



[www.leewestla.com](http://www.leewestla.com) | dre 01222000

## **FREESTANDING CREATIVE SPACE IN SANTA MONICA**

3331 OCEAN PARK BLVD, SANTA MONICA, CA 90405



**3331 OCEAN PARK BLVD  
SANTA MONICA, CA 90405**

|           |                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PREMISES  | Approximately 6,600 SF (Tenant to Verify)                                                                                                                                            |
| RENT      | \$5.75/ SF NNN (Est Nets \$1.05)                                                                                                                                                     |
| TERM      | 5-10 Years                                                                                                                                                                           |
| OCCUPANCY | July 2020                                                                                                                                                                            |
| PARKING   | 18 Spaces @ \$200 each                                                                                                                                                               |
| FEATURES  | <ul style="list-style-type: none"><li>- Spec Layout with High-end Finishes</li><li>- Private Parking</li><li>- Easy Access to I-10</li><li>- Walking Distance to Amenities</li></ul> |

#### CONTACT

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A DIVISION OF  
**LEE & ASSOCIATES**

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Terms of sale or lease are subject to change or withdrawal without notice.



# FIRST FLOOR - FLOOR PLAN



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# SECOND FLOOR - FLOOR PLAN



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VENICE

SANTA MONICA

Coffee Bean & Tea Leaf  
The OP Cafe  
Crimson  
Society Kitchen  
The Counter  
Juice Crafters  
Oean Park Pizza



OCEAN PARK BLVD

CENTINELA AVE

SANTA MONICA  
AIRPORT



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