

11030

SANTA MONICA BLVD.
LOS ANGELES, CA

OFFICE/MEDICAL SPACE FOR LEASE

RATE REDUCED
PLUS
INCENTIVE RATE

740—3,804 SF AVAILABLE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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JOSEPH GABBAIAN
Executive Vice President
310.806.6134
jgabbai@naicapital.com
Cal DRE Lic #01016301

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Property Features

- Four-story garden style office building
- Large courtyard with lush landscaping
- Located in the heart of the Santa Monica Blvd/San Diego (405) Freeway corridor
- Central Westside location within 20-minute drive of Beverly Hills, Brentwood, Century City, Culver City, Westwood, Sherman Oaks and Encino.
- Individual access to each space via exterior lobbies and walkways, providing a healthy and safe environment for tenants
- Secured, gated parking garage
- Within walking distance of many restaurants, coffee shops and other retail amenities
- Three blocks from the on/off ramp of the San Diego (405) Freeway

Asking Rate

~~\$3.25~~ **\$2.95/SF FSG – Office**

~~\$3.75~~ **\$3.45/SF FSG – Medical**

Incentive Rate

First year of a 3–5 year lease

\$2.50/SF FSG – Office

\$2.95/SF FSG – Medical

Tenant Improvements

Negotiable

Lease Terms

Negotiable

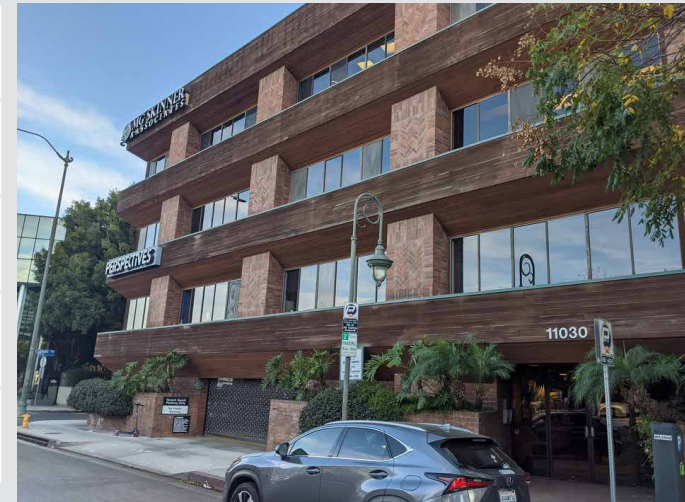
Parking

**2/1000
at \$125/space/month**

Availability

SUITE 110	1,032 SF	Two window offices, conference room or large third window office, reception/waiting area, kitchenette
SUITE 200	1,669 SF	Two window offices, one interior office, reception/waiting/open area
SUITE 204*	2,274 SF	Six window offices, one interior office, reception/waiting area
SUITE 206*	1,530 SF	Two window offices, three interior offices, large eat-in kitchen
SUITE 310	740 SF	Two window offices, reception/waiting area

*Suites 204 & 206 can be combined for a total of 3,804 SF



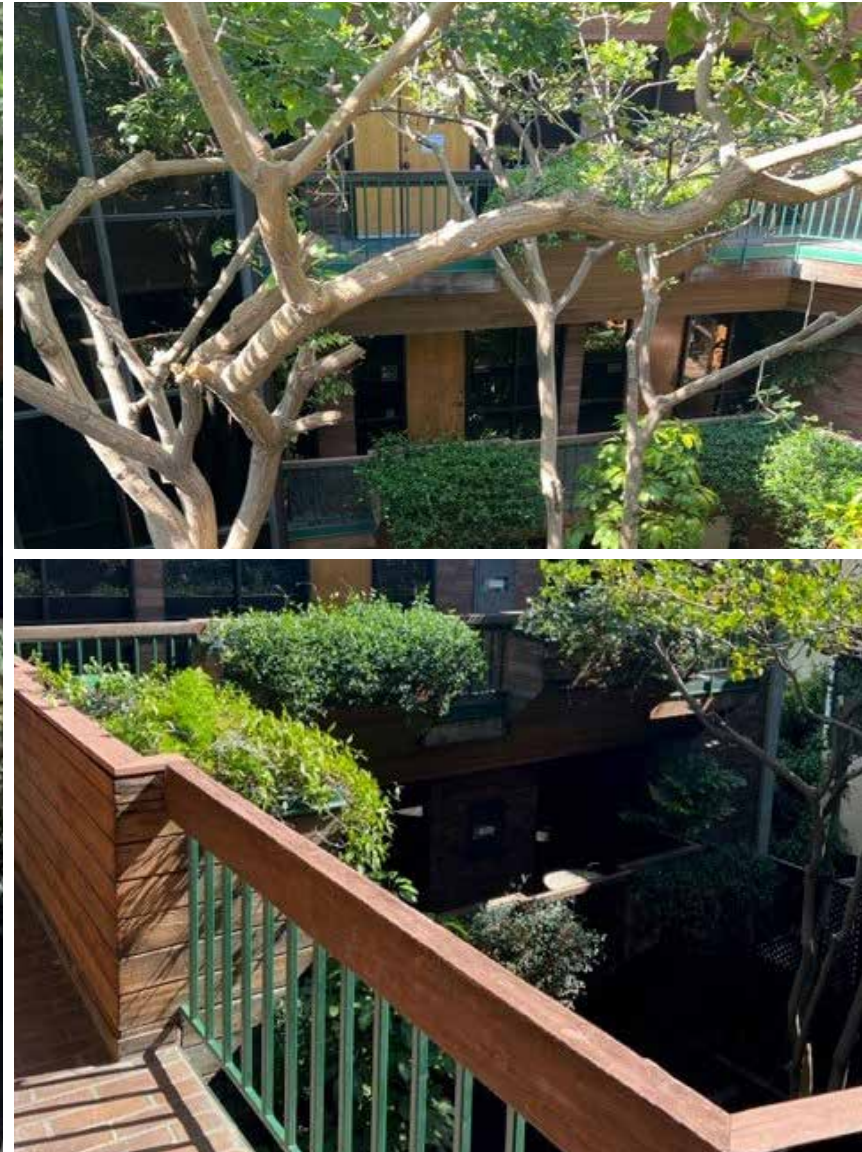
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Property Photos | Courtyard



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West LA Economic Snapshot

The West LA community represents an upscale Silicon Beach neighborhood with a diversified local economy.

- The West LA office market features over 7.5M SF of office space in the immediate area, most of which consists of class A and B properties at more than 6.7M SF
- West LA benefits from proximity to UCLA, Loyola Marymount University and LAX as well as tech and media hubs Santa Monica, Venice Beach and Playa Vista
- 91 companies operate their headquarters in the West LA area, including KB Homes and Penske Media Corporation. Fox 21 Studios, Hello Sunshine, Los Angeles Business Journal, and Kinetic Content are among other notable neighbors
- As a Westside community, West LA affords businesses access to a highly skilled workforce of over 500K residents in the region
- West LA contains two Expo Line (E Line) stops for easy car-free commuting
- The community provides abundant amenities for employees, such as trendy restaurants in Sawtelle Japantown and Westwood Village, five movie theatres in adjacent Westwood, Equinox, and more. Numerous local hotels offer convenient accommodations to host business travelers as well.

WEST LOS ANGELES ECONOMIC STATS



208,321
TOTAL POPULATION



\$86,222
AVG. HH INCOME



99,041
TOTAL HOUSEHOLDS



52,200
TOTAL BUSINESSES



107,815
TOTAL EMPLOYEES

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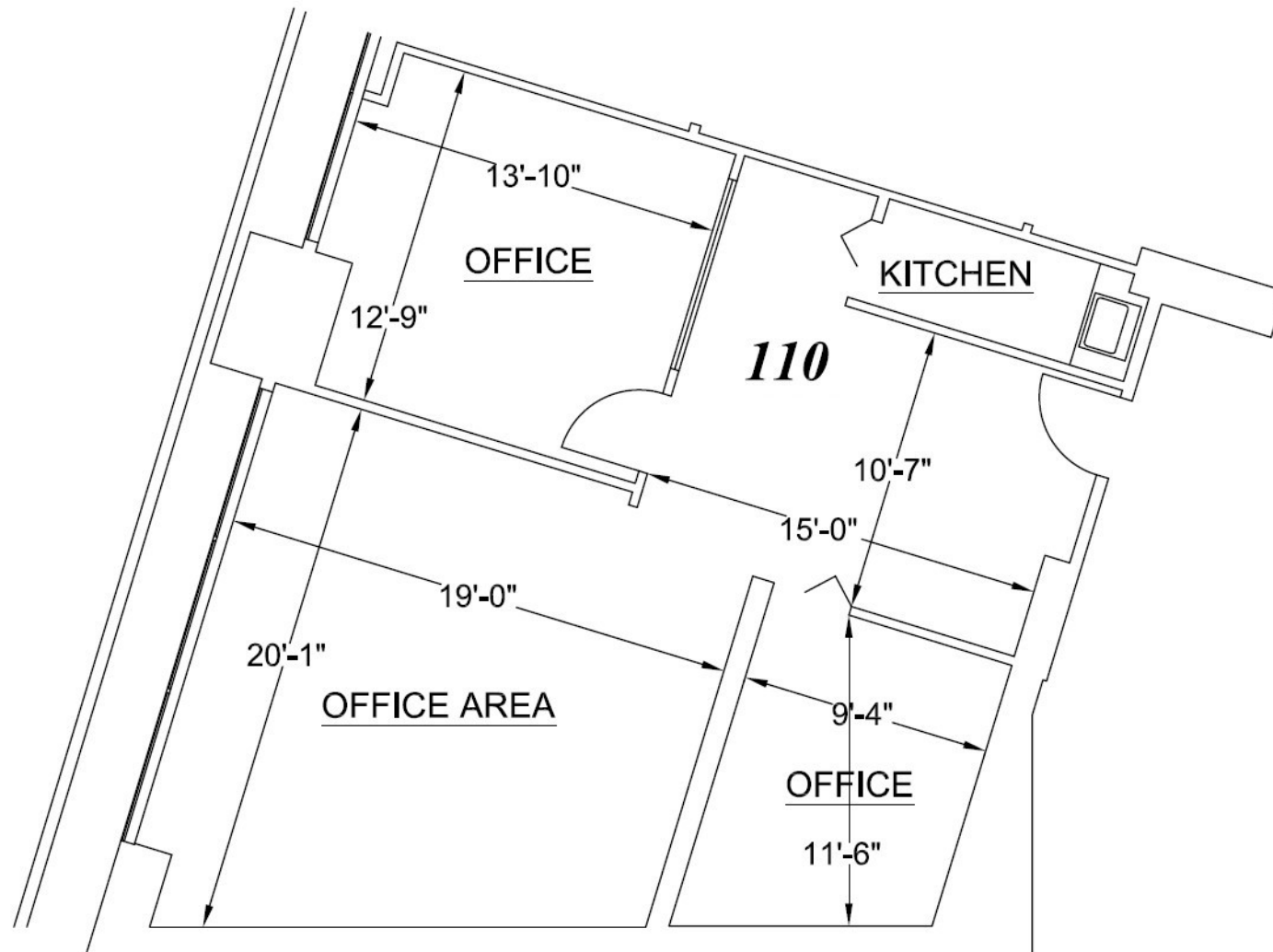


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Suite 110
1,032 SF

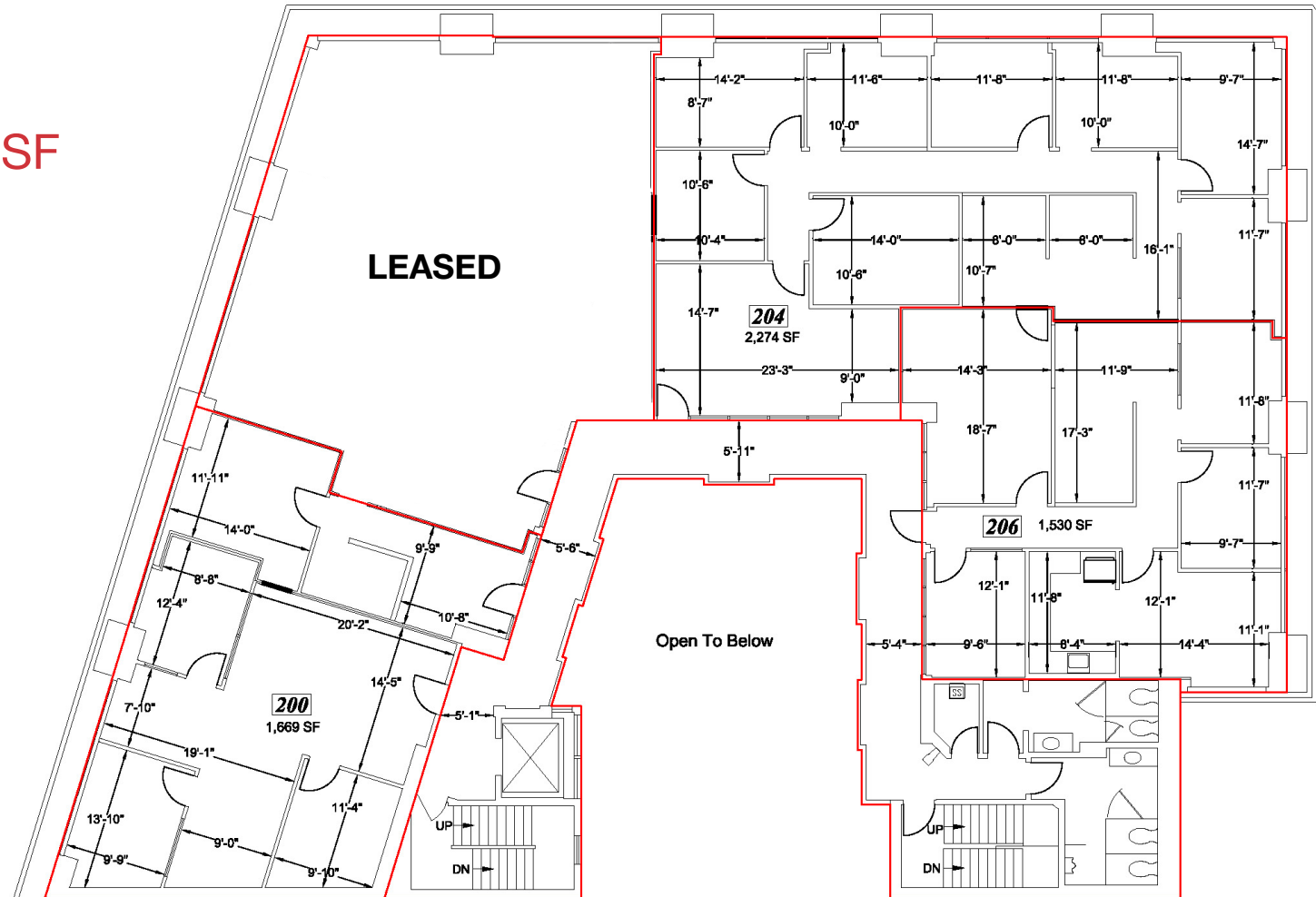


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Suite 200 – 206
1,530 SF – 7,497 SF



2ND FLOOR PLAN
11030 CAMDEN GARDEN

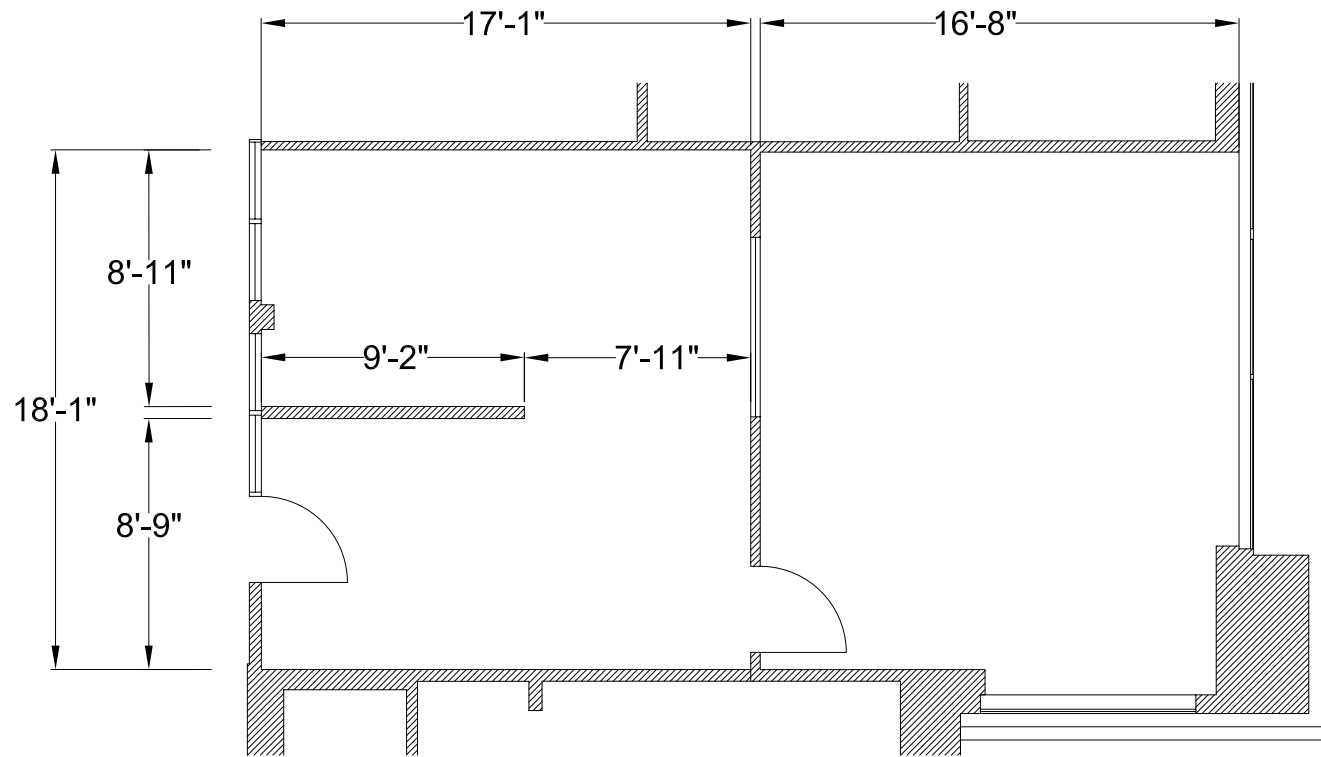
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SCALE

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SANTA MONICA BLVD.
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OFFICE/MEDICAL SPACE FOR LEASE

Suite 310
740 SF



3RD FLOOR PLAN
11030 UNIT 310 CAMDEN GARDEN