



**PALOMA**  
REALTY PARTNERS



3441  
**BEACH AVE**  
**MARINA DEL REY, CA**



OFFICE SPACE  
AVAILABLE FOR SUBLEASE



OVERVIEW

# Unique Freestanding Office Building for Sublease

Spanning approximately 3,000 square feet, 13441 Beach Ave in Marina Del Rey offers a clean and professional workspace with flexible interior layouts, perfect for a variety of business needs. The building includes three secured gated parking spaces at no additional cost. The sublease term runs through January 31, 2027, providing short- to mid-term flexibility. With immediate availability, this property is ideally located near local amenities, major thoroughfares, and the beach, making it an exceptional opportunity in one of Los Angeles' most desirable neighborhoods.



# FEATURES



## Premises

3,000 RSF



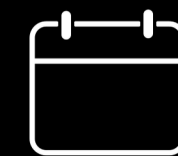
## Rate

\$2.50p/sf/mo Modified Gross



## Parking

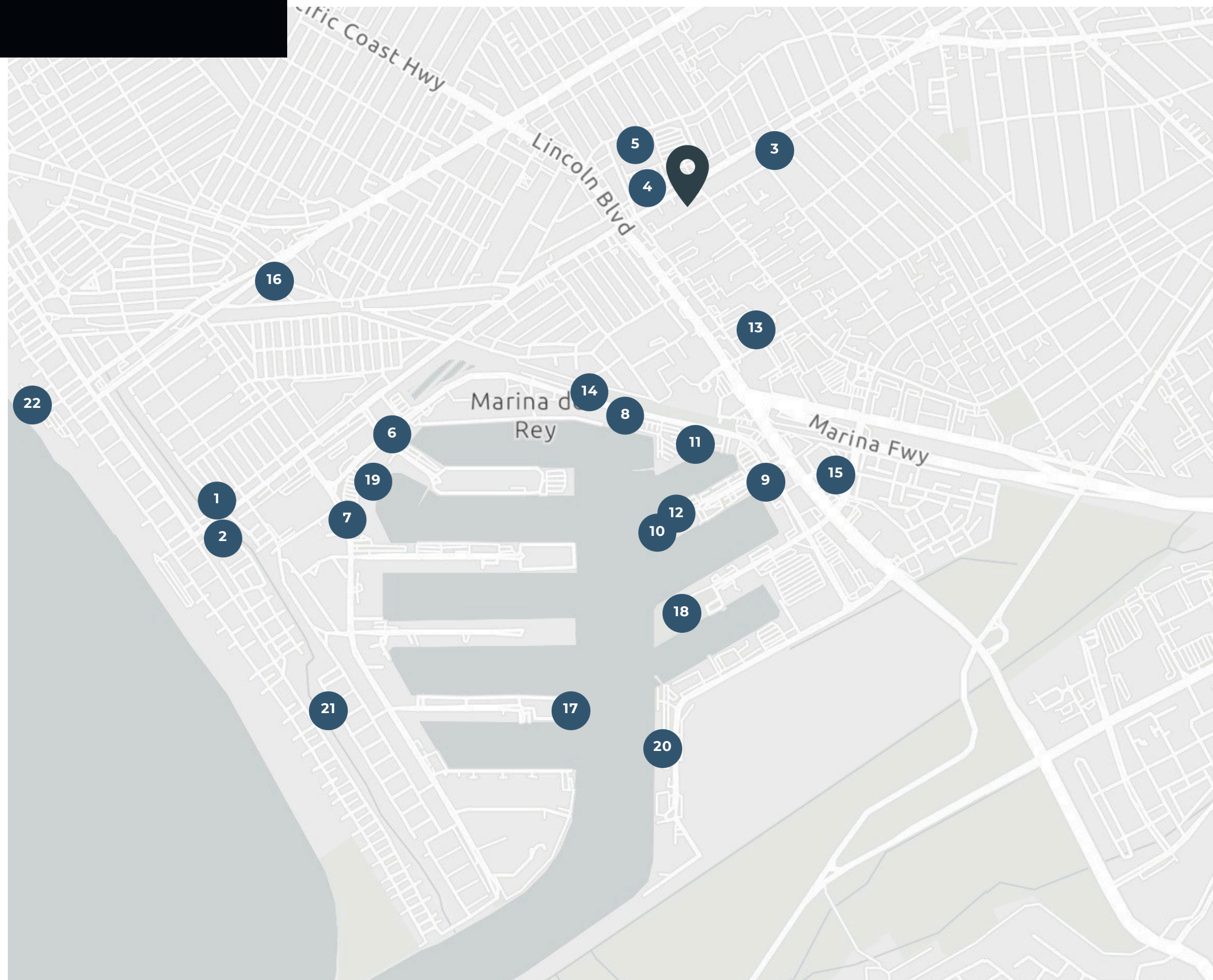
3 gated parking spaces



## Term

Through January 31, 2027

# MAP



- 01** Baja Cantina
- 02** The Cow's End Café
- 03** Rainbow Acres Natural Foods
- 04** In-N-Out Burger
- 05** Costco
- 06** Killer Shrimp
- 07** The Cheesecake Factory
- 08** Tony P's Dockside Grill
- 09** Alfred Coffee
- 10** SALT Restaurant & Bar
- 11** The Warehouse Restaurant
- 12** Marina del Rey Hotel
- 13** Equinox
- 14** The Ritz-Carlton, Marina del Rey
- 15** Cedars-Sinai MDR Hospital
- 16** Abbot Kinney Boulevard
- 17** Marina del Rey Harbor
- 18** Burton Chace Park
- 19** Marina Beach (Mother's Beach)
- 20** Fisherman's Village
- 21** Ballona Lagoon Marine Preserve
- 22** Venice Beach Boardwalk





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