

# 11030

SANTA MONICA BLVD.  
LOS ANGELES, CA

## OFFICE/MEDICAL SPACE FOR LEASE

RATE REDUCED  
PLUS  
INCENTIVE RATE

### 1,032—7,497 SF AVAILABLE

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# 11030

## SANTA MONICA BLVD. LOS ANGELES, CA

# OFFICE/MEDICAL SPACE FOR LEASE

### Property Features

- Four-story garden style office building
- Large courtyard with lush landscaping
- Located in the heart of the Santa Monica Blvd/San Diego (405) Freeway corridor
- Central Westside location within 20-minute drive of Beverly Hills, Brentwood, Century City, Culver City, Westwood, Sherman Oaks and Encino.
- Individual access to each space via exterior lobbies and walkways, providing a healthy and safe environment for tenants
- Secured, gated parking garage
- Within walking distance of many restaurants, coffee shops and other retail amenities
- Three blocks from the on/off ramp of the San Diego (405) Freeway

### Asking Rate

~~\$3.25~~ **\$2.95/SF FSG – Office**

~~\$3.75~~ **\$3.45/SF FSG – Medical**

### Incentive Rate

#### **First year of a 3–5 year lease**

**\$2.50/SF FSG – Office**

**\$2.95/SF FSG – Medical**

**Tenant Improvements**  
Negotiable

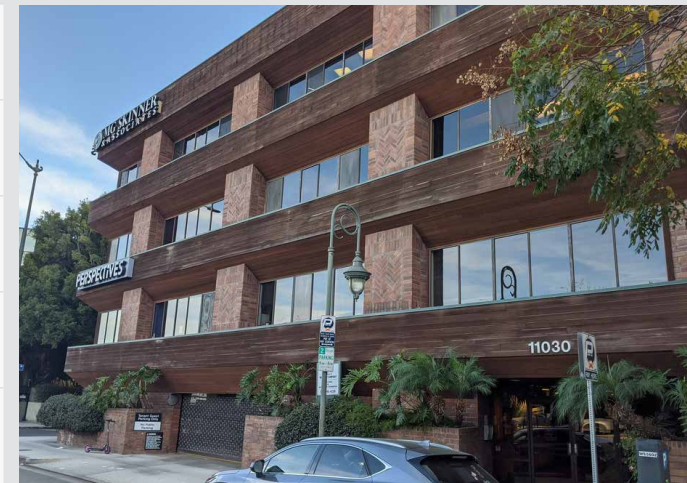
**Lease Terms**  
Negotiable

**Parking**  
2/1000  
at \$125/space/month

### Availability

<b>SUITE 110</b>	1,032 SF	Two window offices, conference room or large third window office, reception/waiting area, kitchenette
<b>SUITE 200*</b>	1,669 SF	Two window offices, one interior office, reception/waiting/open area
<b>SUITE 202*</b>	2,024 SF	Six window offices, one interior office, reception/waiting area
<b>SUITE 204*</b>	2,274 SF	Six window offices, one interior office, reception/waiting area
<b>SUITE 206*</b>	1,530 SF	Two window offices, three interior offices, large eat-in kitchen

\*Suites 200 through 206 can be combined in different configurations from 3,693 SF to 7,497 SF



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Property Photos | Courtyard



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### West LA Economic Snapshot

The West LA community represents an upscale Silicon Beach neighborhood with a diversified local economy.

- The West LA office market features over 7.5M SF of office space in the immediate area, most of which consists of class A and B properties at more than 6.7M SF
- West LA benefits from proximity to UCLA, Loyola Marymount University and LAX as well as tech and media hubs Santa Monica, Venice Beach and Playa Vista
- 91 companies operate their headquarters in the West LA area, including KB Homes and Penske Media Corporation. Fox 21 Studios, Hello Sunshine, Los Angeles Business Journal, and Kinetic Content are among other notable neighbors
- As a Westside community, West LA affords businesses access to a highly skilled workforce of over 500K residents in the region
- West LA contains two Expo Line (E Line) stops for easy car-free commuting
- The community provides abundant amenities for employees, such as trendy restaurants in Sawtelle Japantown and Westwood Village, five movie theatres in adjacent Westwood, Equinox, and more. Numerous local hotels offer convenient accommodations to host business travelers as well.

### WEST LOS ANGELES ECONOMIC STATS



208,321  
TOTAL POPULATION



\$86,222  
AVG. HH INCOME



99,041  
TOTAL HOUSEHOLDS



52,200  
TOTAL BUSINESSES



107,815  
TOTAL EMPLOYEES

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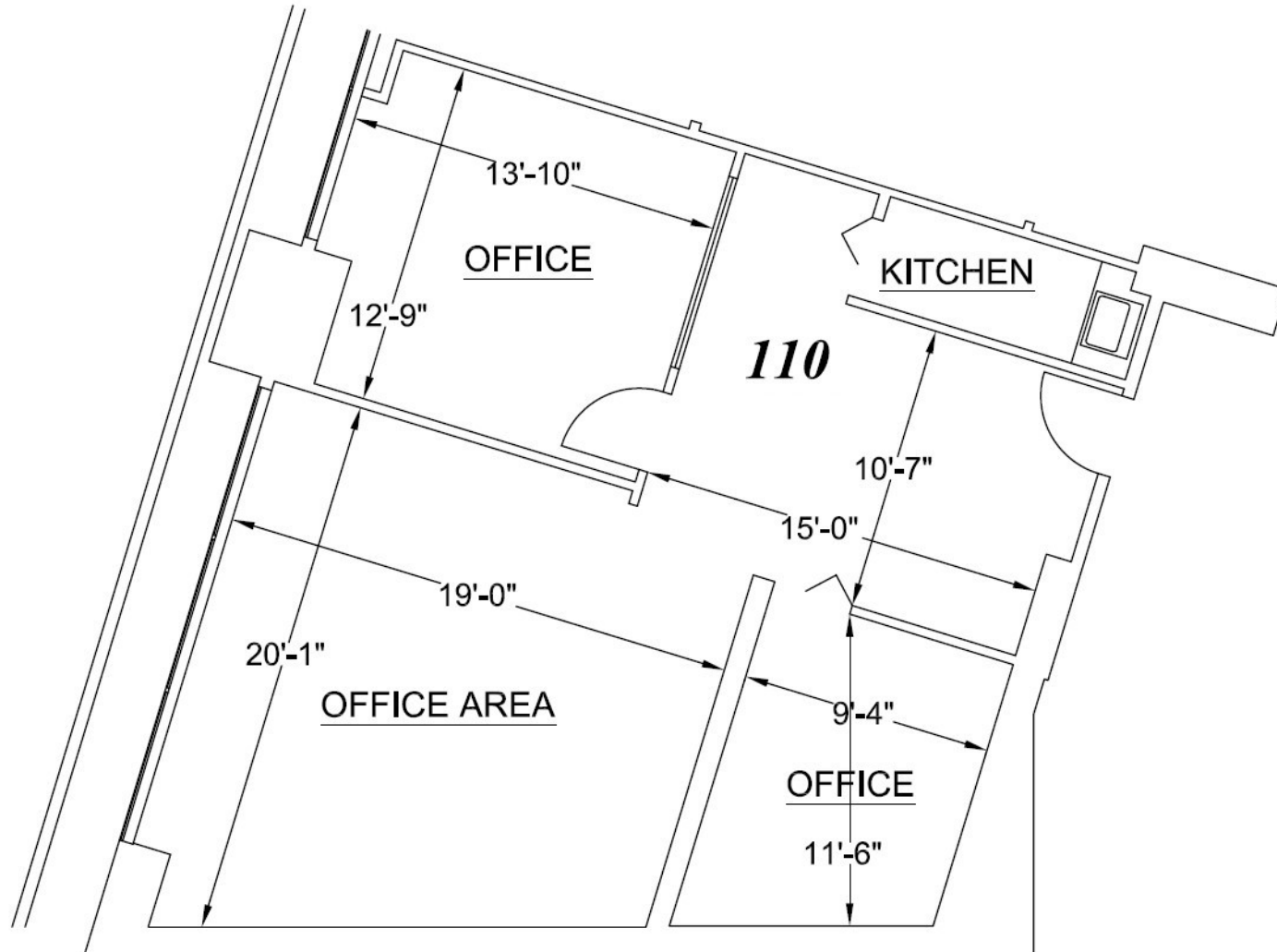


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## OFFICE/MEDICAL SPACE FOR LEASE

**Suite 110**  
1,032 SF

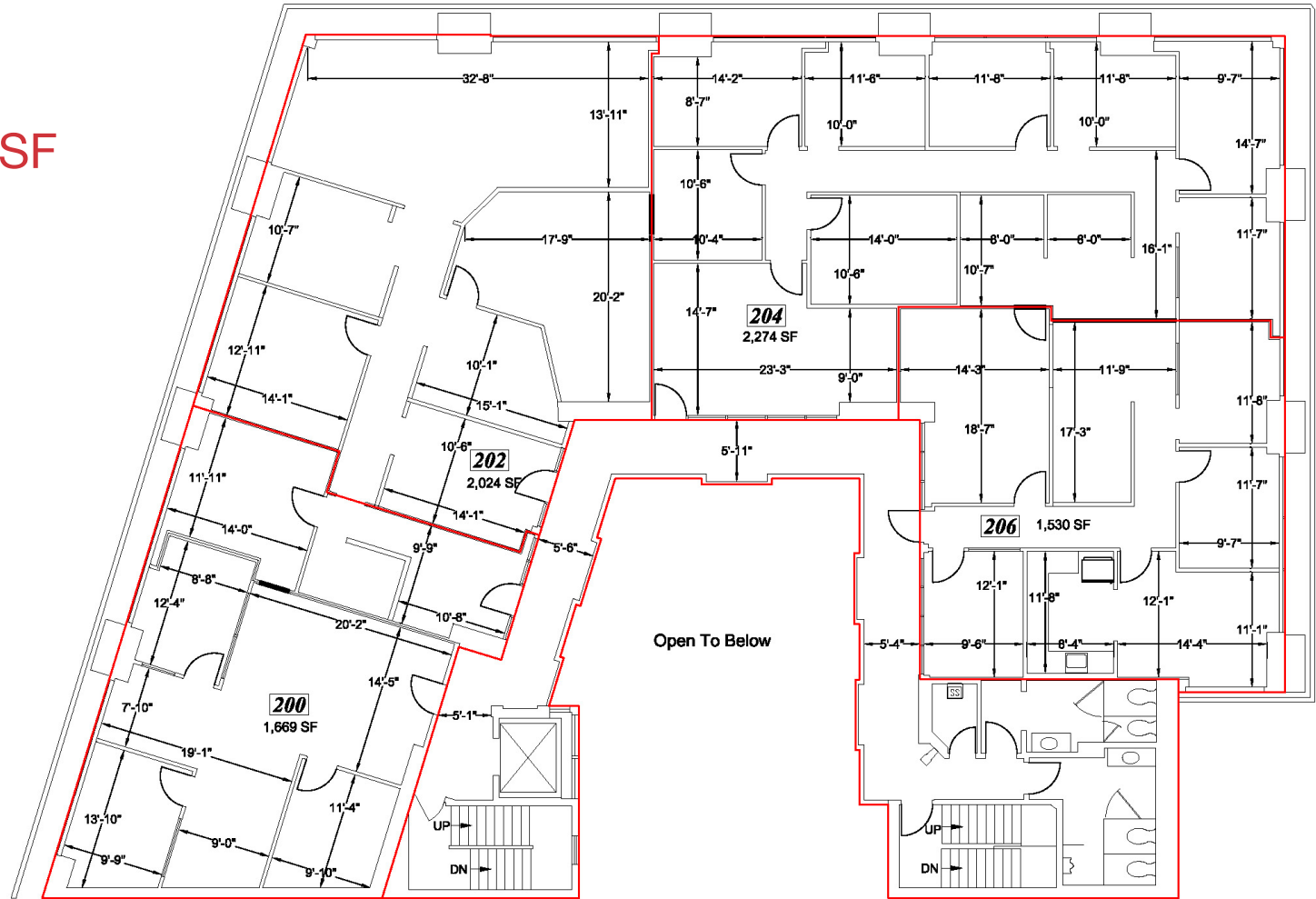


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## OFFICE/MEDICAL SPACE FOR LEASE

**Suite 200 – 206**  
**1,530 SF – 7,497 SF**



**2ND FLOOR PLAN**  
11030 CAMDEN GARDEN

