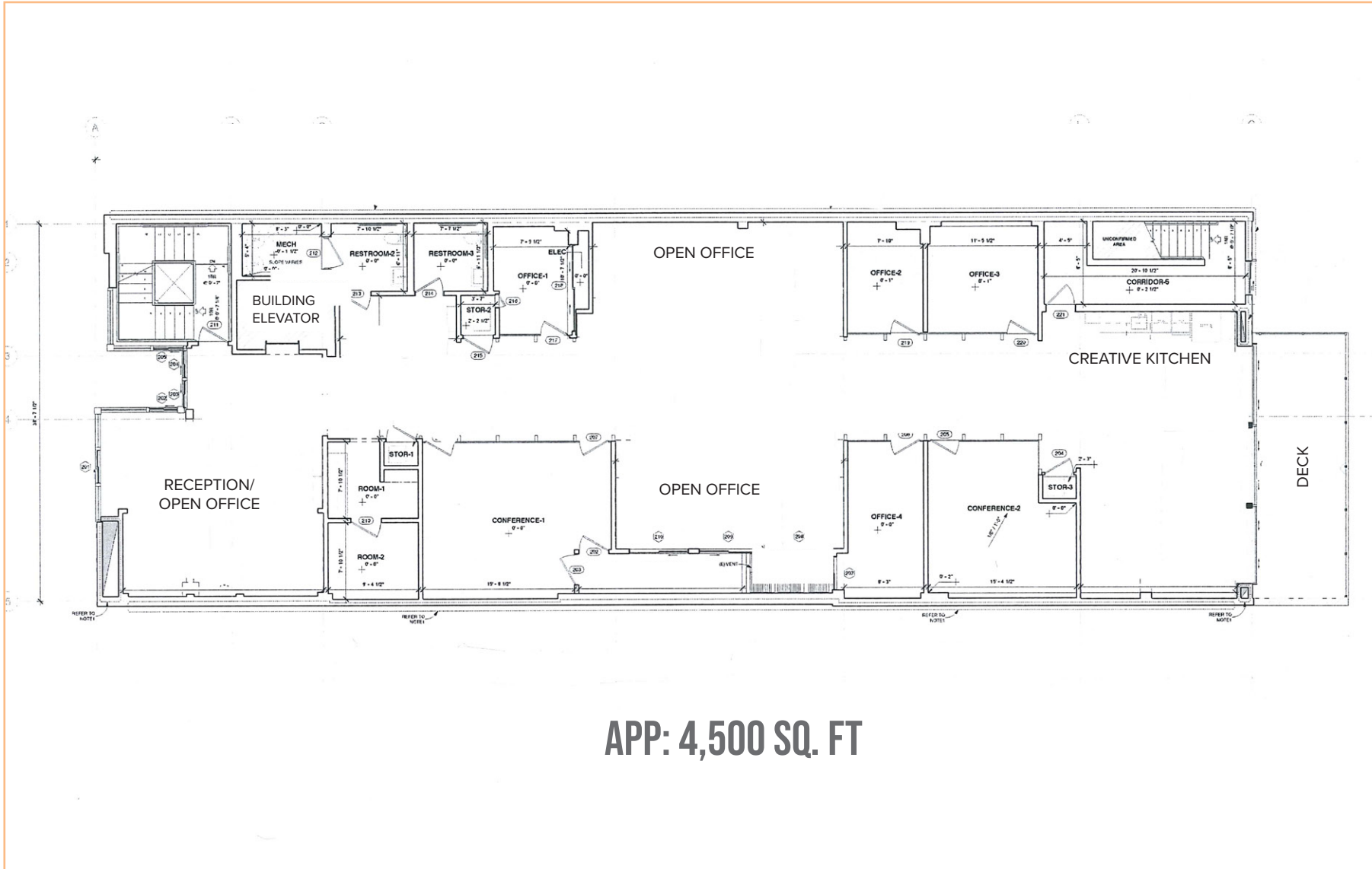
CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

SECOND FLOOR PLAN



06

FLOOR & SITE PLANS

©2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

For more information contact:

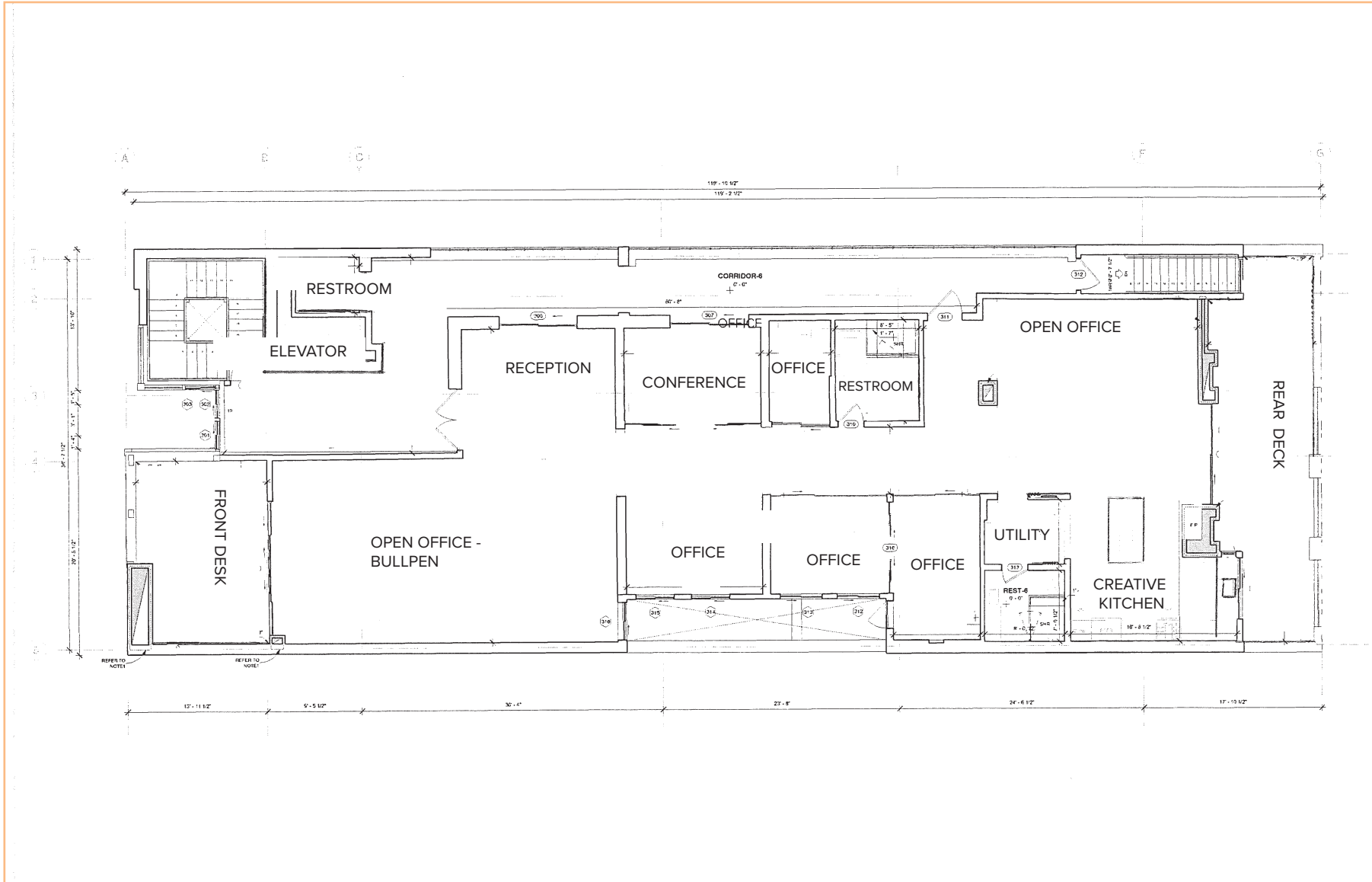


CHRISTIAN C. HOLLAND
 Managing Director
 T: 310.966.4350
 DRE #00942434
 holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
 1515 Sepulveda Blvd.
 Los Angeles, CA 90025-3311
 Company DRE #01096973
 www.westmac.com

THIRD FLOOR PLAN



07

FLOOR & SITE PLANS

©2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

GROUND FLOOR PHOTOS



08

PROPERTY PHOTOS

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

SUITE 100 PHOTOS



For more information contact:

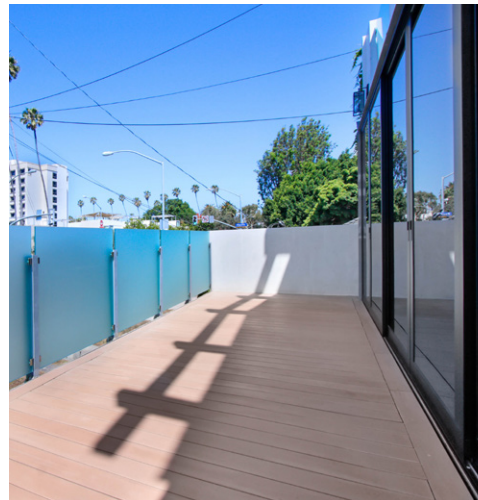


CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

2ND FLOOR PHOTOS



10

PROPERTY PHOTOS

For more information contact:



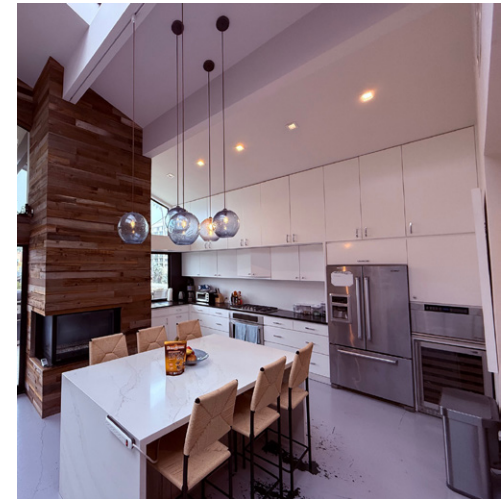
CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

3RD FLOOR PHOTOS



For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

SECOND AND THRID FLOOR DECK PHOTOS



12

PROPERTY PHOTOS

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

AMENITIES MAP



13

AREA AMENITIES

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

AREA AMENITIES



For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com

FOR SALE FULL TO PARTIAL OWNER/USER

2210
MAIN STREET
SANTA MONICA



[CLICK / SCAN
HERE TO VIEW](#)



[DRONE
VIDEO OF
PROPERTY](#)

For more information contact:



CHRISTIAN C. HOLLAND
Managing Director
T: 310.966.4350
DRE #00942434
holland@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com