



**3402**  
**PICO BOULEVARD**

SANTA MONICA

**For Sublease**  
**19,754 SF**  
Potentially Divisible

 **CUSHMAN &  
WAKEFIELD**

# // SPACE FEATURES



UNIQUE, **PLUG-AND-PLAY** OPPORTUNITY DESIGNED WITH POLISHED CONCRETE FLOORS, EXPOSED CEILINGS, AND GLASS OFFICES/CONFERENCE ROOMS



THE SPACE IS COMPRISED OF UP TO 108 WORKSTATIONS, 9 OFFICES, 4 CONFERENCE ROOMS AND 3 HUDDLE ROOMS



**OPERABLE WINDOWS** CREATING AN INDOOR/OUTDOOR FEEL



**LARGE COMMUNAL SPACE** THAT IS PERFECTLY SUITED FOR CORPORATE FUNCTIONS (i.e. ALL HANDS MEETINGS, COMPANY PARTIES, GATHERINGS, ETC.)



OUTDOOR **COURTYARD AND AMPHITHEATER** SPACE





## // SPACE SPECS

### PREMISES

SUITE 300 - TOP FLOOR

### AVAILABLE SPACE

19,754 SF - FULL FLOOR  
POTENTIALLY DIVISIBLE

### RATE

\$3.75 FSG

### TERM

THROUGH NOVEMBER 2, 2028  
(SHORTER TERM POSSIBLE)

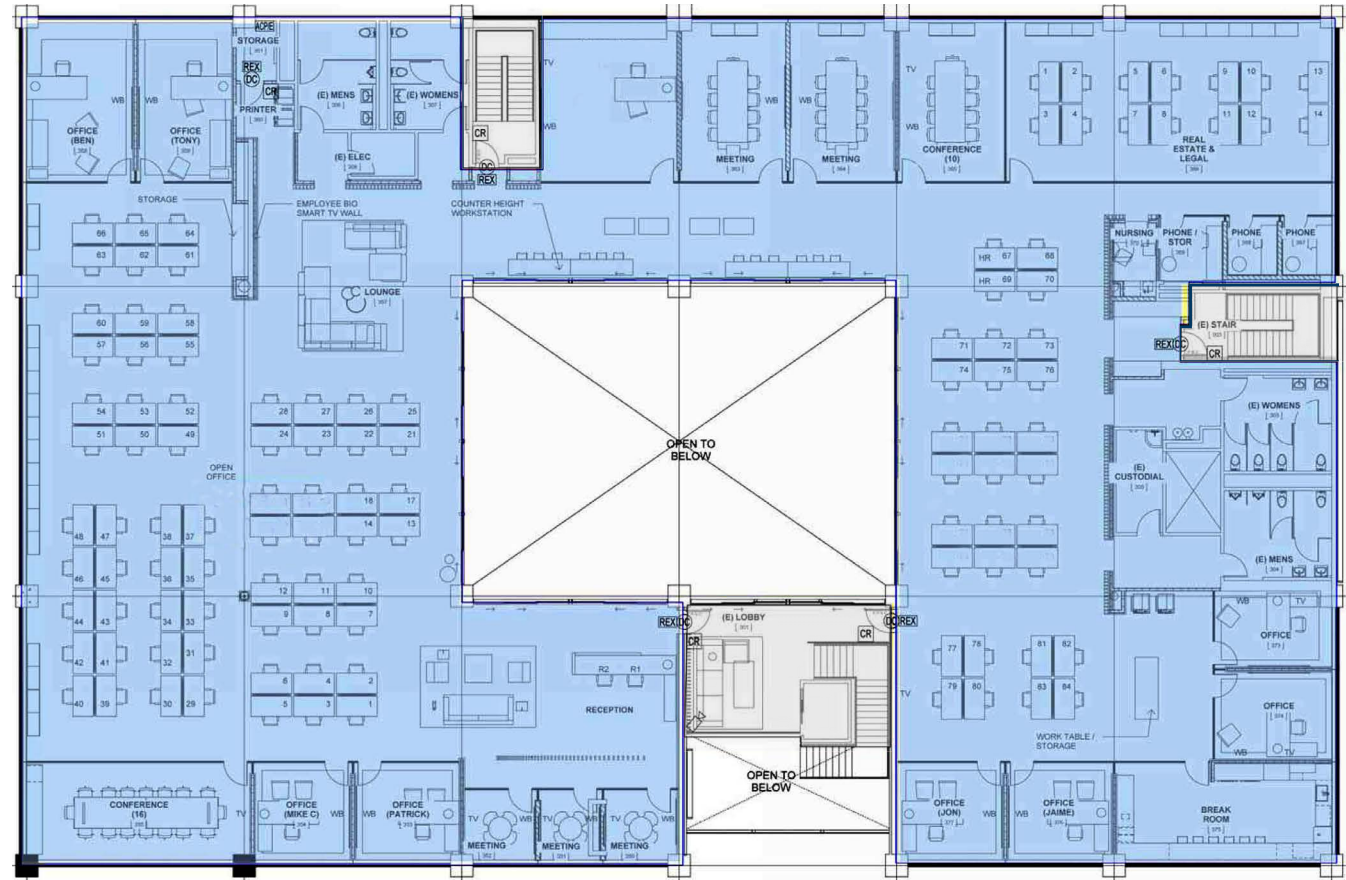
### PARKING

UP TO 43 SPACES

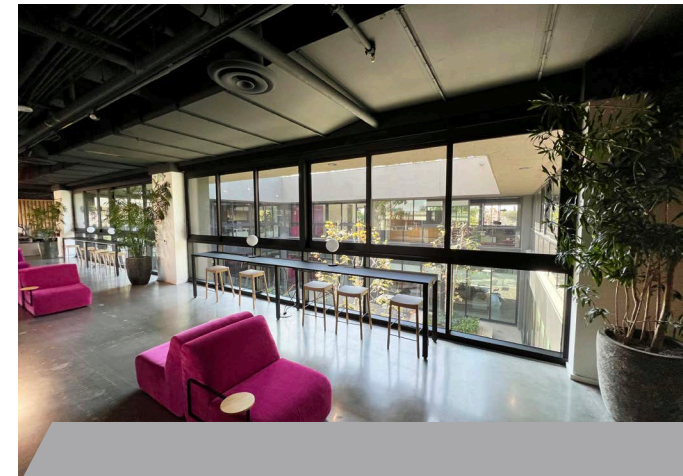
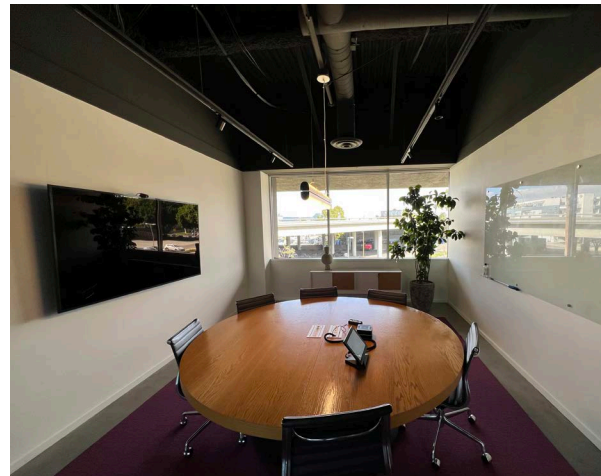
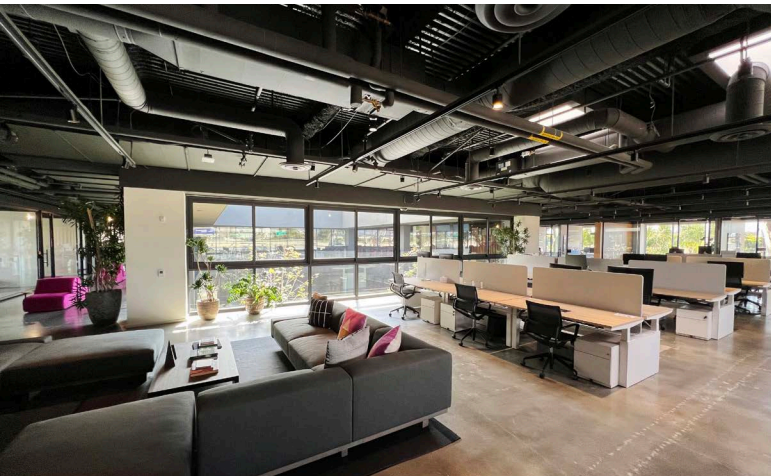
### FURNITURE

NEGOTIABLE

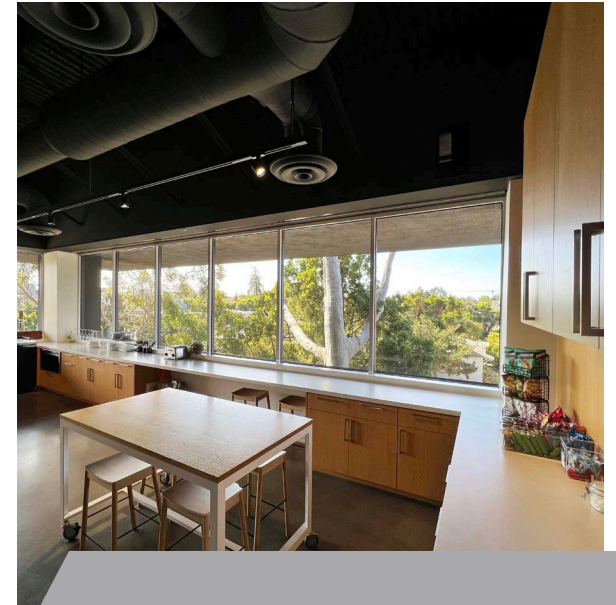
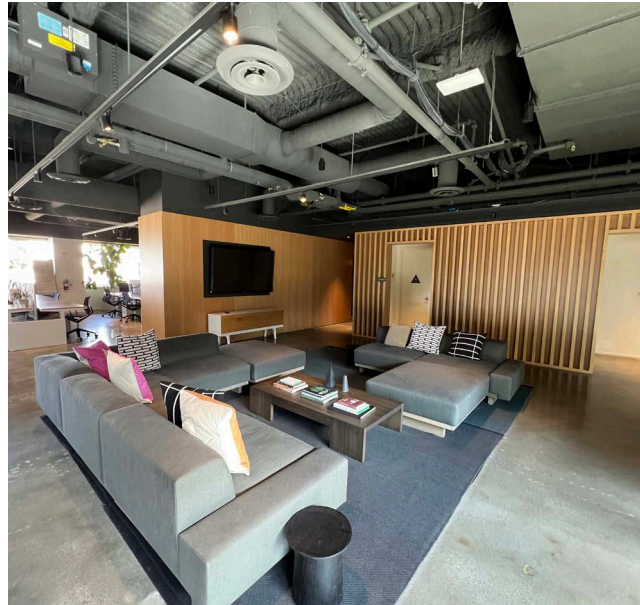
# // FLOOR PLAN



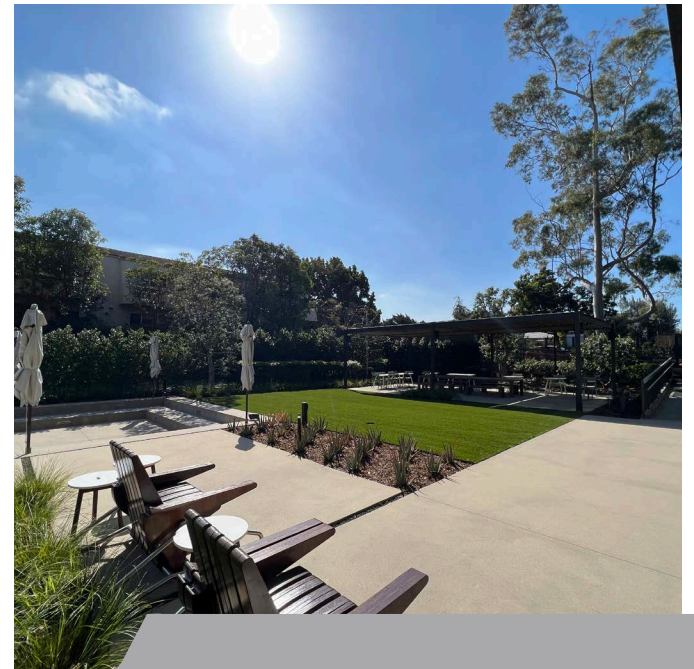
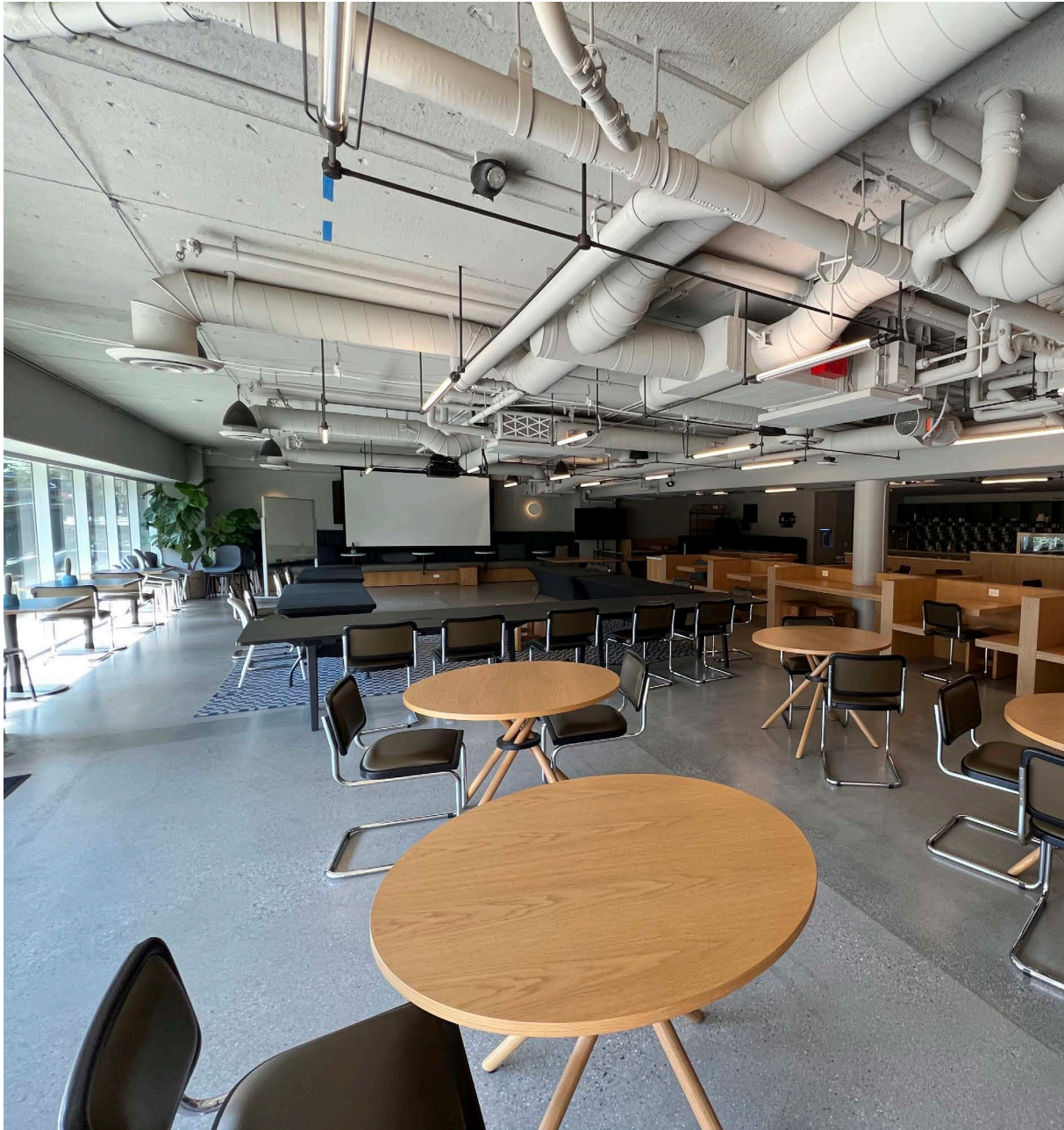
Not to scale



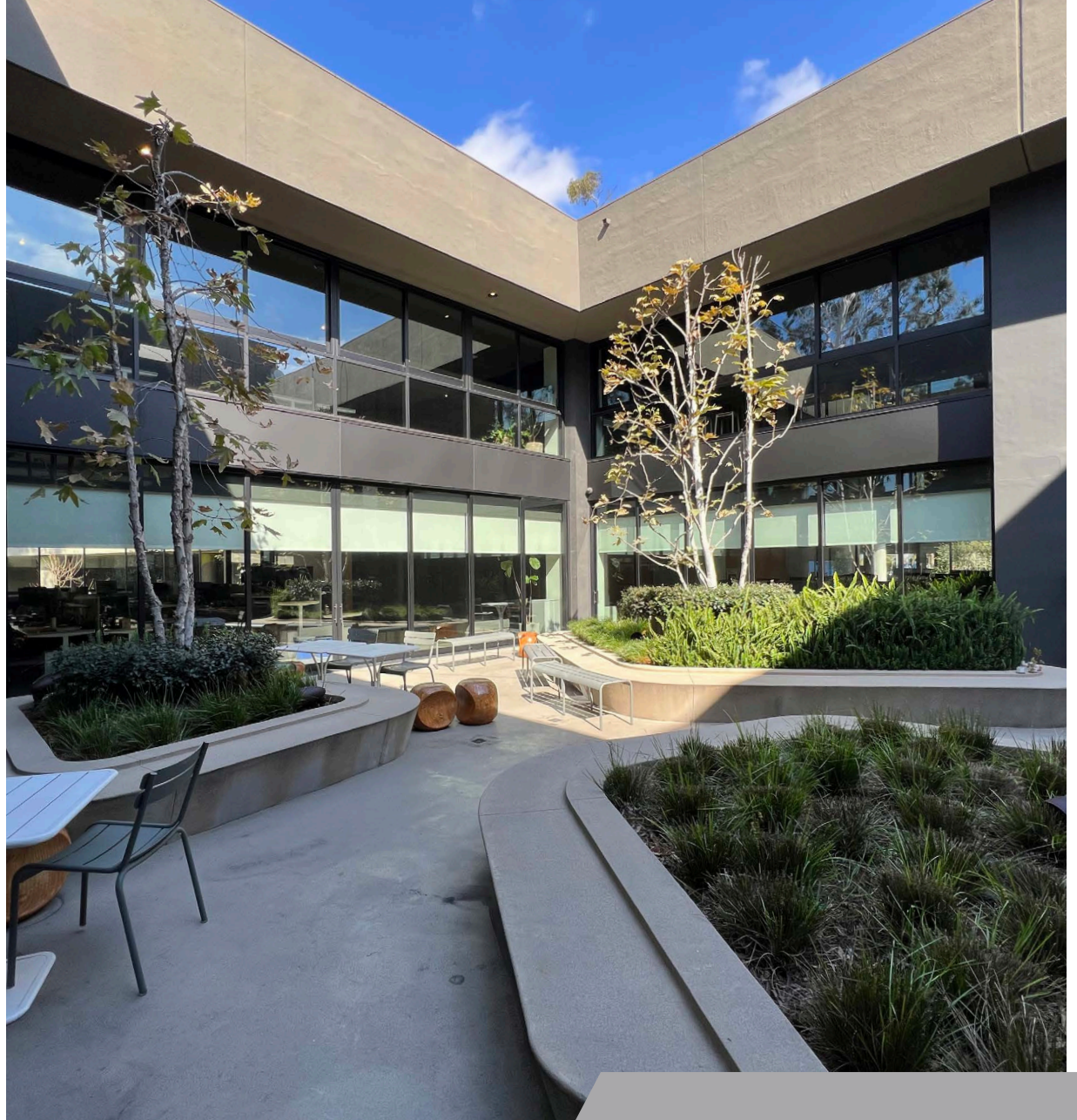
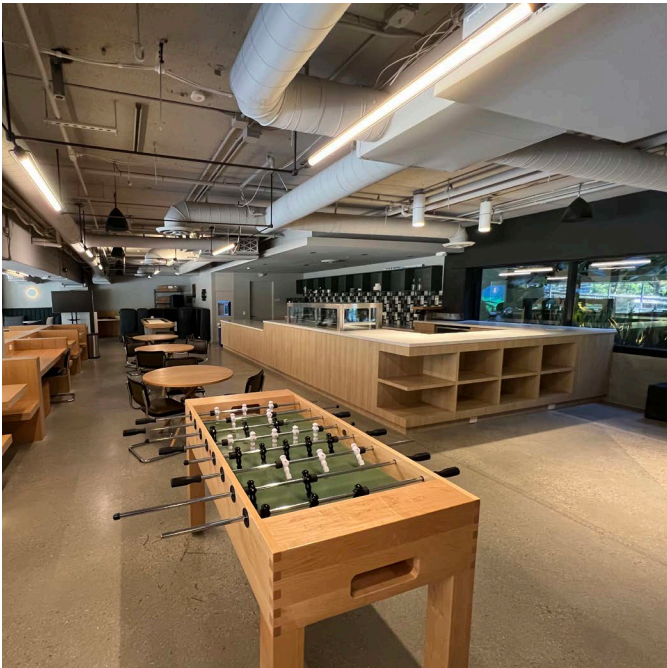
# // GALLERY



# // GALLERY



# // GALLERY



# // AMENITIES

**101**

Dining & Restaurants

**81**

Fitness & Recreational Centers

**11**

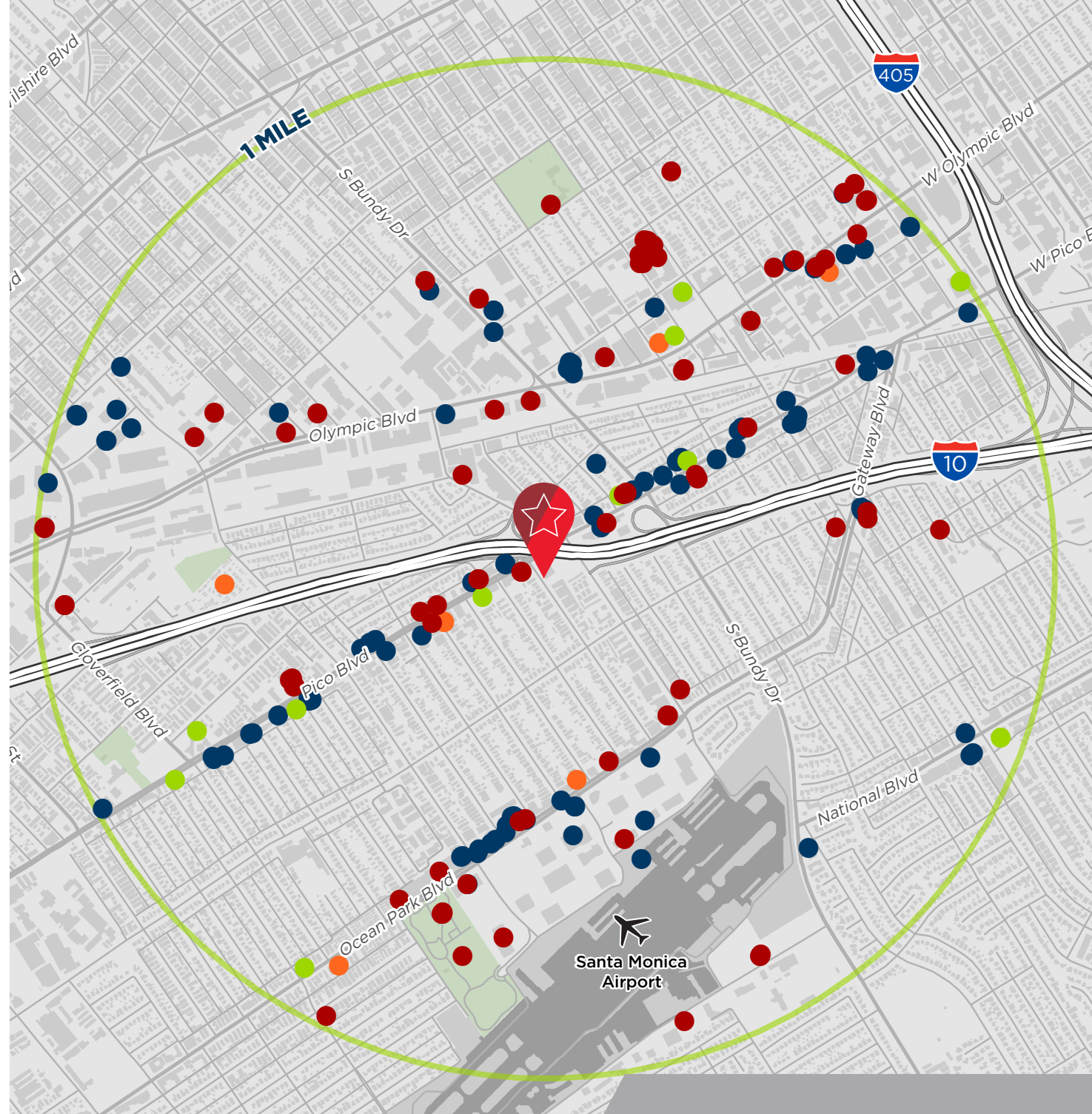
Grocers & Markets

**7**

Hotels & Accommodations

**86**

Very Walkable  
WALK SCORE®



// **3402 PICO BOULEVARD**  
Santa Monica, CA 90405

# 3402

PICO BOULEVARD



## CONTACT

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