

5300

SANTA MONICA BLVD

LOS ANGELES



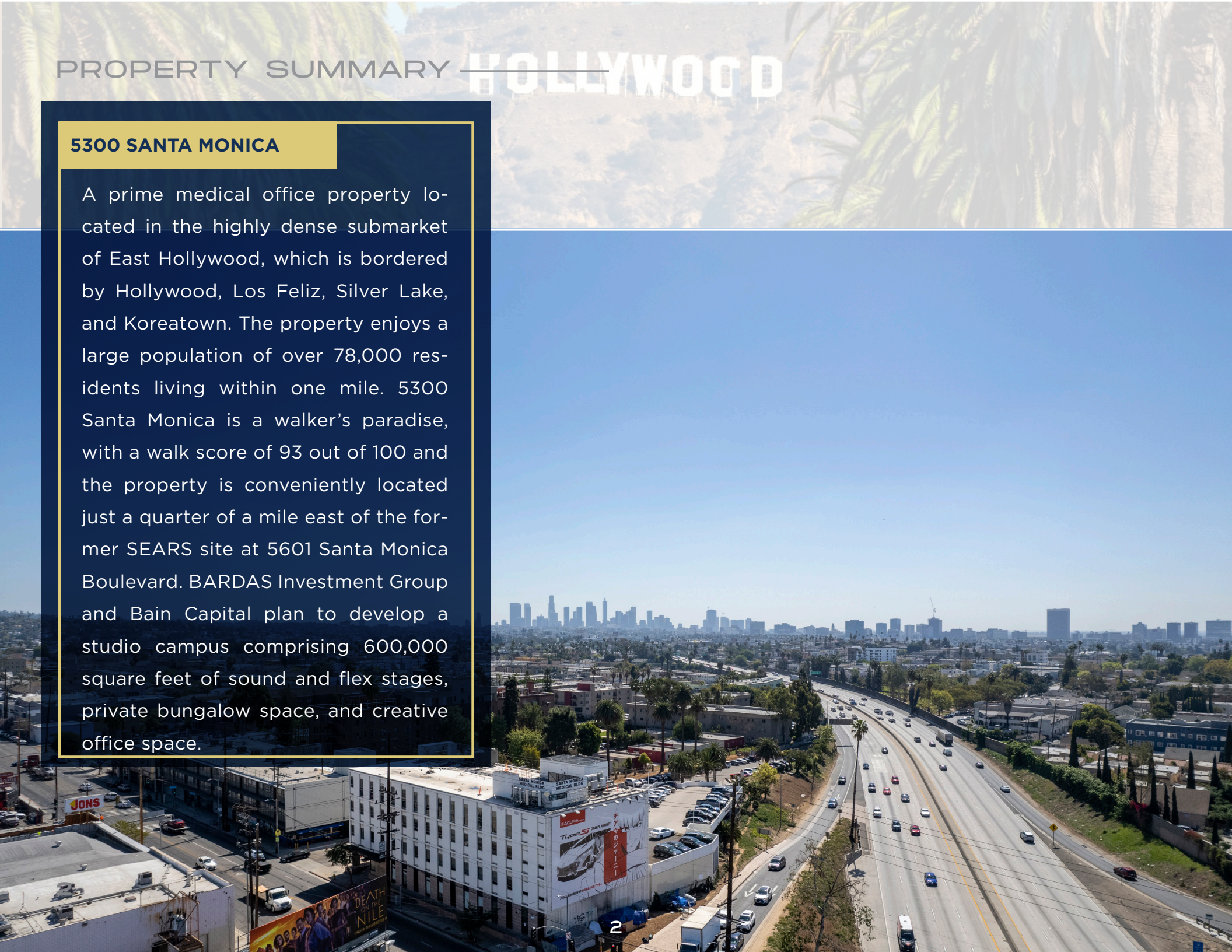
CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

OFFICE & MEDICAL SPACE AVAILABLE

PROPERTY SUMMARY **HOLLYWOOD**

5300 SANTA MONICA

A prime medical office property located in the highly dense submarket of East Hollywood, which is bordered by Hollywood, Los Feliz, Silver Lake, and Koreatown. The property enjoys a large population of over 78,000 residents living within one mile. 5300 Santa Monica is a walker's paradise, with a walk score of 93 out of 100 and the property is conveniently located just a quarter of a mile east of the former SEARS site at 5601 Santa Monica Boulevard. BARDAS Investment Group and Bain Capital plan to develop a studio campus comprising 600,000 square feet of sound and flex stages, private bungalow space, and creative office space.



PROPERTY HIGHLIGHTS

ASKING RATE:

\$3.00 FSG

TERM:

Flexible

SIZES:

260 SF - 3,200 SF

Tenant Improvement Allowance Available

AVAILABILITY:

Immediately

PARKING:

2/1000

\$105 Uncovered | \$140 covered

ADDITIONAL HIGHLIGHTS:

- Located just off of the 101 FWY Exit.
- Over 25,000 Cars Per Day on Santa Monica Blvd and over 200,000 CPD on the 101 FWY.
- Tenant Improvement Package Available.
- Turn-key medical suites available.
- Surrounded by **Kaiser Permanente, Childrens Hospital LA, Hollywood Presbyterian Medical Center, and Southern California Hospital Hollywood.**
- Spectacular Views of the Hollywood Hills.
- Nearby National Retailers: Chick-Fil-A, Target, Home Depot, JONS International Market, and many more!
- Onsite parking available.

93
WALKSCORE

Existing
MEDICAL BUILDOUTS

CONVENIENT ACCESS TO
101
FREEWAY

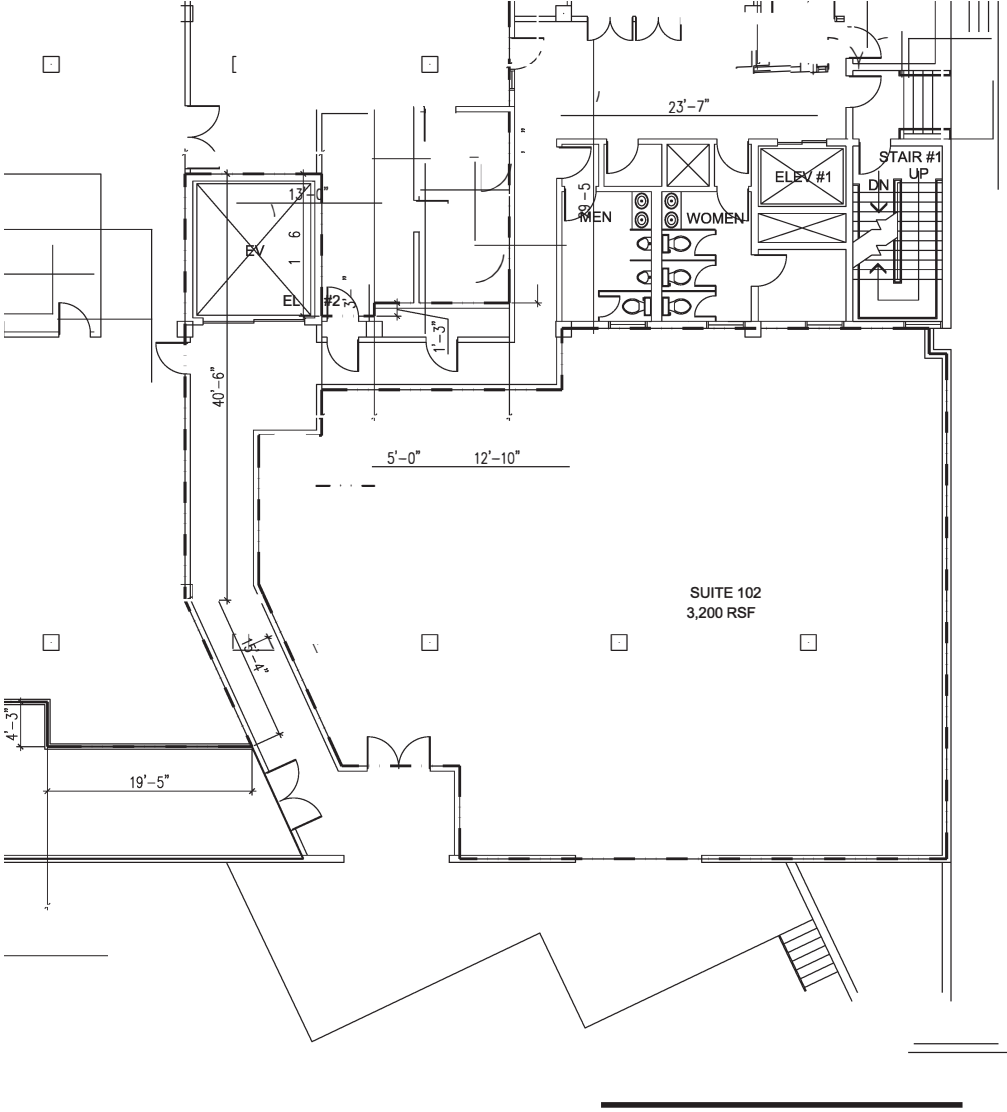


CURRENT AVAILABILITES

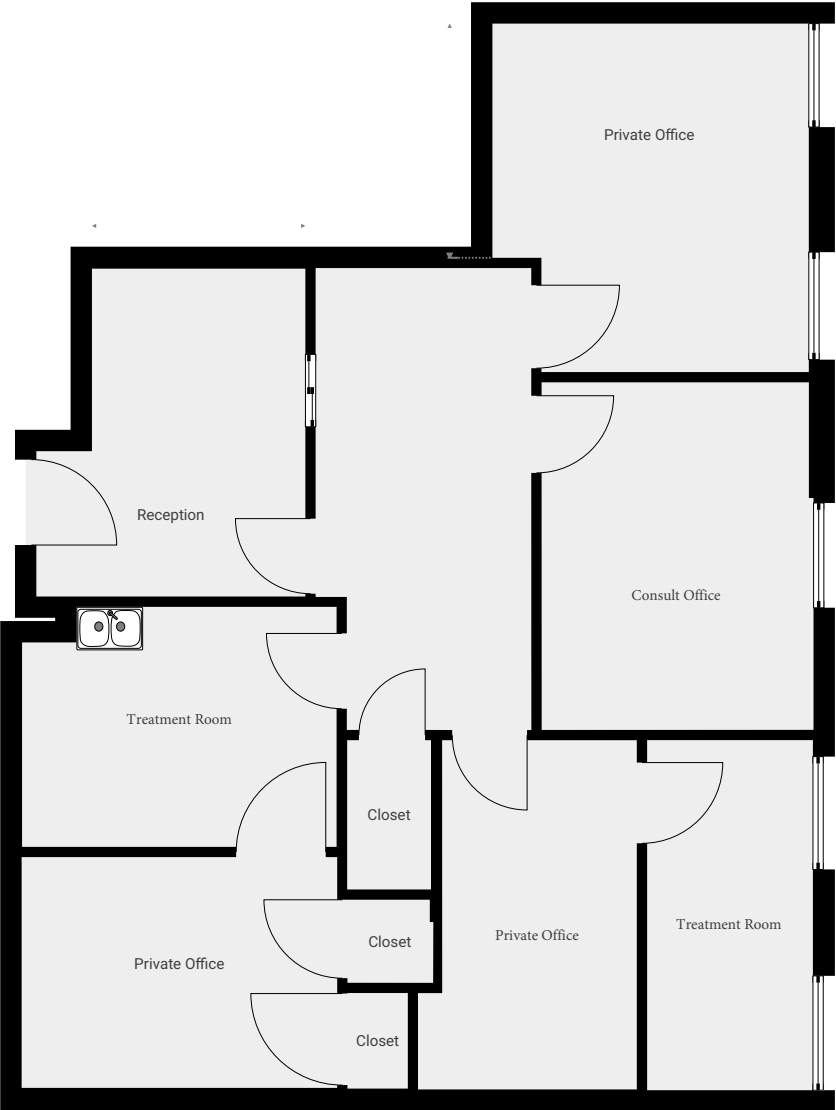
Floor	Suite #	Sq. Ft.	Use	Contig. space	Available
1st	102	1,100-3,200	Medical/Flex	Yes	Immed.
2nd	200	1,050	Medical	no	Immed.
2nd	202	1,242	Medical	no	Immed.
2nd	204	422	Office	no	Immed.
2nd	208	260	Office	no	Immed.
2nd	209	772	Office/Medi- cal	no	Immed.
3rd	301	634	Office	no	Immed.
3rd	306	570	Office	no	Immed.
4th	402	1,320	Medical	no	Immed.
4th	412	665	Office	no	Immed.



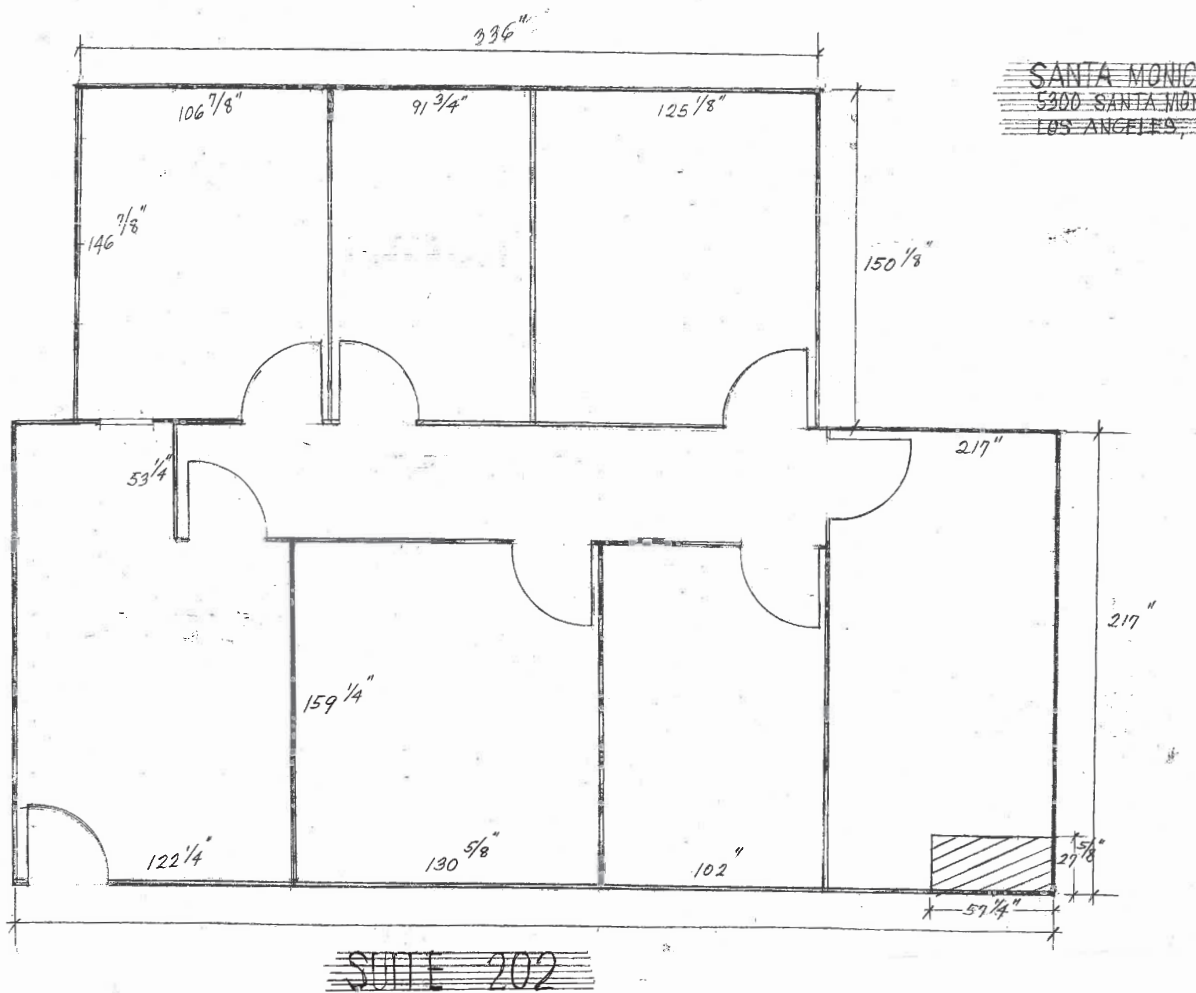
FLOOR ONE
SUITE: 102 | 1,100-3,200
SF



FLOOR TWO
SUITE: 200 | 1,050 SF

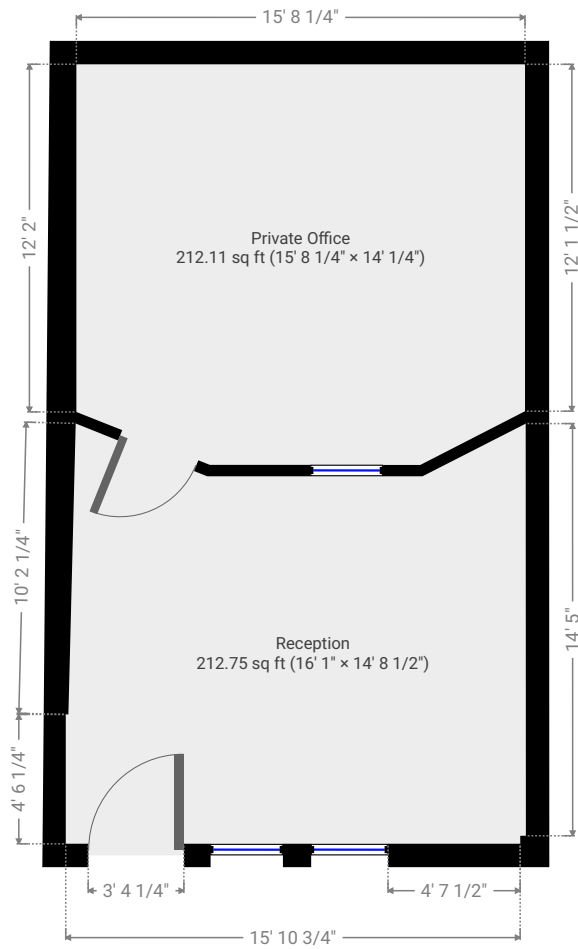


FLOOR TWO
SUITE: 202 | 1,050 SF

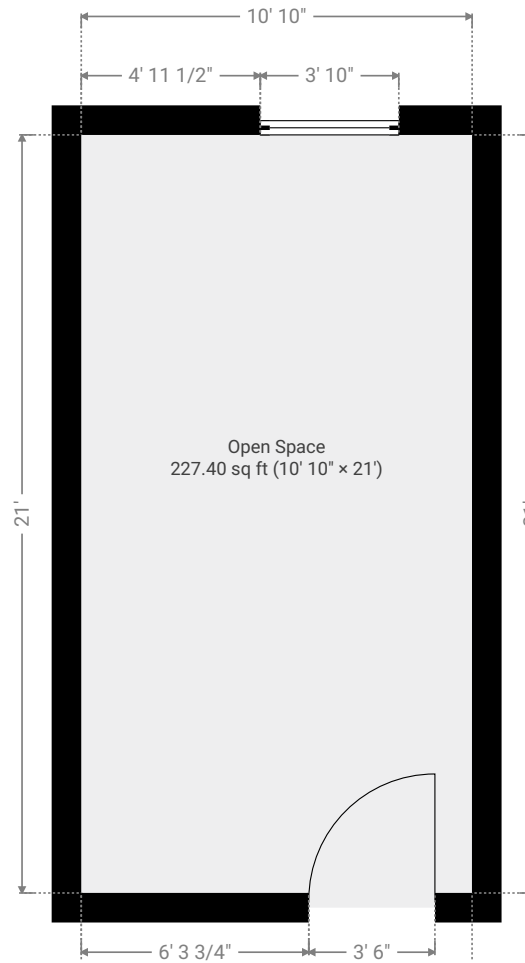


FLOOR TWO

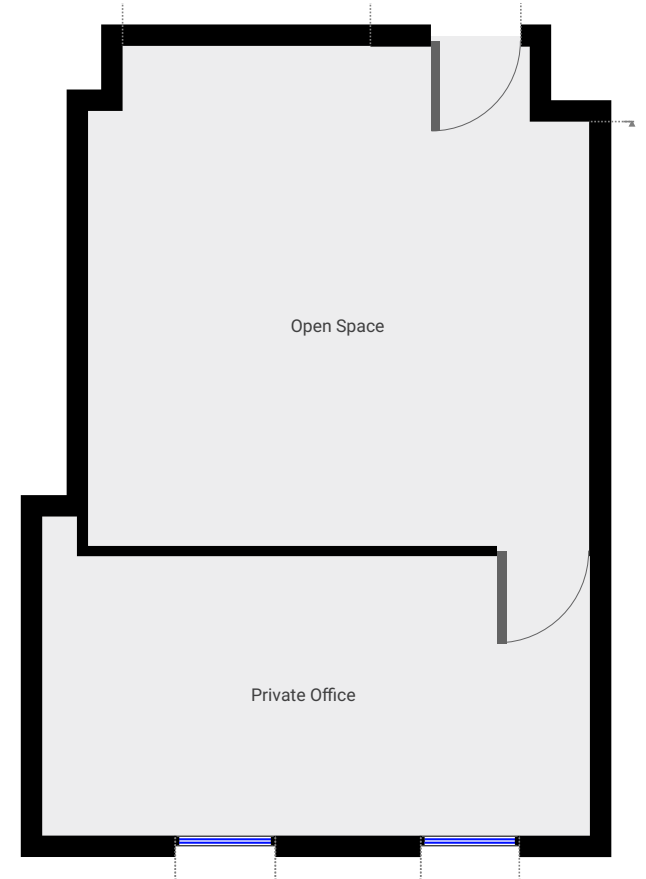
SUITE: 204 | 422



SUITE: 208 | 260

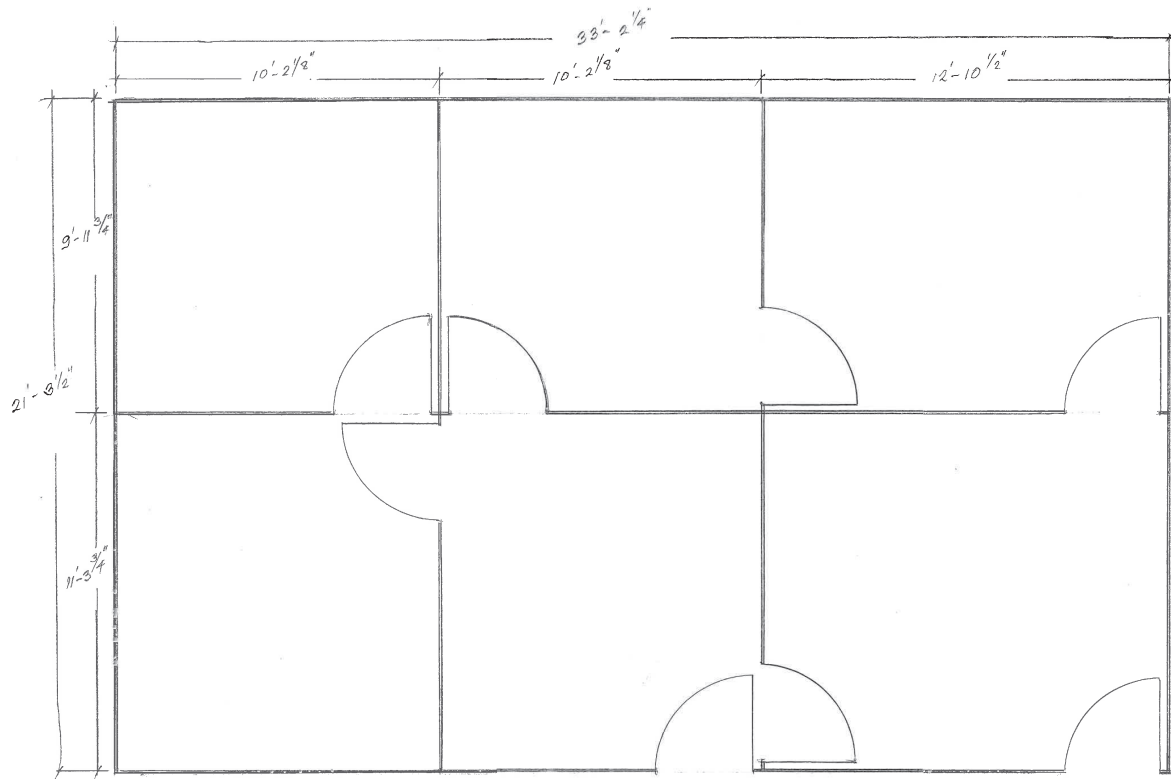


SUITE: 209 | 772 SF



FLOOR THREE

SUITE: 301 | 634 SF

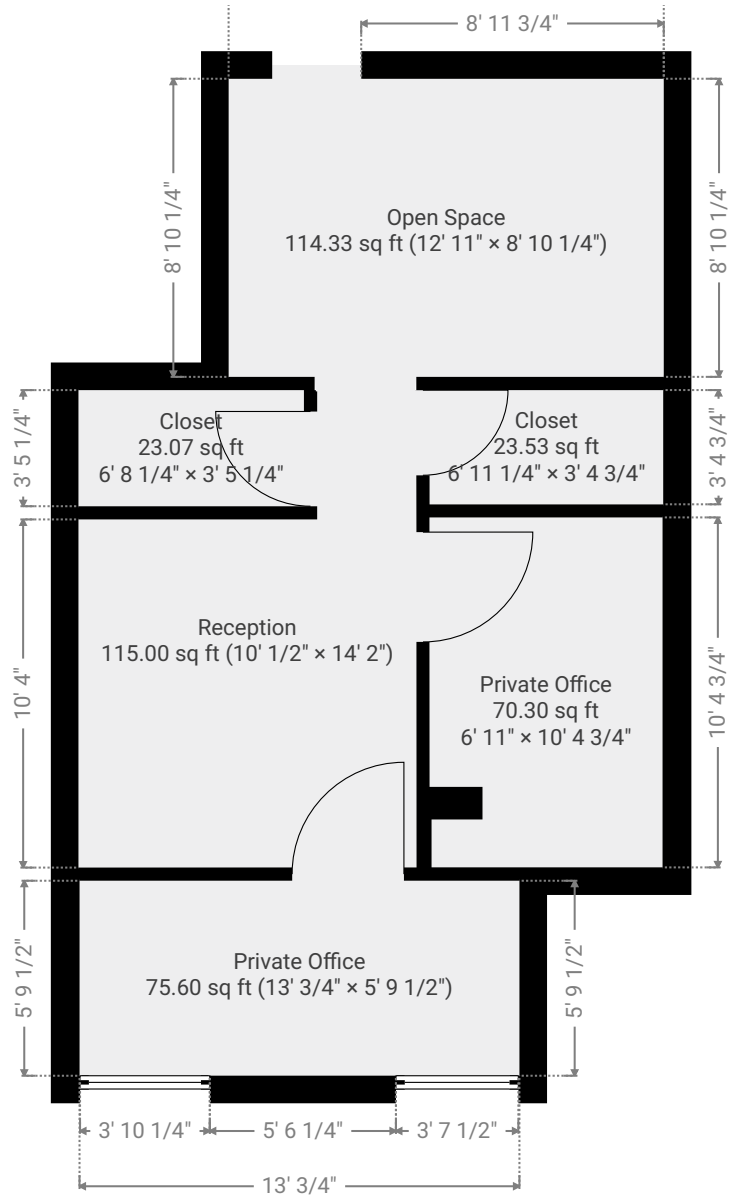


5300 SANTA MONICA MEDICAL BUILDING
SUITE 301 - AREA: 706 SQ. FT.

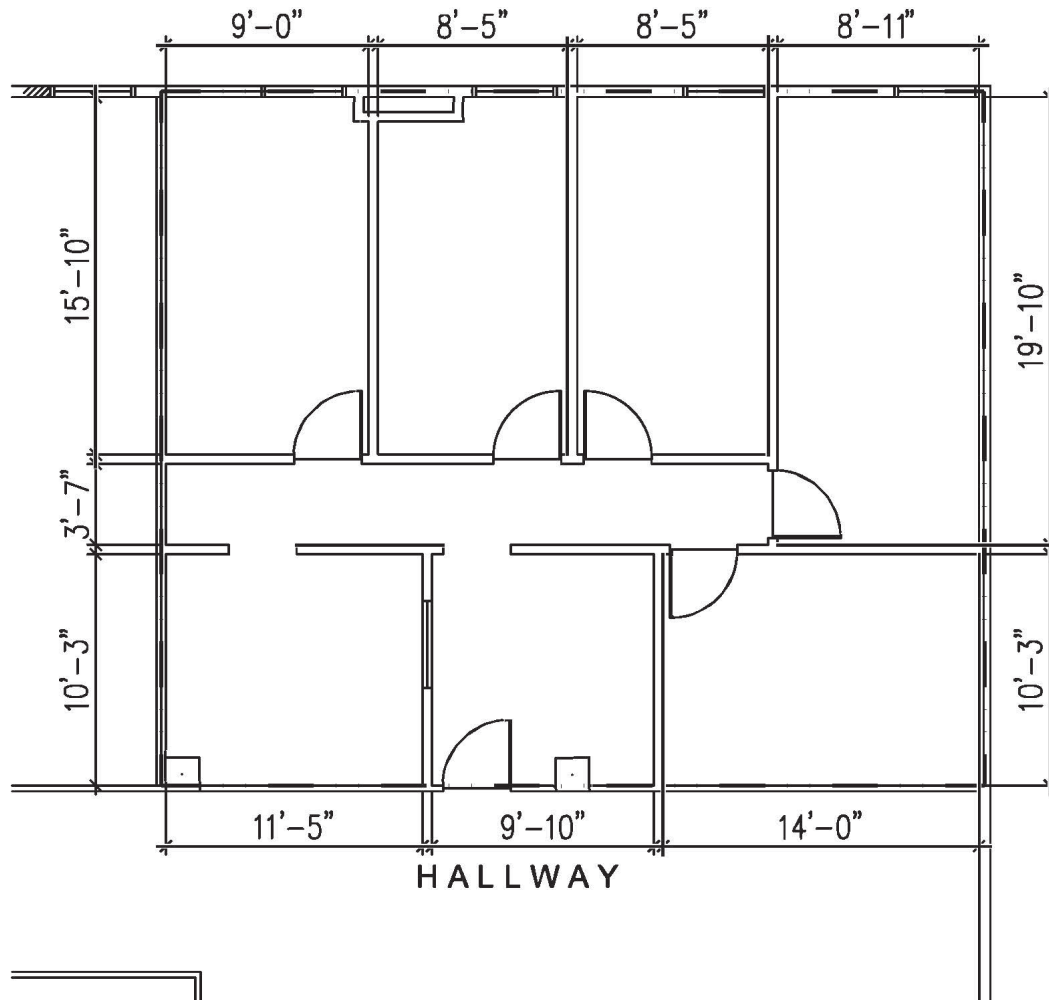
SCALE: 3/8" = 1 FT.



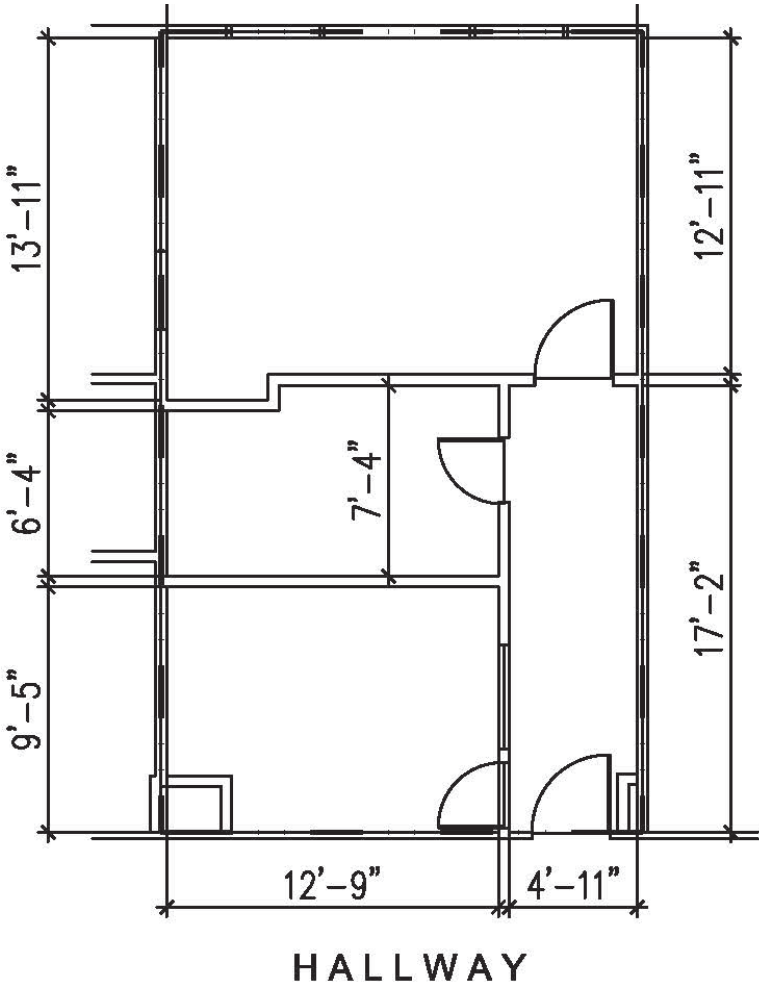
FLOOR THREE
SUITE: 306 | 570 SF



FLOOR FOUR
SUITE: 402 | 1,320 SF



FLOOR FOUR
SUITE: 412 | 665 SF





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