

|| 270 ||

OCEAN PARK

SANTA MONICA | SILICON BEACH



PROPERTY FEATURES

CONNECTIVITY.
INSPIRATION.
ACCESS.

2-STORY
COURTYARD STYLE
OFFICE CAMPUS IN
SANTA MONICA

OPERABLE
WINDOWS

360° GLASS-LINE
NATURAL LIGHT

RE-CLAD ENTRY
ARCHWAYS

BRAND NEW
FACADE

OCEAN PARK PLAZA
EAST

ACCESSIBILITY FROM
STREET LEVEL

EXIT ON

BIKE LANE DIRECTLY TO
SANTA MONICA BEACH

OCEAN PARK
BOULEVARD

SECURE
UNDERGROUND
PARKING



FEATURES

AMENITIES

GALLERY

PLANS

NEIGHBORHOOD

CONTACT



BUILDING AMENITIES

ENERGIZING SURROUNDINGS



HEART OF
SANTA MONICA
LOCATION



COLLABORATIVE
COMMON
AREAS



OPEN SKY
CAMPUS
CENTER

GALLERY

SPACE AVAILABLE

SUITE	RSF	DESCRIPTION	ATTACHMENTS		
100	1,776	2nd Generation office/retail. Ground floor suite fronting Ocean Park Blvd. Reception, Conference room, 2 window offices, 2 interior rooms, operable windows and kitchenette.	FLOOR PLAN		
104	1,659	2nd Generation office. Ground floor suite with direct access off the new tenant lounge.	FLOOR PLAN		
112	2,230	Ground floor suite with direct access off the new tenant lounge. Shell condition and ready for a customized buildout. Suite features operable windows.	FLOOR PLAN		
140	17,544	Move-in ready "jewel-box" creative office/retail space with direct access from Ocean Park Blvd. Reception, 28 Window offices, 2 large conference rooms, multiple meeting rooms, large open bullpen area and kitchen. Substantial use of glass throughout. Prominent building signage opportunity.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
208	1,490	Creative office with exposed ceiling and concrete floors, 1 office/conference room, open area for workstations, operable windows, kitchenette, dual glass lines providing an abundance of natural light.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
212	1,742	Move-in ready creative spec suite; 1 conference room, 1 office, open area for workstations, operable windows, kitchenette, dual glass lines providing an abundance of natural light.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
220	16,356	Move-in ready creative space with operable windows; 20+ offices; multiple conference rooms; large break/tenant lounge area; open plan seating for 50+; elevator identity.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
250	20,210	Unique large block of space ready for a customized buildout overlooking Ocean Park Blvd. and Clover Park. The suite provides an expansive window line on all 4 sides providing an abundance of natural light and features operable windows throughout.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
252	2,605	Move-in ready creative office with 1 conference room, 2 offices, kitchenette and storage room. Suite features operable windows and skylights.	FLOOR PLAN	PHOTOS	VIRTUAL TOUR
253	8,220	Shell condition and ready for a customized buildout. Suite features operable windows	FLOOR PLAN	PHOTOS	VIRTUAL TOUR

Suite 100 and 104 can be combined for a total of 3,435 RSF

Suite 140 can be divided from ±5,000 to ±17,544 RSF

Suites 252 and 253 can be combined for a total of 10,825 RSF

Suites 212 and 220 can be combined for a total of 18,098 RSF

Suite 250 can be divided from ±5,000 to ±20,210 RSF

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PARKING RATES

Parking Ratio

3/1,000 SF

Unreserved

\$185.00

Reserved

\$220.00

Tandem

\$275.00 for both

Daily Rate

\$3.50 15 minutes
\$20.00 all day maximum




FLOOR PLAN

FIND YOUR SPACE.

LEVEL 1

140
Virtual Tour



 Suite 100 and 104 can be combined for a total of 3,435 RSF

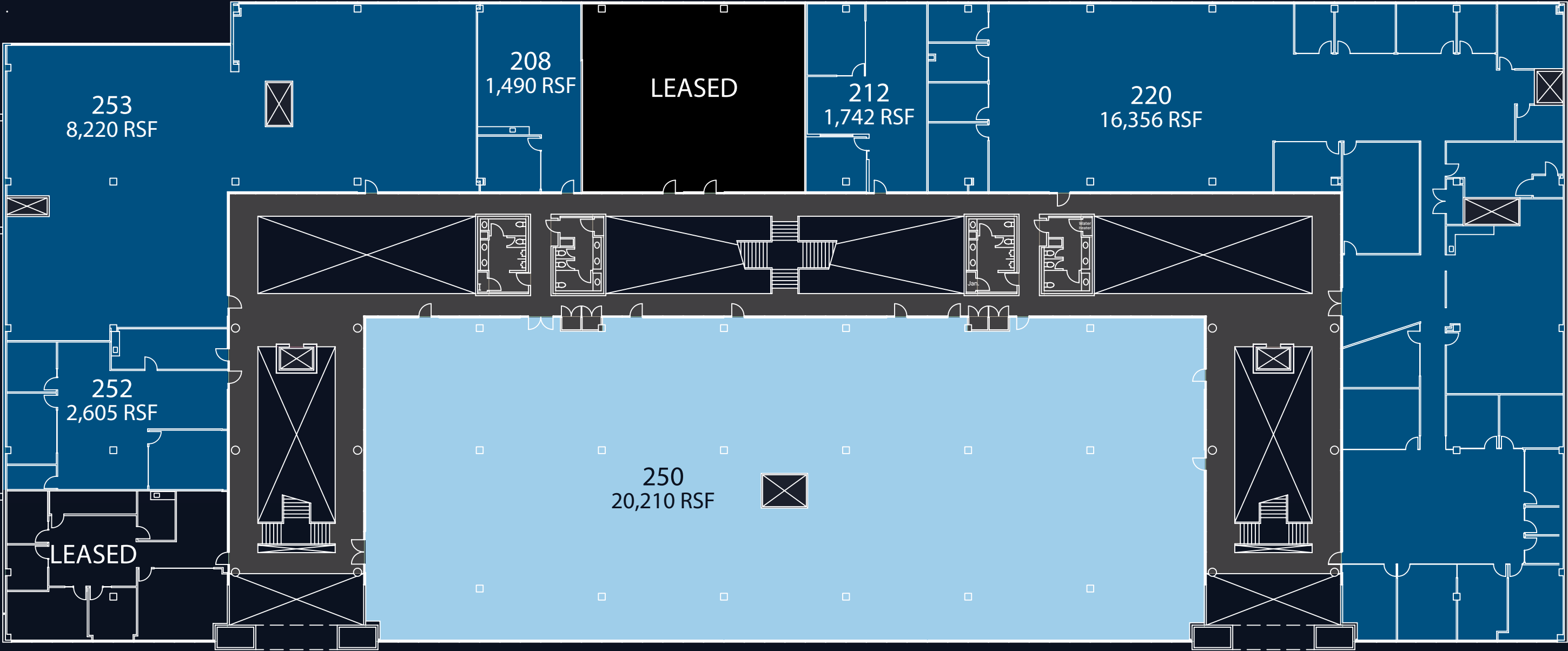
FLOOR PLAN

FIND YOUR SPACE.

LEVEL 2
Total Available 50,623 SF

212
Virtual Tour

220
Virtual Tour



Suites 252 and 253 can be combined
for a total of 10,825 RSF

Suites 212 and 220 can be combined
for a total of 18,098 RSF

Suite 250 can be divided from
±5,000 to ±20,210 RSF

NEIGHBORHOOD

STEP INTO SILICON BEACH

2701 Ocean is located in bustling Santa Monica, only 2.5 miles from the sand and within walking distance to coffee, banks, gyms and parks. Otherwise known as Silicon Beach, tenants will find themselves **in the backyard of entertainment and tech's largest players** — providing prime access opportunity.

- Eateries
- Hotels
- Coffee
- Groceries



2701
OCEAN PARK

WITHIN A 5 MINUTE WALK

- | | | |
|------------------|------------------|--------------------|
| IL Forno | Starbucks | Vito Restaurant |
| Society Kitchen | Bubble Boba | Juice Crafters |
| ENVY Flowercakes | The Counter | Blossom Vietnamese |
| Crimson | Shunji Japanese | Miyako |
| Subway | India's Tandoori | Well's Fargo Bank |

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