



**NEWMARK**

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בסייד

**11022 Santa Monica Blvd**

**Los Angeles, CA 90025**

**HIGH VISIBILITY MODERN OFFICE/MEDICAL SPACES  
AVAILABLE IN PRIME WEST LA**

# PROPERTY HIGHLIGHTS

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## Available Spaces

**Suite 210: ±1,117 SF**

**Suite 290: ±1,583 SF**

**Suite 340: ±633 SF**

(Sink in suite)

## Rental Rate

**Negotiable**

## Term

**3 - 10 Years**

## Availability

**Now**

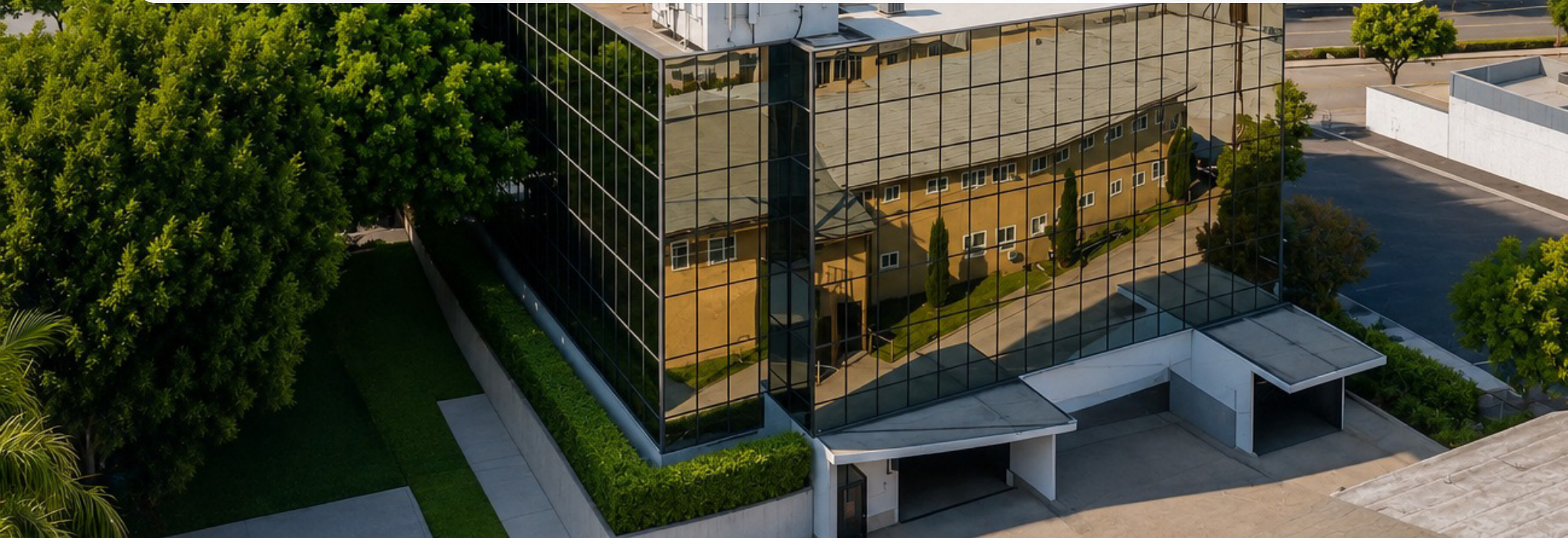
## Parking

**2.2/1,000 SF**

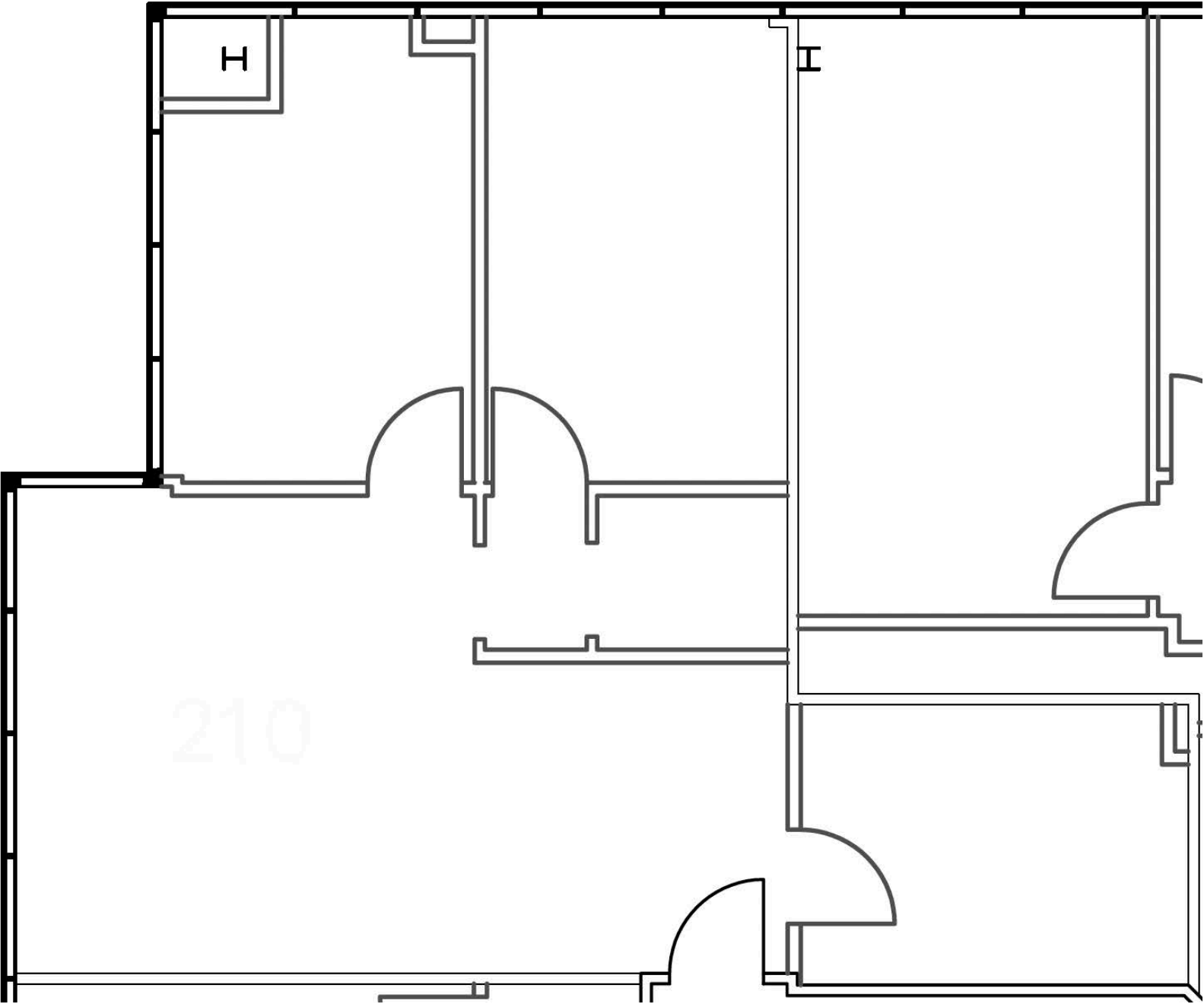
**\$200/Mo - Reserved Single Space**

**\$400/Mo - Tandem**

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- **Prime West LA Location** – High visibility on Santa Monica Blvd with immediate access to 405 & 10 Freeways
  - **Modern Office Building** – ±27,000 SF, 4-story, recently renovated
  - **Flexible Suites Available** – Ranging from ±633 SF up to ±3,650 SF
  - **Ample Parking** – 59 spaces (≈2.0/1,000 SF ratio) with easy ingress/egress
  - **Strong Walkability** – Walk Score 93, surrounded by dining, retail & services
  - **Ideal for Office or Medical Use** – Efficient layouts with private offices reception areas



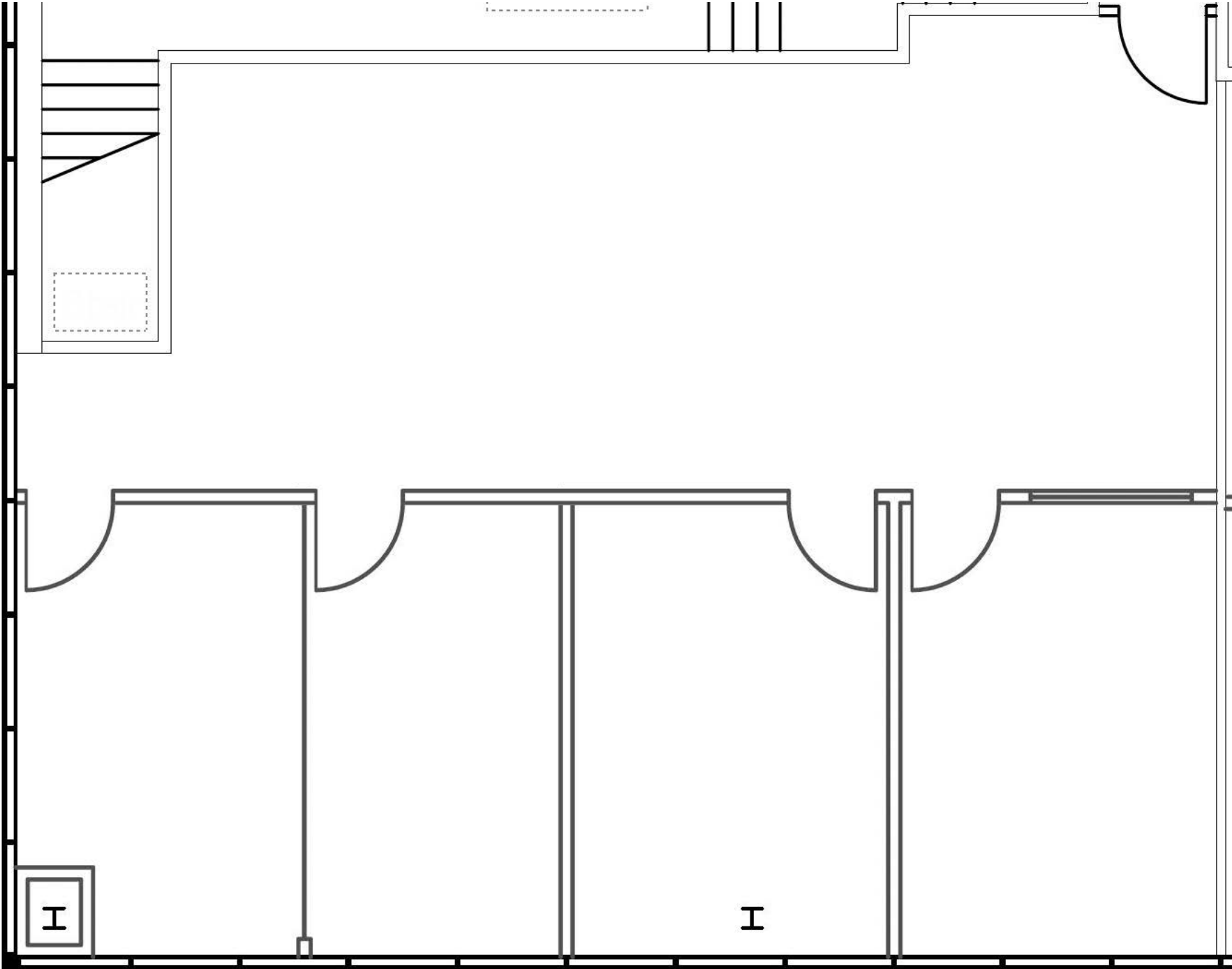
SUITE 210 FLOOR PLAN: ±1,117 RSF (SINK IN SUITE)



# SUITE 210 PHOTOS



SUITE 290 FLOOR PLAN: ±1,583 RSF

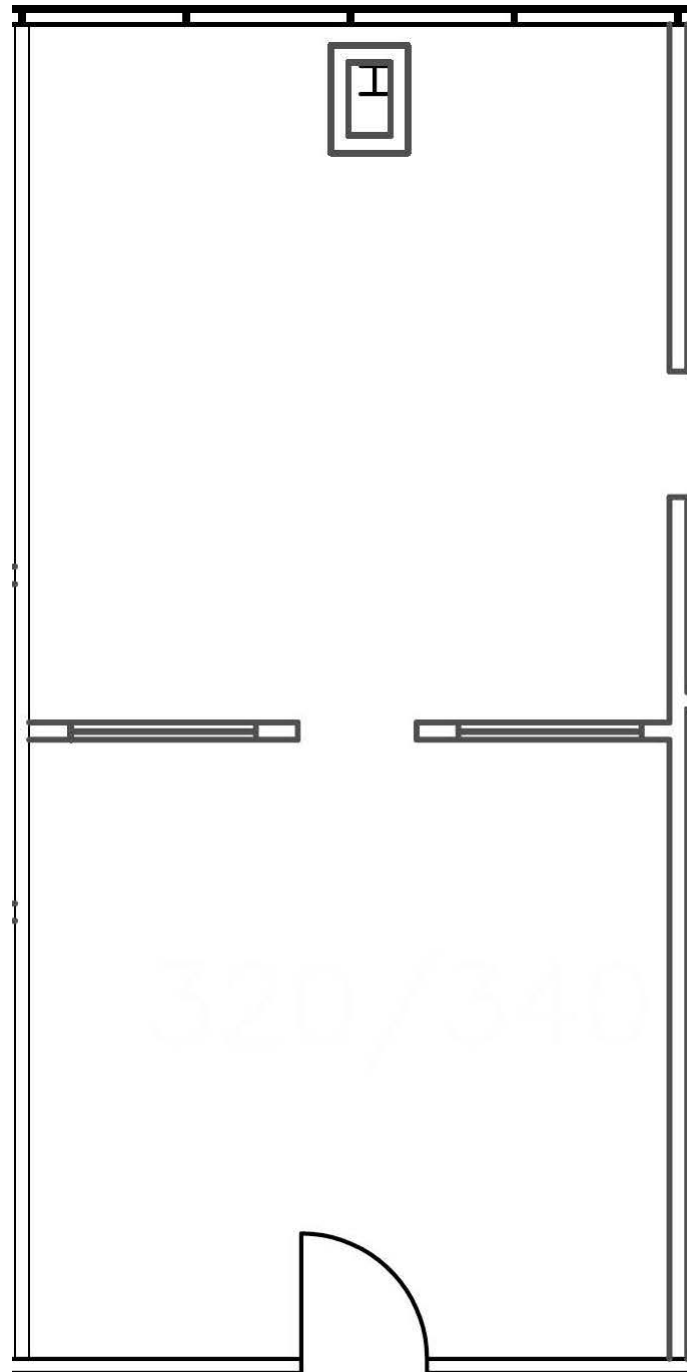


# SUITE 290 PHOTOS



# SUITE 340 FLOOR PLAN: ±633 RSF

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# SUITE 340 PHOTOS



# AERIAL





**COMMERCIAL  
ASSET GROUP**

**NEWMARK**

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