

# 12304

## Santa Monica Boulevard

### PROJECT FEATURES

- Contemporary class "A" building
- Excellent location with a number of restaurants and retail amenities within walking distance
- On-site property management
- Located just two blocks west of Bundy Drive
- Great freeway access



**WESTMAC**

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BRE #: 01828924



12304 Santa Monica Boulevard

### *Property Description*

- Three-story Class A contemporary atrium building
- Extensive renovations designed by Gensler Architects in 2008/2009
- Three elevators service the entire building from the parking garage & lobby levels
- Subterranean parking with entrances on Santa Monica Boulevard and Wellesley Avenue
- On-site property management
- Valet assist visitor parking

### *Location Description*

- Two blocks west of Bundy Drive in West Los Angeles near Santa Monica
- Convenient freeway access to 405 and 10 freeways
- Various retail, restaurant & banking amenities
- Great centralized West Los Angeles location

<i>Available</i>	±699 - ±804 rentable square feet
<i>Rate</i>	\$2.80-\$3.00 per square foot, per month, full service gross
<i>Term</i>	Three (3) - ten (10) years
<i>Annual Increases</i>	3%
<i>Tenant Improvements</i>	Negotiable
<i>Parking Ratio</i>	2.4 spaces per every 1,000 square foot leased
<i>Monthly Rates</i>	unreserved \$110/car/month; tandem \$90/car/month; reserved \$150/car/month
<i>Visitor Rates</i>	\$1.25 each 15 minutes; \$12.50 daily maximum; \$5.00 flat rate after 2:30 pm





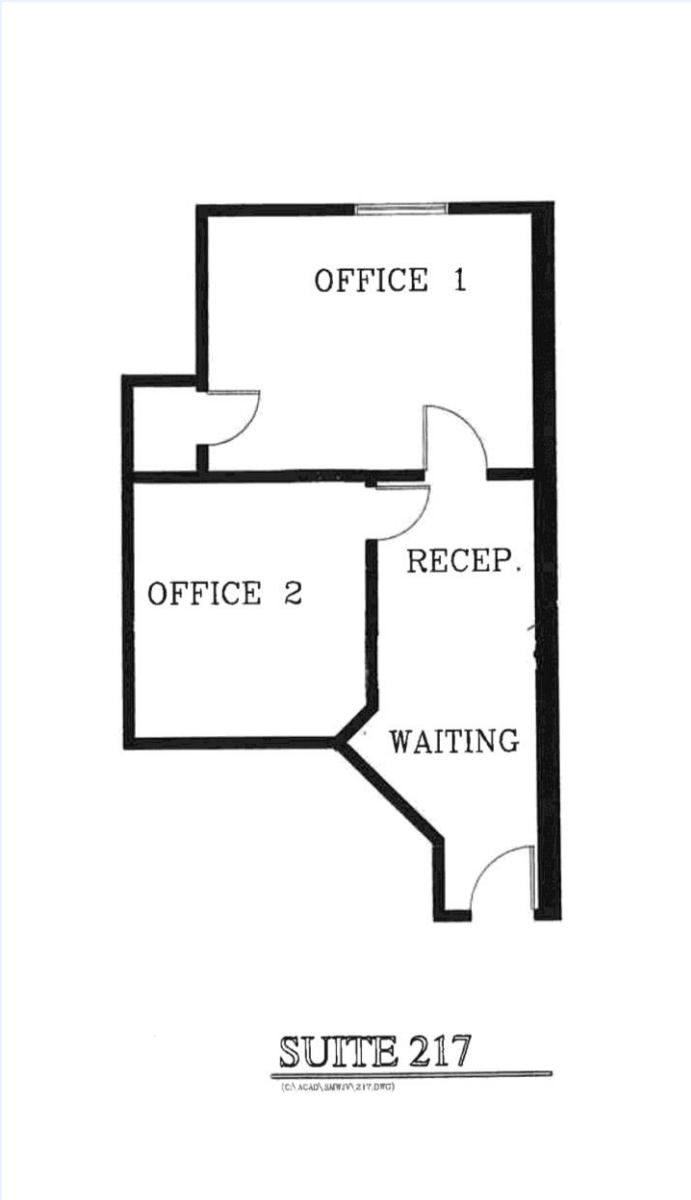
12304 Santa Monica Boulevard

<i>Suite</i>	<i>RSF</i>	<i>Rate</i>	<i>Description</i>
217	±699	\$2.80	One (1) window office. Available November, 2017
303	±772	\$3.00	Open space
379	±804	\$3.00	Two (2) window offices, interior office, and storage Available September 1, 2017



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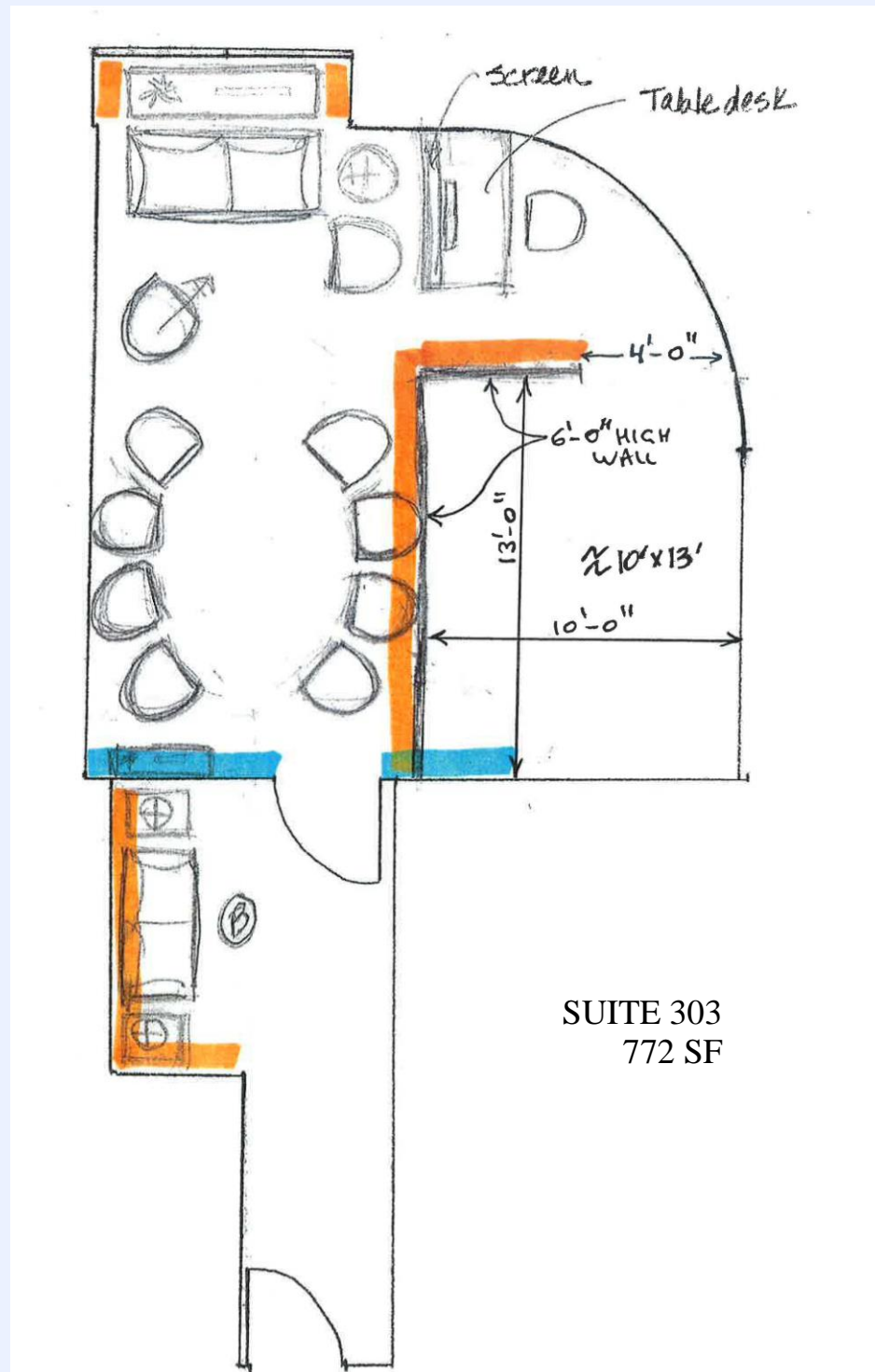
# Floor Plan - Suite 217





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## Floor Plan - Suite 303

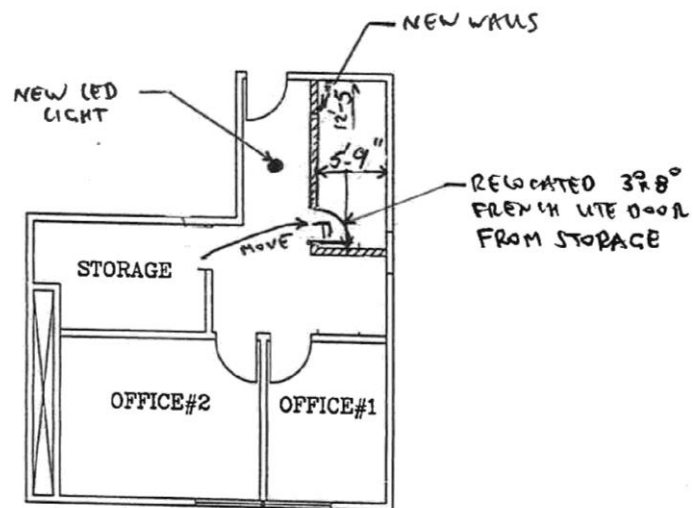






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## Floor Plan - Suite 379

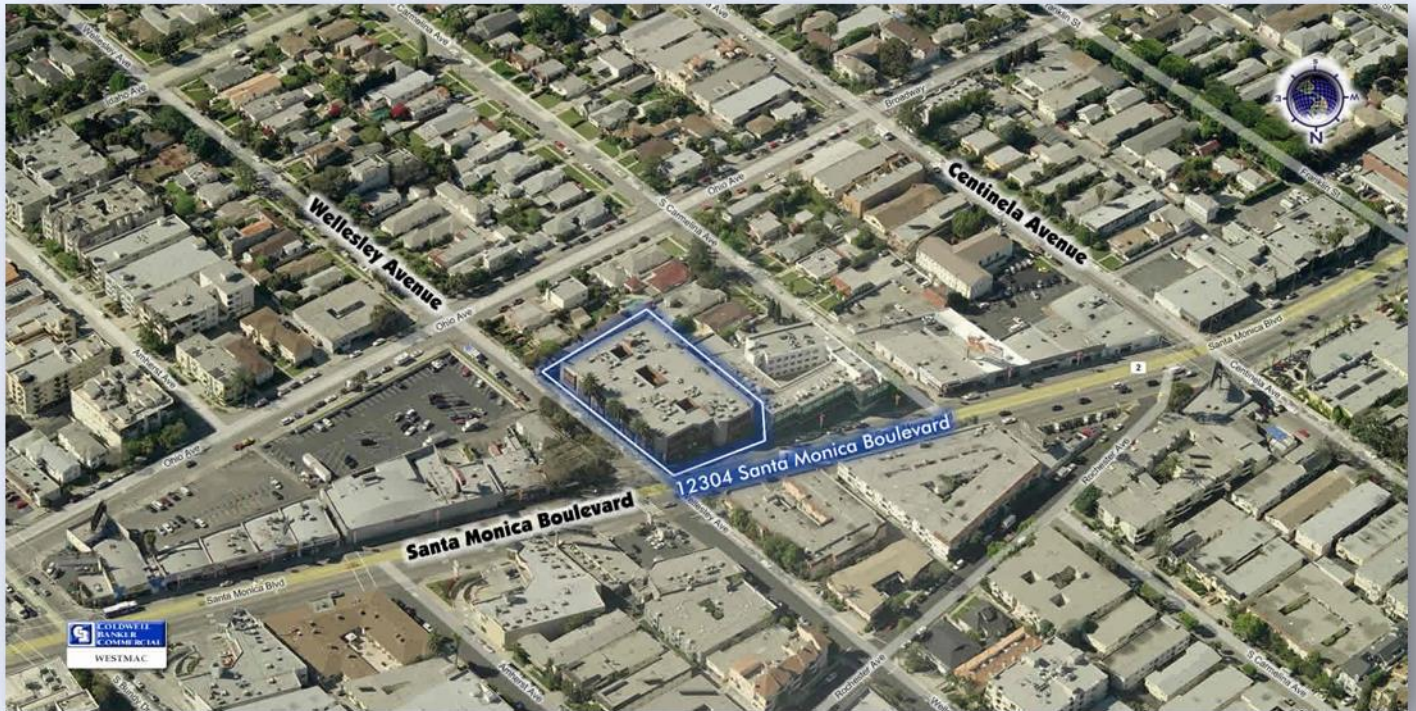


SUITE 379  
804 SF



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## Aerial and Area Maps



**Coldwell Banker Commercial WESTMAC**

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