



10780
SANTA MONICA BOULEVARD



JOE KING

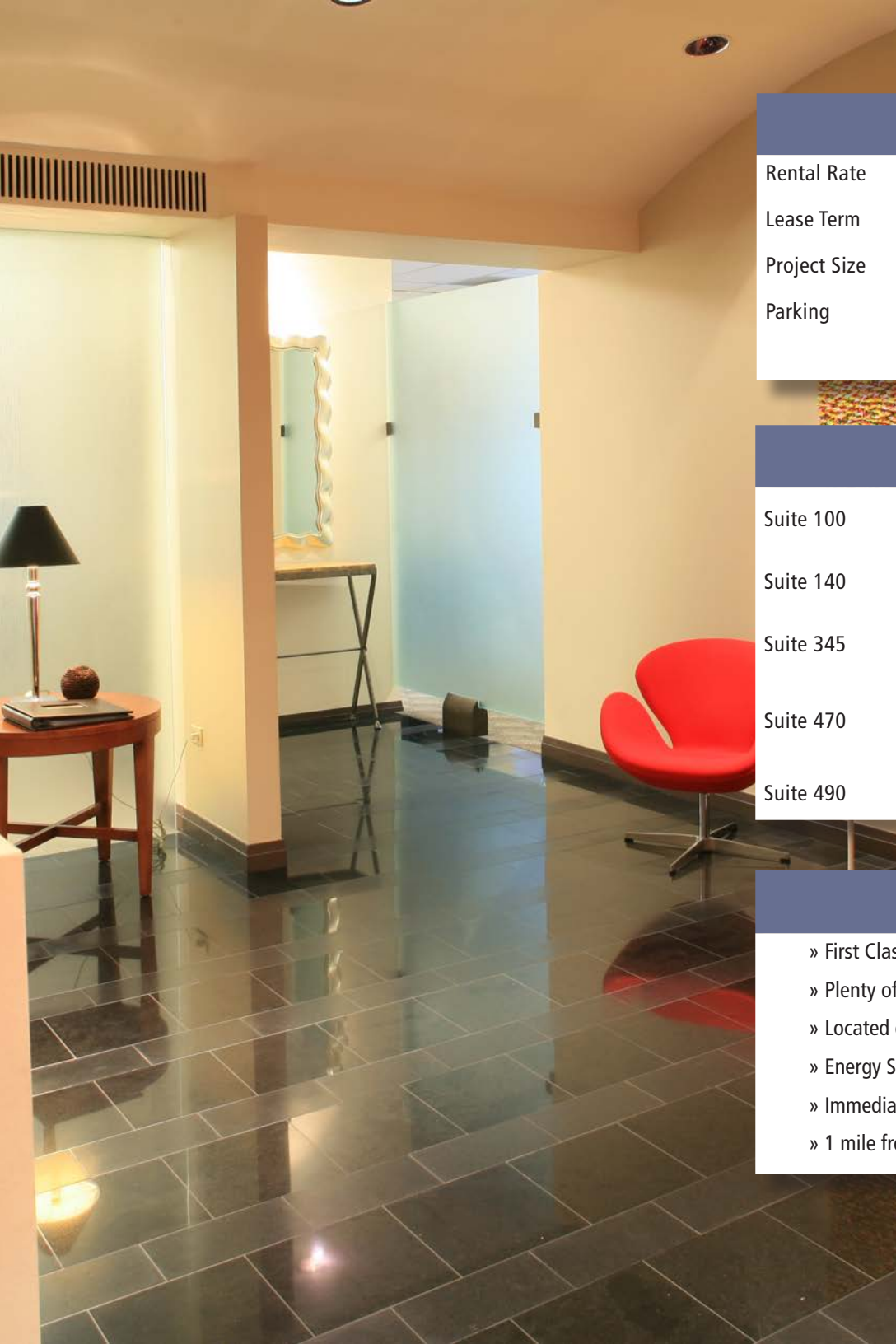
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License ID No. 01195833







PROJECT OVERVIEW

Rental Rate	\$3.50/SF FSG
Lease Term	3-10 Years
Project Size	97,068 SF
Parking	2.7/1,000 SF \$230 Per Reserved Space \$150 Per Unreserved Space

CURRENT AVAILABILITY

Suite 100	1,019 SF	Medical space. 4 exam rooms, reception area and one small office.
Suite 140	6,720 SF	Ground floor space with 12 offices, conference room, large bullpen and kitchen. Great window line.
Suite 345	3,095 SF	6 window offices, conference room, kitchen, reception and bullpen area with great views along Santa Monica Blvd.
Suite 470	3,613 SF	Existing physical therapy office on top floor overlooking Santa Monica Blvd. Ideally suitable for light medical uses, psychology and general office.
Suite 490	1,167 SF	2 window offices and 2 interior offices.

PROJECT FEATURES

- » First Class Office or Medical Space
- » Plenty of street parking at minimal cost
- » Located on the Southeast Corner of Santa Monica Boulevard and Malcolm Avenue
- » Energy Star Award Winning Building for Operating Efficiency
- » Immediate access to 450 Freeway
- » 1 mile from Westfield Century City shopping center which recently completed a \$1.2 billion renovation.

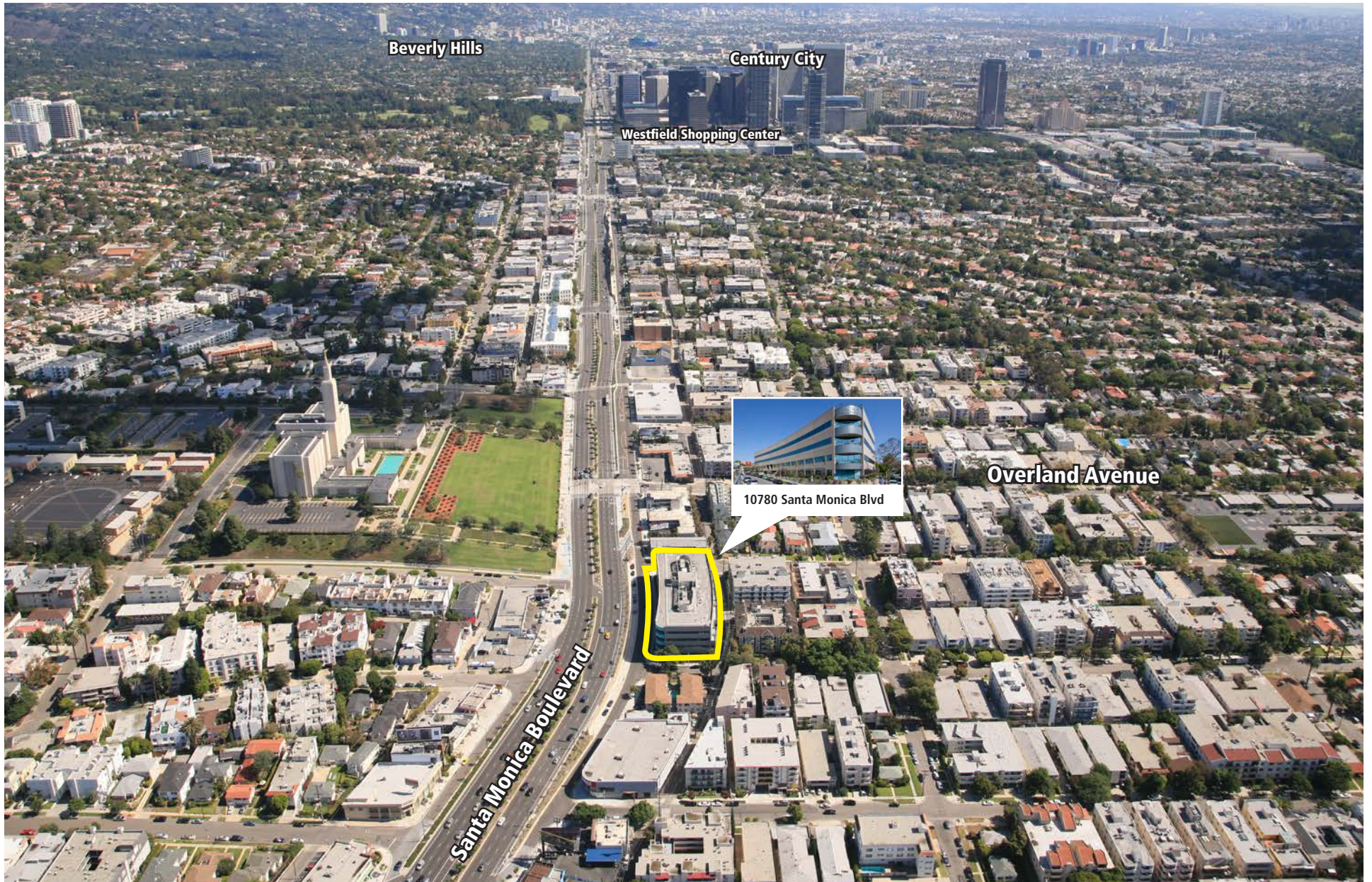


Westfield

- | | | | |
|----------------|----------------|----------------|-----------------|
| 2XU | Everything But | Macy's | Shake Shack |
| Ajisen Ramen | Water | Madewell | Sugarfina |
| Allen Edmonds | Free People | Maje | Suitsupply |
| All Saints | Fresh | Massis Kabob | Swarovski |
| Aloha Poke | Gearys Rolex | Nordstrom | Ted Baker |
| AMC Theaters | Botique | Oak+Fort | Tesla Motors |
| Apple Store | Gelson's | Obica | The Body Shop |
| Aritzia | H&M | Origins | The Coffee Bean |
| Aveda | Javier's | Petros | The Container |
| Bacio di Latte | J Crew | Randy's Donuts | Store |
| Bloomingdale's | Kafe Bougasta | RockSugar | Tiffany & Co. |
| Cole Haan | Kendra Scott | Fodd & Gunn | Toscanova |
| Cotton On | La Colombe | Saje | Travis Mathew |
| Eataly | L'Occitane en | Sandro | Tumi |
| Equinox | Provence | Sephora | Typo |

and much more...





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