

FOR LEASE

5% COMMISSION
TO OUTSIDE BROKER
ON 3-5 YEAR DEALS



LOCATION 2444 Wilshire Boulevard, Santa Monica, CA 90403
(Located at the south east corner of Wilshire Boulevard and Chelsea Avenue)

BUILDING SIZE Approximately 72,647 rentable square feet

RENTAL RATE \$2.75-\$3.25 per square foot, per month, full service gross

AVAILABLE Immediately

PARKING Three (3) spaces per 1,000 square feet leased.
\$145 for unreserved parking and \$215 for reserved parking (plus City taxes)

AMENITIES

- » Fiber Optic Internet
- » Management on-site
- » Adjacent to many restaurants and retail amenities
- » Directly across the street from Douglas Park

FOR MORE INFORMATION, PLEASE CONTACT:

JEFFREY M. PICKETT | Executive Vice President
Tel 424.832.5306 | pickett@westmac.com
DRE #01828924

FOR LEASE

RATE:

\$2.75-\$3.25/SF/Month, FSG

AVAILABLE:

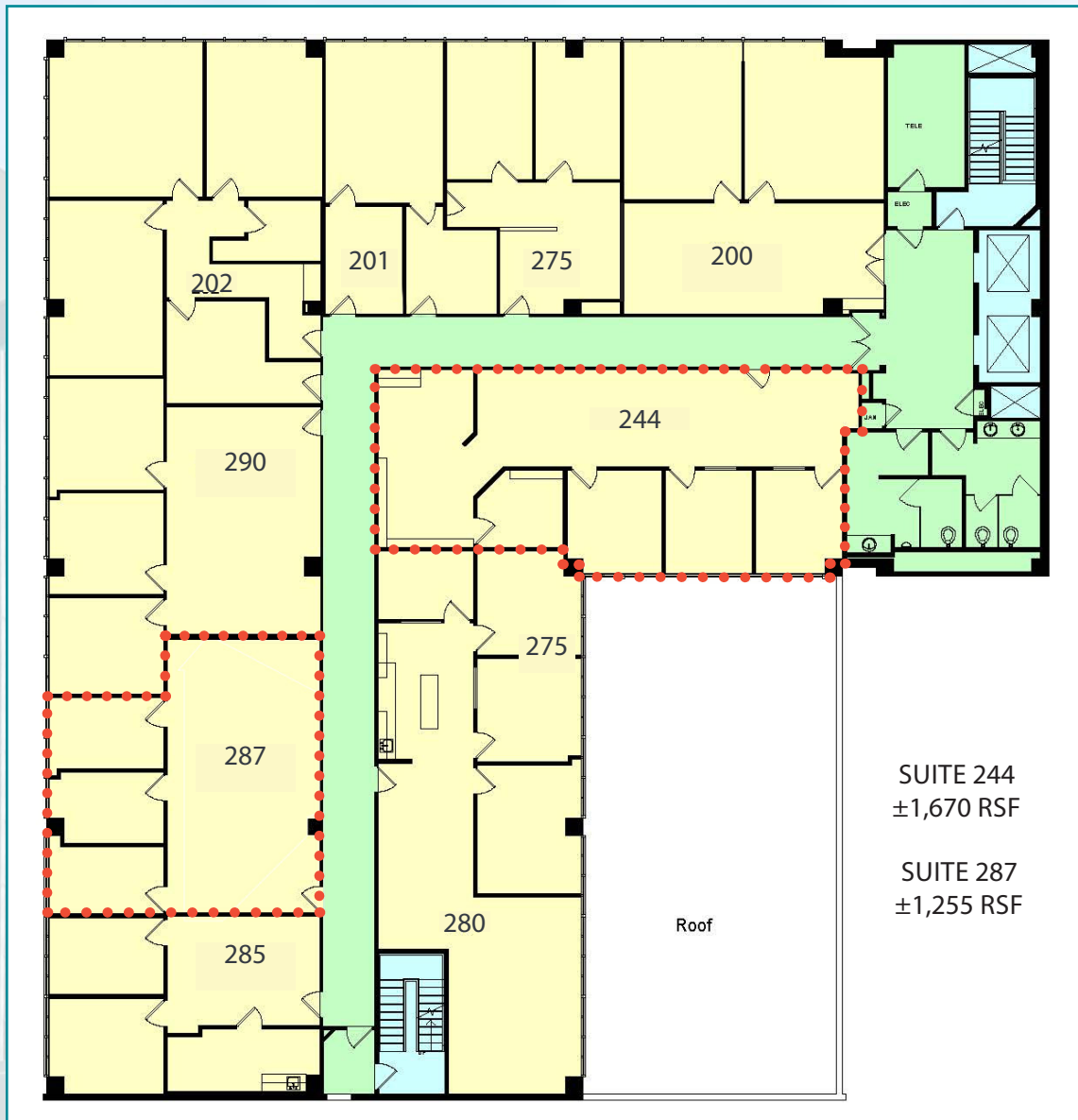
Immediately

- AVAILABLE SPACES:
- Suite 244: ±1,670 rentable square feet (\$2.75 PSF)
 - Suite 287: ±1,255 rentable square feet (\$3.00 PSF) (Freshly remodeled & ready for occupancy)
 - Suite 403: ±1,259 rentable square feet (\$2.95 PSF) (includes kitchen with sink)
 - Suite 501: ±2,107 rentable square feet (\$3.25 PSF) (includes kitchen with sink)



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AVAILABLE ON THE 2ND FLOOR



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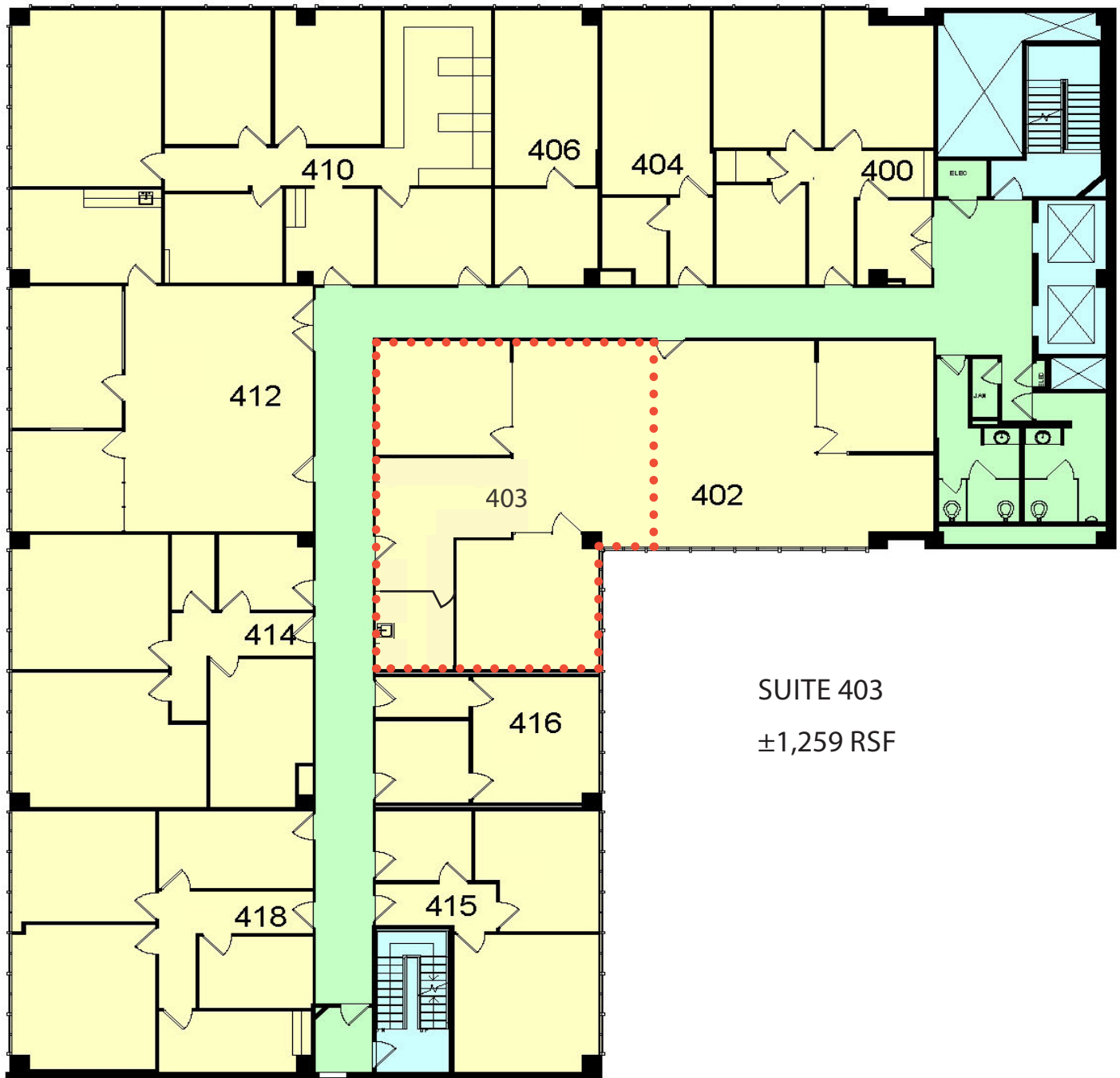
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Floor plans are not to scale. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not 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.

AVAILABLE ON THE 4TH FLOOR



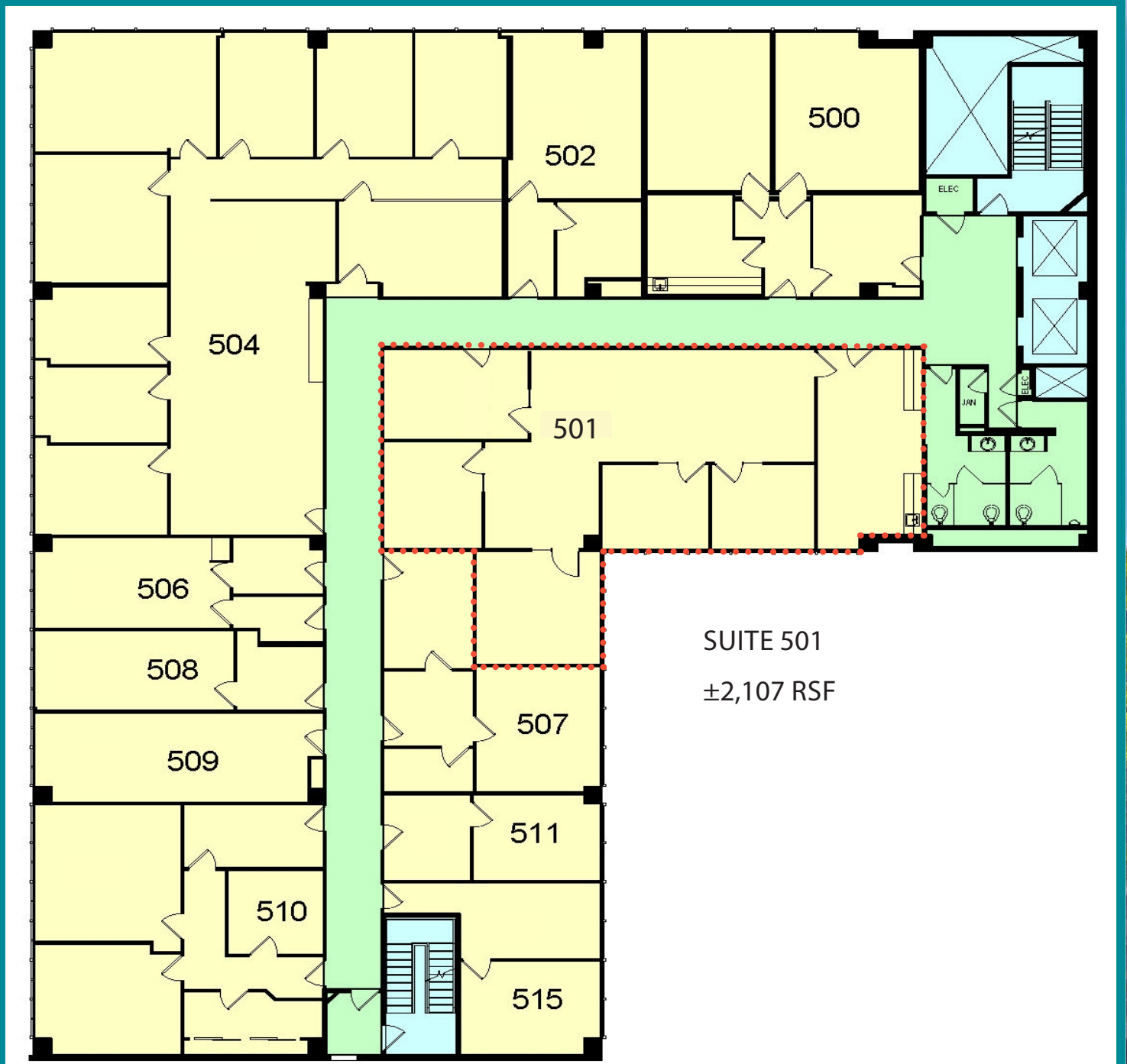
SUITE 403
±1,259 RSF

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AVAILABLE ON THE 5TH FLOOR



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WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | Company DRE #01096973 | www.westmac.com

WESTMAC

AMENITIES MAP

Santa Monica Beach



Santa Monica Pier
2.5 miles



UCLA Medical Center

Providence Saint John's
Health Center



UCLA Health Neurology



McKinley Elementary School

The CALIF.
CHICKEN CAFE

EST. 1991

SUBJECT



DOUGLAS
PARK

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. The text of this publication, or any part thereof, may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, storage in an information retrieval system, or otherwise, without prior permission.