

PRICE REDUCED!!



## FOR LEASE: SECOND FLOOR OFFICE SPACE AT SANTA MONICA BLVD & COLBY

11540 SANTA MONICA BLVD, SUITE 201, LOS ANGELES, CA 90025

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### Highlights

- Signalized Corner Neighborhood Center - Suite 201 has North & West Facing Windows
- Adjacent to High End Residential Areas - East of Santa Monica & Just South of Brentwood
- Located on Santa Monica Blvd: +/- 45,000 CPD
- Neighboring Businesses Include: Blick Art Store, Floyd's Barbershop, Cafe 50's, Starbucks, Bank of America, and The Gym
- Centralized Location Between the West Side & Westwood/Century City/ Beverly Hills
- One Major Block from New Mixed Use Development at Barrington & Santa Monica Blvd

### Summary

**Suites Available:** Suite 201: +/-1,070 SF

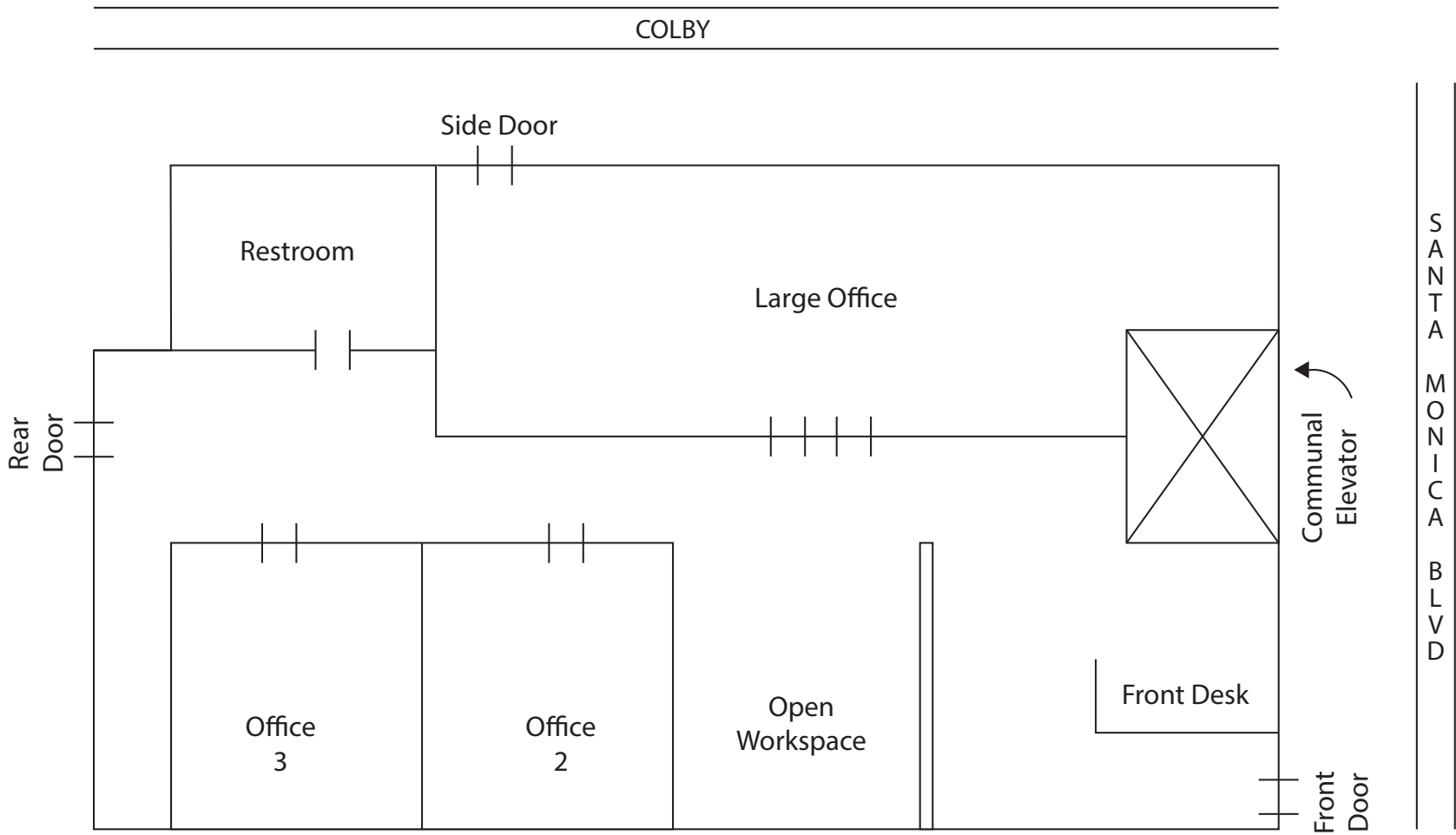
**Rental Rate:** \$3,000/Mo (Modified Gross)

**Parking:** Two Surface Parking Lots with Ample Parking (Full-Time Attendant On Site)

<b>Demographics:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	<u>46,000</u>	<u>242,000</u>	<u>482,000</u>
Daytime Population	89,000	456,000	844,000
Avg. Household Inc.	\$98,000	\$109,000	\$110,000

## FLOOR PLAN

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## AERIAL

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For more information, please call.



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