

THE MARK 302

# THE FUTURE OF OFFICE

50,000+ SF available at the Gateway to Santa Monica





## THE MARK 302 COMPONENTS OF HEALTHY BUILDINGS

Fitwel Certified | LEED Certified | WIRED Certified

Recent global events have accelerated market trends towards a focus on a flexible, resilient workspace. We are re-imagining strategies to create a more agile office building and deliver spaces which thrive in response to the inevitable impact of outside factors.



1. Touch-Free Entry



2. Dedicated Parking & Bike Facilities



3. Healthy Circulation Options



4. Open Atrium with Natural Light



5. Exclusive Outdoor Work Space



## 1. TOUCH-FREE ENTRY

The Mark 302 provides a separate and dedicated entrance for office tenants and their guests. Integration of automatic doors makes the entry not only fully ADA accessible but also creates a touchless entry experience.



## 2. DEDICATED PARKING & BIKE FACILITIES

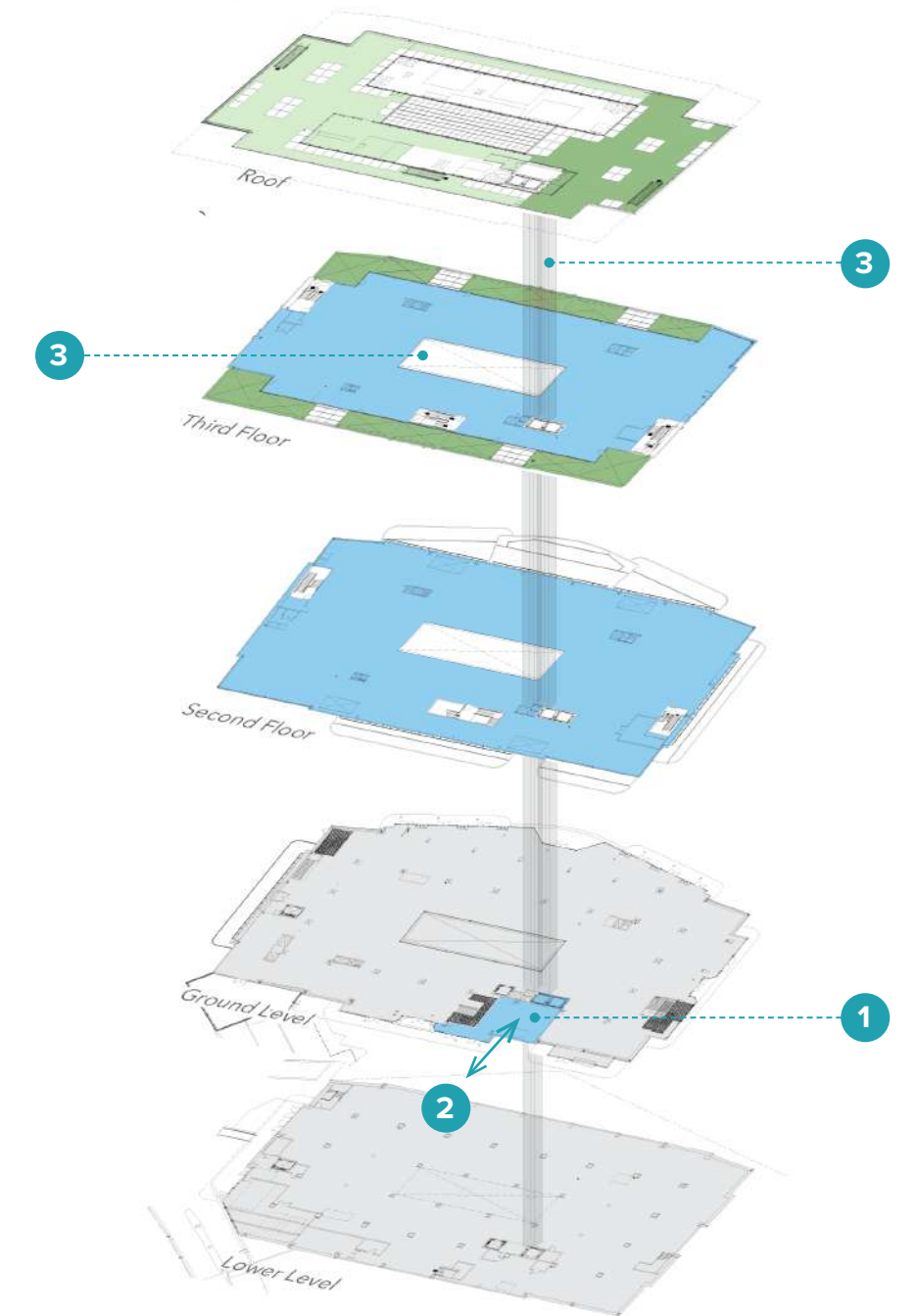
Strategic placement of available parking spots enforce appropriate distancing. Cycling activities are surging and will become a resilient and reliable mobility strategy at The Mark 302.

## 3. HEALTHY CIRCULATION OPTIONS

The feature stair, located within a central atrium, connects multiple floors providing greater connection with views and energy. This is a key draw for circulation and movement through the space reducing the need for elevators.

### Key Plan

- 1 Building Entry
- 2 Parking & Bike Facilities
- 3 Vertical Transportation





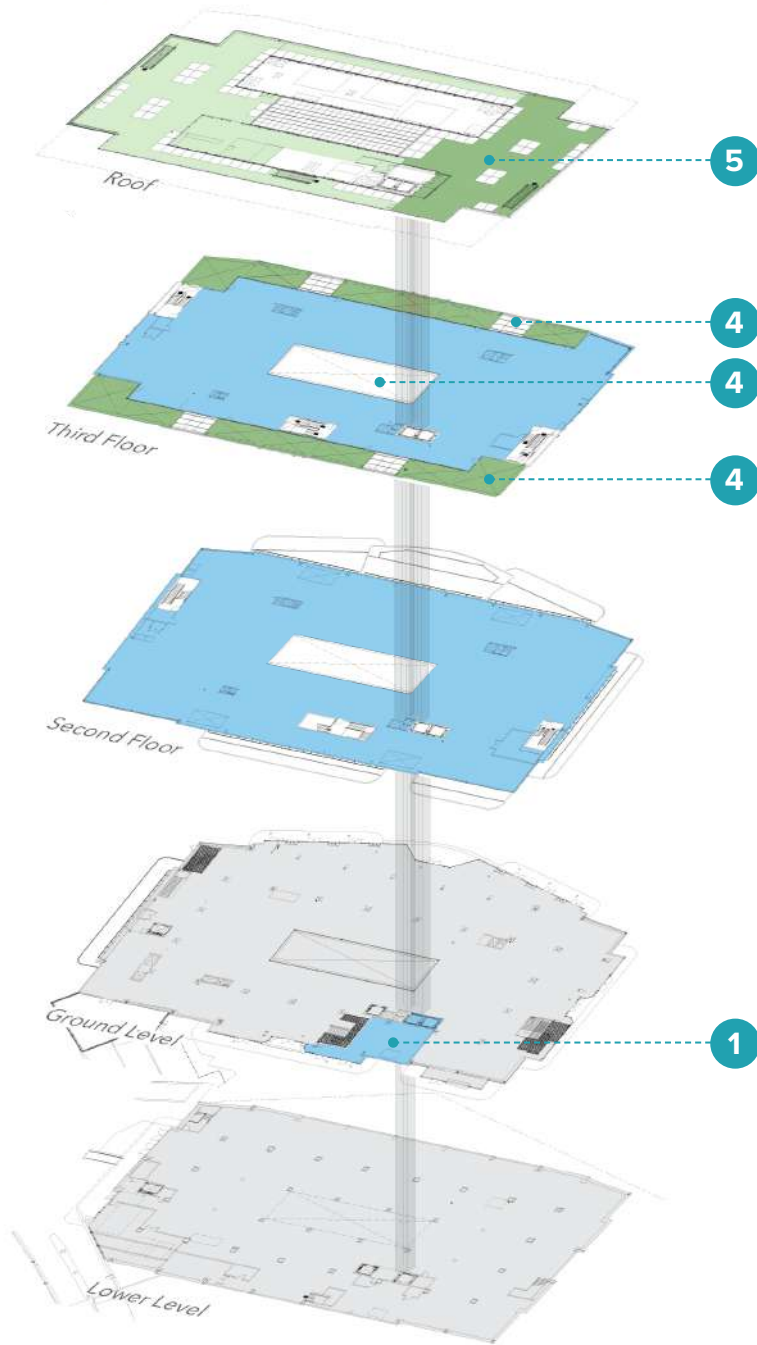
# 4. OPEN ATRIUM WITH NATURAL LIGHT

The benefits of biophilic design in the workplace are amplified by exposure to natural light, green space, and airflow.



## Key Plan

- 1 Building Entry
- 4 Open Atrium
- 5 Outdoor Work Space



# 5. EXCLUSIVE OUTDOOR WORK SPACE

Outdoor Space: 12,000 SF

Successful amenities will increase elasticity of demand and allow for the inevitable fluctuation in occupancy and headcount.





# SECOND FLOOR PLAN

Office Space: 27,090 SF



- 1 BUILDING ENTRY (Ground Floor)
- 2 PARKING & BIKE FACILITIES (Ground Floor)
- 3 VERTICAL TRANSPORTATION
- 4 OPEN ATRIUM WITH NATURAL LIGHT
- 5 EXCLUSIVE OUTDOOR WORK SPACE
- 6 SMALL NEIGHBORHOODS
- 7 6 ft WORKSTATIONS WITH DIVIDING PANELS
- 8 TOUCHLESS RESTROOM LAYOUT
- 9 SINGLE OCCUPANT FOCUS ROOMS

# THIRD FLOOR PLAN

Office Space: 19,540 SF  
Outdoor Space: 5,416 SF

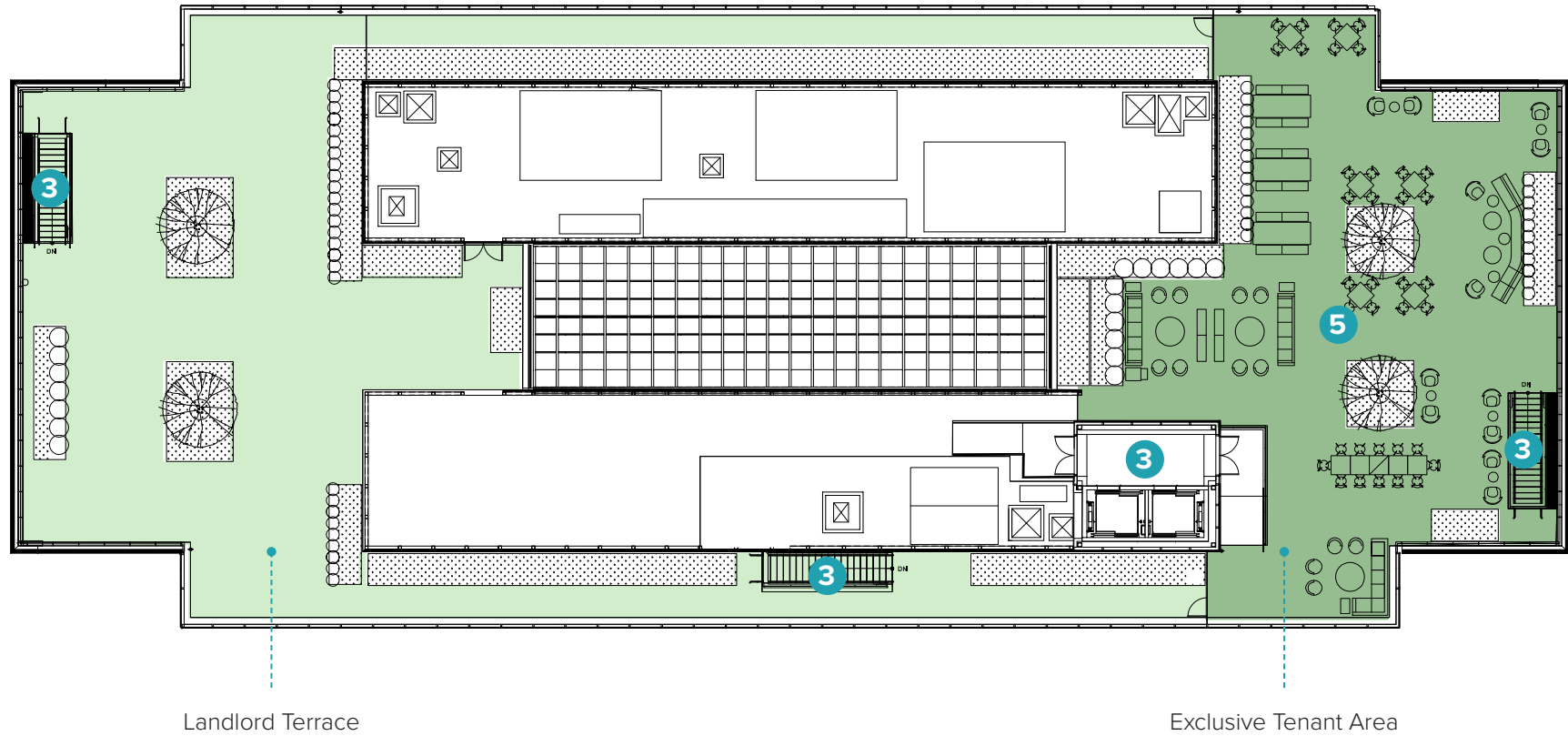


- 1 BUILDING ENTRY (Ground Floor)
- 2 PARKING & BIKE FACILITIES (Ground Floor)
- 3 VERTICAL TRANSPORTATION
- 4 OPEN ATRIUM WITH NATURAL LIGHT
- 5 EXCLUSIVE OUTDOOR WORK SPACE
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- 9 SINGLE OCCUPANT FOCUS ROOMS



# ROOF PLAN

Roof Outdoor Space: 12,000 SF



- 1

BUILDING ENTRY (Ground Floor)
- 2

PARKING & BIKE FACILITIES (Ground Floor)
- 3

VERTICAL TRANSPORTATION
- 4

OPEN ATRIUM WITH NATURAL LIGHT
- 5

EXCLUSIVE OUTDOOR WORK SPACE
- 6

SMALL NEIGHBORHOODS
- 7

6 ft WORKSTATIONS WITH DIVIDING PANELS
- 8

TOUCHLESS RESTROOM LAYOUT
- 9

SINGLE OCCUPANT FOCUS ROOMS





# BUILDING FEATURES

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### Description & Location

Designed by Rowland Crawford in 1947, the Sears Santa Monica Building is a newly rehabilitated historic building in the Streamline Moderne Art Deco style. The building is at the terminus of the Expo Line and just 3 blocks from the beach and the Santa Monica Pier.

### Transportation

Directly across the street from the Metro Expo line station. Within two blocks of 5 bus stops. Walking distance to Santa Monica Civic Center, the Santa Monica Pier and downtown Santa Monica.

### Lobby

Interior finishes and permanent lighting at dedicated ground floor office entrance shall be part of the Tenant Improvement scope.

### Building Type

The three story building plus full basement comprising a total of approximately 110,000 SF, Type III-A fully sprinklered reinforced concrete and steel framed Commercial Building with A-2, B and M occupancies in a non-separated mixed-use occupancy classification.

### Floor Area

|                   |           |
|-------------------|-----------|
| First Floor Lobby | 1,275 SF  |
| Second Floor      | 27,671 SF |
| Third Floor       | 23,237 SF |

### Floor Load

Typical office floor: 60 psf plus 20 psf partitions, reducible except for partitions.  
Typical roof live load: 20 psf, reducible.  
Mechanical area roof live load: 50 psf, reducible.  
Areas of assembly (except roof): 100 psf, unreducible. Assembly roof live load: 100 psf, reducible.  
Existing concrete floor and slab flatness and levelness are as is their current condition. New concrete floor and slab flatness and levelness shall meet or exceed ASTM E 115.

### Clear Heights

First to Second Floor 17’–7” slab to slab  
Second to Third Floor 14’–0” slab to slab  
Third Floor to Roof 14’–0” slab to slab

### Elevators

There will be two (2) passenger elevators serving the ground floor, second floor, third floor and roof. A minimum of one elevator shall provide emergency service to every floor of the building as required by code. Each individual car shall be provisioned with card readers for access control and digital position indicators and display. Passenger elevators shall have a load capacity of 3,500 pounds, and shall comply with ADA requirements. Each elevator includes elevator doors, frames, call buttons with faceplates and hall lantern directional indicators.

All elevator lobby areas shall be delivered in raw shell condition with Fire Life Safety devices and temporary egress lighting as required by code. Elevator doors at each level shall be provided with roll-down smoke curtain barrier systems such as the Smoke Guard system.

### Emergency Power

The building life safety is supported by Inverters and battery packs for egress lighting.

### Loading Dock

Truck ramp is available to basement loading dock. Loading dock can accommodate several small trucks or one large truck backed into the dock area.

### Base Building HVAC

The building primary HVAC systems shall be composed of an array of Variable Refrigeration Flow (VRF) Split Systems with Landlord supplied condenser units located on the roof and Tenant supplied Concealed Fan Coil Units distributed throughout the premises as required by the Tenant specific improvements. The Landlord provided outdoor units shall be multiple condensers, sized at 38 tons each. Units serving future office space shall be located on the roof. All VRF systems shall be manufactured by LG, Daikin, Trane, or approved equal. The fresh air and make up air ventilation shall be via filtered fans located on roof. The office space shall be un-tempered fresh air and make up air. From VRF condensers and fresh air fans, refrigerant lines shall be routed to the tenant space for future connection by tenant to their fan coils and make up air systems. Exhaust shall be provided for electrical rooms, restrooms and other back of house areas.

### Supplemental HVAC

The HVAC system allows future Concealed Fan Coil Units as part of the future Tenant Improvements and shall be sized for 300 SF/ton cooling. Concealed Fan Units are to be installed as a part of the future Tenant Improvements, and shall connect to the building’s installed energy management system.

### Plumbing

Individual floors have been prepared for future plumbing systems with the following accommodations:

- 1” Valved Domestic Water stub ins for future sinks and tank type water closets
- 2” Capped Vent Riser stub ins
- 4” Capped Waste Riser stub ins

Sub-metered cold water and gas stub shall be provided.

### Electrical

Electrical service: Two (2), 277/480V, 3Ph, 4W services rated at 2000A and 3000A. This option has three utility company meters (House, Market Hall, and Office). SCE transformer yard and the metering equipment are in an outdoor Enclosure. From house, electrical room landlord shall provide 2,000 amps 480/277 volt 3 phase electric service terminated a disconnect switch at a mutually agreed upon location within the tenant premises. House lighting will be provided with Title 24 compliant controls which include occupancy sensors, dimming and daylight harvesting.



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### Building Management System

The HVAC equipment shall be controlled using a local Direct Digital Control (DDC) for unitary equipment, fans, sensors, etc., using the BACnet native Building Energy Management System, or pre-approved equal. The web-based control of the new DDC system shall provide centralized, 365 days, programmable scheduling control and energy management of the HVAC equipment. BAS control system will be BACnet over IP with web-based interface software.

### Life Safety

The life safety system shall be installed and completed in accordance with applicable building codes for a shell condition. An Addressable Fire Alarm System with Digital Voice Evacuation capability includes required smoke detectors, evacuation speakers and strobes installed in compliance with ADA and Title 24 requirements for core and shell condition. The floors shall be equipped with terminal cabinets for future Tenant Improvements. All Tenant Improvement connections to the base system shall be a future Tenant Improvement Item. Landlord will be assigning a proprietary vendor for the Fire Life Safety systems for use by the tenant.

### Fire Sprinklers

Manual Wet-Type, Class I Standpipe System including hose connections. All work shall be installed in accordance with current editions of NFPA 13 and NFPA 14, the 2016 California Building Code including City of Santa Monica amendments, and as approved by the State Fire Marshal. Sprinkler system shall be sized and spaced in accordance with current edition of NFPA 13 with California Amendments. The fire sprinkler system includes main floor shut-off valves, water flow

alarms, heads and primary loop piping distribution for a core and shell condition. Modifications to the base system shall be a Tenant Improvement Item.

### Parking & Amenities

Non-exclusive use of 179 parking spaces in a surface parking lot. Assisted valet parking is planned. Short term bicycle parking racks and long term bicycle storage lockers are provided.

### Telecom

The project MPOE shall contain a variety of twisted copper phone lines, high band width fiber and cable TV infrastructure for the Tenant's use. Tenant's telephone and communication equipment shall be located in Tenant's leased space and the Landlord shall deliver a mutually agreed upon sufficient number of reserved phone lines for the Tenant's use to the Tenant's specified location within the demised premises. Cross connection between the Tenant's phone lines and the Landlord's D-Mark shall be provided by the Landlord's vendor at the Tenant's sole cost and expense. Local service can provide POTS lines, DSL, ISDN, T-1 and DS3 services to the building. They can also provide Gigabit solution if ordered.

### Sustainability

Complies with California, Cal green Sustainability code. The building shall be LEED certifiable.







## POWERFUL PRESENCE

Located directly adjacent to the terminus of the LA Metro Expo Line that runs from Downtown Los Angeles, there may be no address with greater commuting advantages in Santa Monica. If your commuting preference is via automobile, the building provides quick on/off access to the 10 Freeway. Ample parking exists on site and valet service will be provided.

The Mark 302 commands a powerful presence in the Heart of Silicon Beach among the world's leading tech firms and prominent venture capital and financial service organizations. Your neighbors are building the next economy in one of the country's most energetic and forward looking corporate communities. The Mark 302 provides an existing and compelling infrastructure for tomorrow's advanced workforce. Once completed, the space will rank among the best and most desirable in the community and the most recognizable within an already impressive corporate landscape.



**500+**  
Tech Companies

**3rd**  
Largest Tech Hub in  
the World

**\$7B**  
Venture Capital Invested  
in Recent Years



## OFFICE LEASING INFORMATION

### **Rick Buckley**

310.407.3412

[rbuckley@larealtypartners.com](mailto:rbuckley@larealtypartners.com)

### **George Gleason**

310.407.3406

[ggleason@larealtypartners.com](mailto:ggleason@larealtypartners.com)

### **Mary Rottler**

646.876.7303

[mrottler@seritage.com](mailto:mrottler@seritage.com)

## DEVELOPMENT TEAM

Seritage Growth Properties

Lincoln Property Group

## PROPERTY

The Mark 302

302 Colorado Avenue

Santa Monica, CA 90401

[mark302.com](http://mark302.com)

[seritage.com](http://seritage.com)