



FOR LEASE

12304 SANTA MONICA BOULEVARD

PROPERTY DESCRIPTION

- Three-story Class A contemporary atrium building
- Extensive renovations designed by Gensler Architects in 2008/2009
- Three elevators service the entire building from the parking garage & lobby levels
- Subterranean parking with entrances on Santa Monica Boulevard and Wellesley Avenue
- On-site property management
- Valet assist visitor parking

LOCATION DESCRIPTION

- Two blocks west of Bundy Drive in West Los Angeles near Santa Monica
- Convenient freeway access to 405 and 10 freeways
- Various retail, restaurant & banking amenities
- Great centralized West Los Angeles location

©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.

WESTMAC Commercial Brokerage Company

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

WESTMAC



LOCATION 12304 Santa Monica Boulevard, Los Angeles, CA 90025

AVAILABLE SPACE Approximately 307 - 2,583 rentable square feet

RENTAL RATES \$850 - \$7,750 per month, full service gross

TERM One [1] - Five [5] years

ANNUAL INCREASES 3%

USE Office and medical space

TENANT IMPROVEMENTS Negotiable

PARKING RATIO 2.4 spaces per every 1,000 square foot leased

MONTHLY RATES Unreserved \$120/car/month; tandem \$100/car/month; reserved \$160/car/month

VISITOR RATES \$2.00 each 15 minutes; \$20.00 daily maximum; \$8.00 flat rate after 2:30 pm

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.

WESTMAC Commercial Brokerage Company

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

WESTMAC



FOR LEASE

12304 SANTA MONICA BOULEVARD

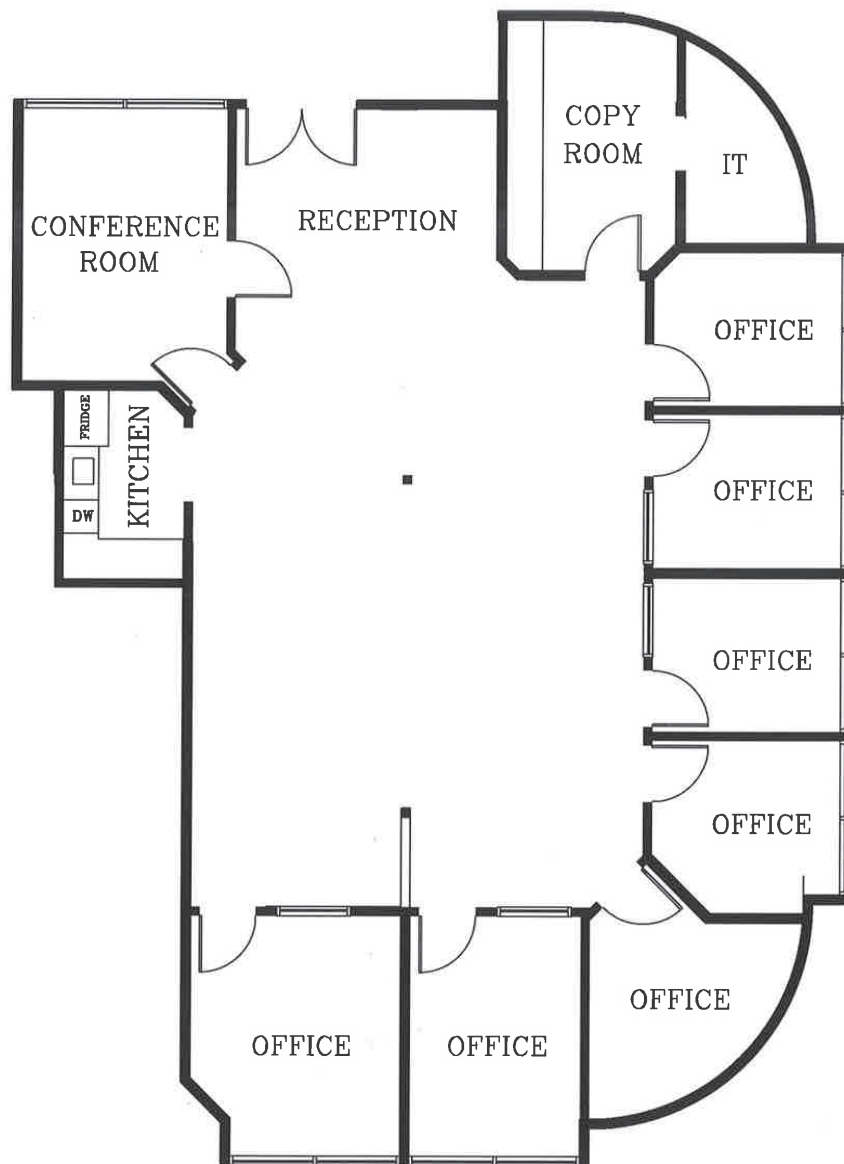
AVAILABLE SUITES

SUITE	RSF	RENT PER MONTH	DESCRIPTION
100	±2,583	\$7,750.00	Ground Floor, Seven (7) offices, copy room, conference room, kitchen, and reception
109	±562	\$1,574.00	Large office space with reception area
306A	±324	\$875.00	Large window office
308A	±307	\$850.00	Corner office space with window view
365A	±441	\$1,120.00	Office space with multiple rooms, furniture, and file space

WESTMAC Commercial Brokerage Company

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

WESTMAC



FOR LEASE

12304 SANTA MONICA BOULEVARD

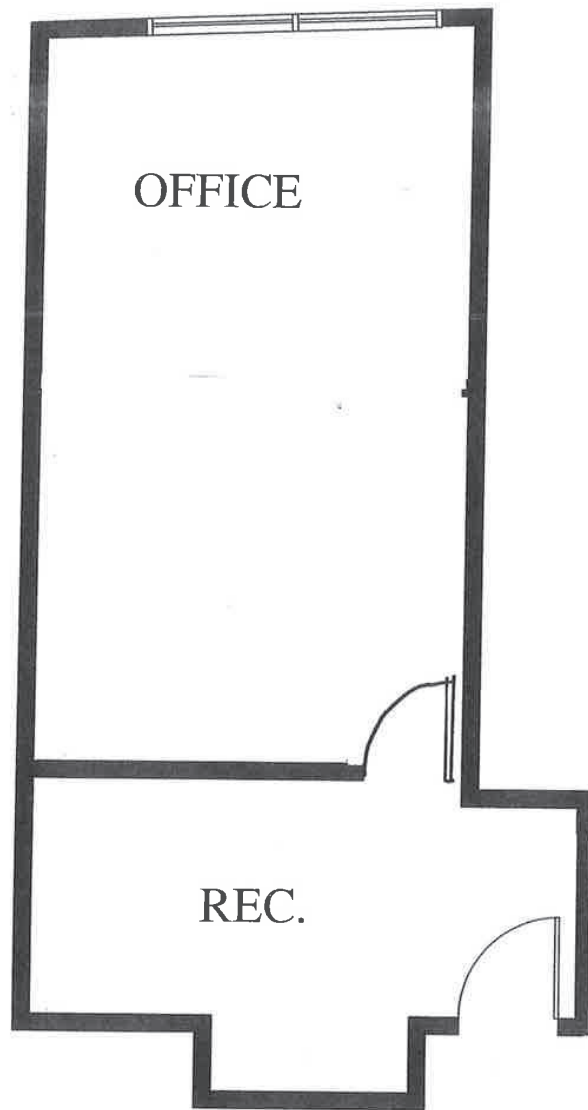
JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
DRE #01828924
pickett@westmac.com

SUITE 100
OFFICE USE

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.

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

WESTMAC



JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
DRE #01828924

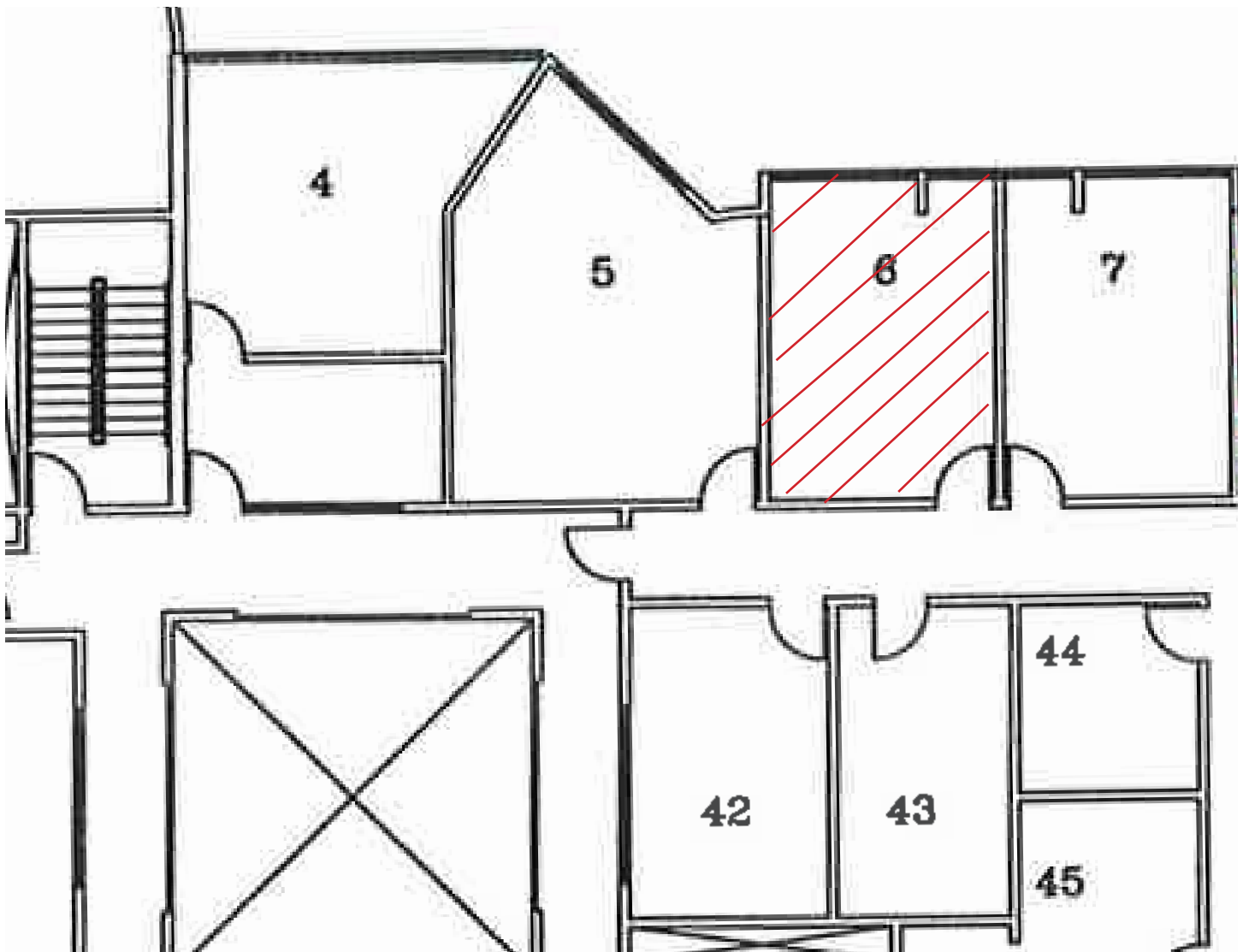
SUITE 109

OFFICE USE

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.

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

WESTMAC



FOR LEASE

12304 SANTA MONICA BOULEVARD

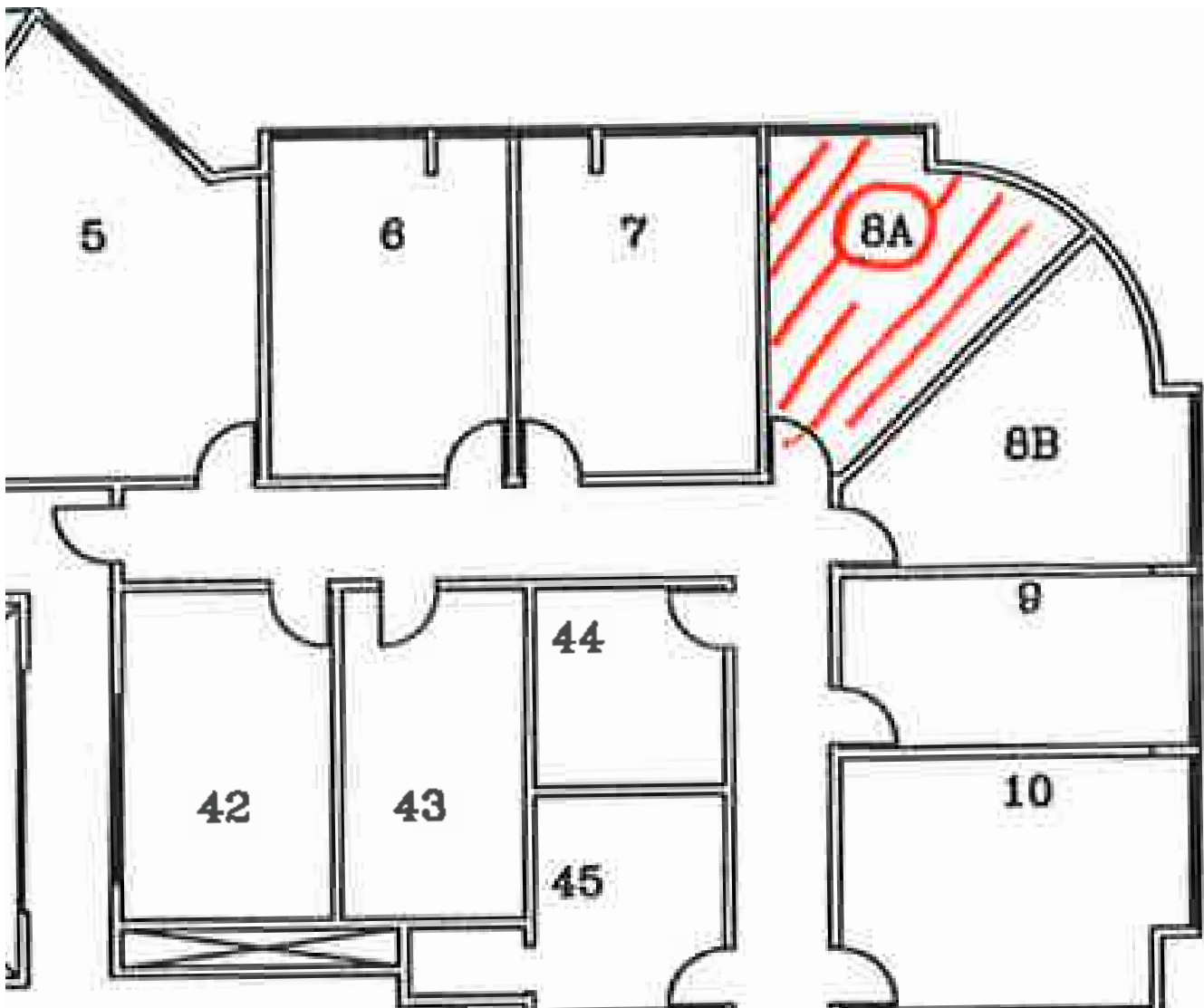
JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
DRE #01828924
pickett@westmac.com

SUITE 306A
OFFICE USE

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.

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

WESTMAC



JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
DRE #01828924

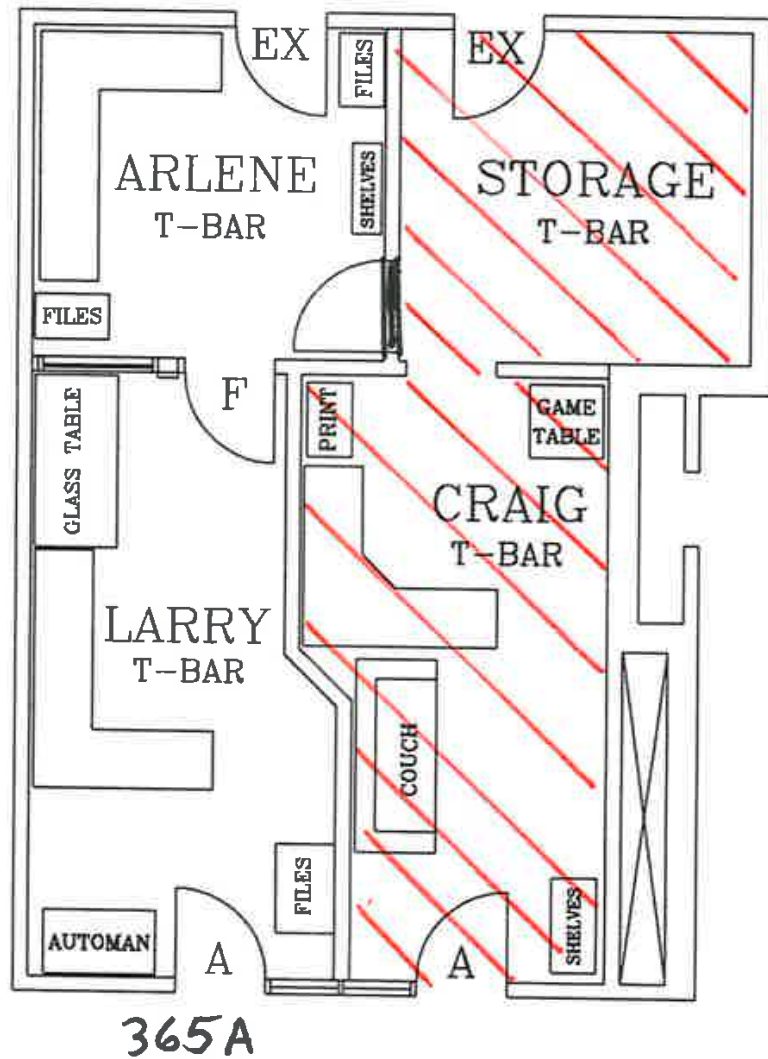
SUITE 308A

OFFICE USE

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.

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

WESTMAC



FOR LEASE

12304 SANTA MONICA BOULEVARD

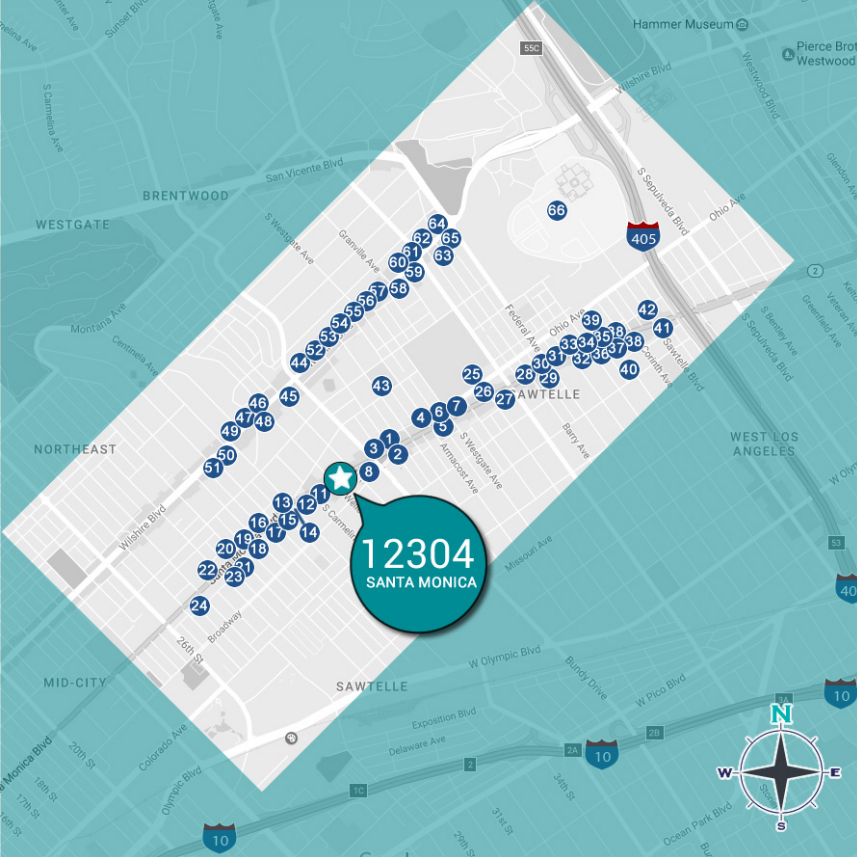
JEFFREY M. PICKETT
Executive Vice President
Tel 424.832.5306
DRE #01828924
pickett@westmac.com

SUITE 365A
OFFICE USE

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.

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

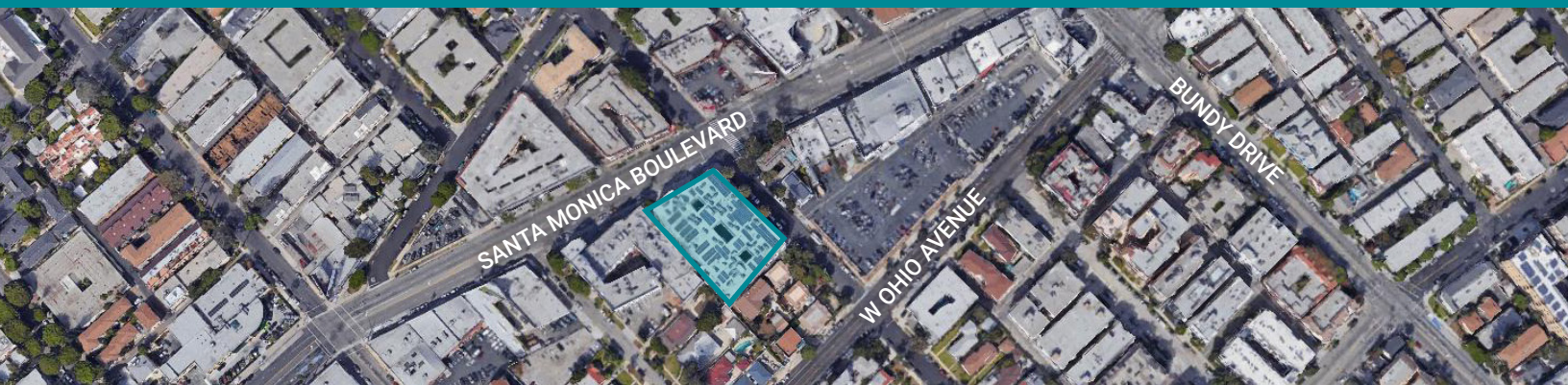
WESTMAC



1. Chase Bank
2. Guido's
3. Santa Monica Pavilion
4. Avis Car Rental
5. Verizon | Subway | H Salt Fish & Chips| UPS | El Polo Loco
6. Wertz Brothers
7. Westside Mercedes
8. Starbucks
9. Darya (covered by subject marker)
10. Smart & Final (covered by subject marker)
11. Jooji Garden
12. Koss Financial
13. SM Chrysler Jeep Dodge Ram
14. Keyboard Concepts
15. Santa Monica Mazda
16. Bay Cities Kitchens & Appliances
17. Santa Monica Auto Group
18. Hornburg Jaguar
19. Days Inn
20. SM School of Dance and Music
21. Josephine Press & Christopher John Gallery
22. UCLA Health SM - Pediatrics
23. Coogies
24. Automobile Club of S. California
25. University High School
26. Asakuma Sushi
27. Goodwill
28. En Sushi
29. Nook Bistro
30. Café 50's | Le Saigon | Qusqo Bistro
31. The Gym LA
32. SM Glatt Kosher Market
33. Blick Art Materials
34. Bank of America
35. Floyd's 99 Barbershop
36. Javan
37. USPS
38. Abby Lee Dance Co. LA
39. Backyard Butler Cinema
40. West LA Courthouse
41. Nuart Theatre
42. UCLA Thrift Shop
43. Brockton Avenue Elementary
44. Literati Café
45. U.S. Bank
46. Westside Pediatrics
47. Opus Bank
48. Halstrom Academy
49. OneWest Bank
50. BevMo
51. CVS
52. Ralphs
53. CVS
54. Fatburger
55. Ross
56. Consulate General of Austria
57. Q's Billiard Club & Restaurant
58. Consulate General of Israel
59. Barrington Plaza
60. The Palace Seafood & Dim Sum
61. The bw
62. India's Oven
63. Yoga Works Brentwood
64. Wells Fargo
65. The Coffee Bean & Tea Leaf
66. VA - Greater Los Angeles

FOR LEASE

12304 SANTA MONICA BOULEVARD



JEFFREY M. PICKETT

Executive Vice President

Tel 424.832.5306

DRE #01828924

pickett@westmac.com

©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.

WESTMAC Commercial Brokerage Company

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

WESTMAC