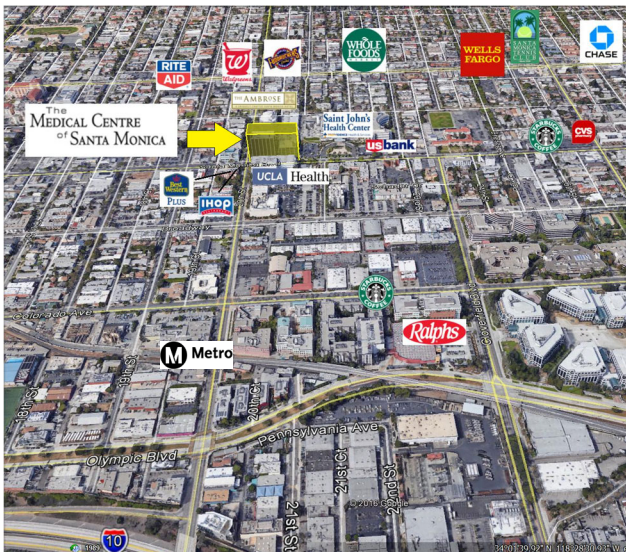


The Medical Centre of Santa Monica



LEASING OPPORTUNITIES FEBRUARY 2024

2001 Santa Monica Boulevard

SUITE	RENTABLE SQ. FEET	DESCRIPTION
490-W	2,522	Southwest views. Waiting room, Storage Room, Breakroom, Offices, Consult Rooms, Exam Rooms, Procedure Room and Restroom.
590-W	2,605	Southwest views. Waiting Room, Nurses Station, Business Office, Exam Rooms and Restroom.
660-W	1,469	Available 4/1/2024
690-W	2,315	Southwest views. Corner Suite.
765-W	2,077	Waiting Room, Nurses Station, Storage Area Business Office, Exam Rooms and Restroom.
855-W	1,508	Waiting Room, Storage Room, Restroom, Office, Consult Room and Exam Rooms. Can be combined with 890-W for a total of 4,014 rsf.
865-W	706	Waiting Room, Three Exam Rooms, Reception/Nurse Station Area.
868-W	677	Lobby, Reception Restroom, 1 Office and 2 Exam Rooms .
880-W	2,506	Waiting Room, Storage Rooms, Restroom, Business Office, Consult Room and Exam Rooms.
890-W	2,506	Waiting Room, Restroom, Business Office, Consult Room, Exam Rooms and OR Room Can be combined with 855-W for a total of 4,014 rsf.

2021 Santa Monica Boulevard

104-E	2,514	Lobby, Storage, Business Office, Multiple Exam and Consultation Rooms.
212-E	2,177	Southeast Views. Reception Area, Waiting Room, Office Space and Exam Rooms.
400-E	6,273	Reception. Waiting Room, 2 Labs, 2 Storage Rooms, 7 Offices, 10 Exam Rooms, and 3 Restrooms.
424-E	996	Reception, 1 Storage Room, 1 Office, and 3 Exam Rooms
700-E	2,142	Reception, Lab Room, Restroom, 2 Offices, and Storage/File Room.

Building Amenities and Information

- Coffee Bean & Tea Leaf opening February 2024
- 986 Pharmacy on-site
- Located adjacent to Providence St. John's Health Center
- Abundant on-site visitor & tenant parking at \$150.00 per car, per month upper level and \$170.00 per car, per month lower level.
- MTA Expo line & Santa Monica (10) Freeway accessible.

- Area amenities include: Gateway Hotel Santa Monica, Socalo & Tartine Restaurant s & UCLA Health
- Rental rates: Start at \$5.60 per rentable square foot for 2001 Santa Monica Boulevard and \$5.50 per rentable square foot for 2021 Santa Monica Blvd.
- Lease terms: 5-10 years
- Tenant improvements: Negotiable