

311 WASHINGTON BOULEVARD

Mairna del Rey, CA 90292

NEWLY RENOVATED 2ND FLOOR OFFICES

AVAILABLE NOW



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

311 Washington Boulevard, Marina del Rey, CA 90292



SUITE 2: Approximately 460 rentable square feet

RATE: \$1,595.00 per per month,
Modified Gross
(Net of electric and janitorial)

- Two private window offices with a kitchenette
- Full bathroom with a shower
- Directly off open air patio
- One surface parking space included

SUITE 4: Approximately 460 rentable square feet

RATE: \$1,525.00 per per month,
Modified Gross
(Net of electric and janitorial)

- Large open office with windows and private bathroom (no shower)
- Directly off open air patio
- One surface parking space included

- Offices have operable windows
- Located in the heart of Marina del Rey
- Open air staircase access to all spaces



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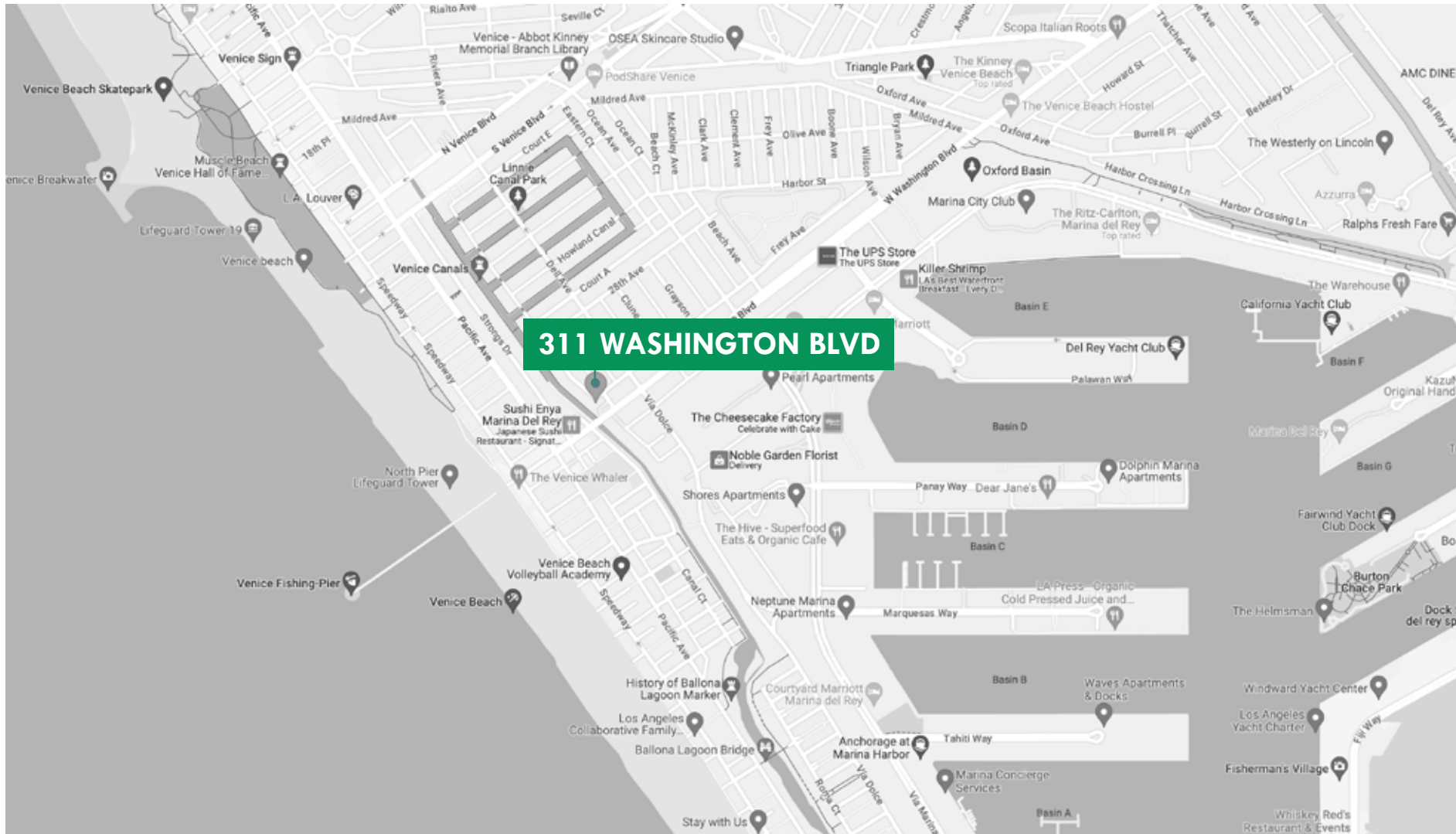
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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PROPERTY AREA INFORMATION

Located in the heart of the Los Angeles coastline and only 4 miles from LAX, Marina del Rey is a waterfront playground with endless harbor views and a relaxed “California cool” vibe on the bustling Westside. Visitors enjoy the year-round sunny weather and ocean breeze with waterfront dining, on-the-water recreation and six contemporary hotels that line the water’s edge. Its prime coastal location is just steps from its world-famous neighbors, Venice Beach and Santa Monica. And with easy access to major freeways, Marina del Rey is minutes away from all the excitement of Los Angeles.

Marina del Rey’s waterfront location offers unique activities including the 22-mile Marvin Braude Coastal Bike Path that stretches from Pacific Palisades to Torrance, making it easy to enjoy the endless beach views. On-the-water activities like stand-up paddle boarding, kayaking, jet skiing and sailing keep the Marina waters active. As defined in the U.S. Census, Marina del Rey has a population of 496,004 within 5 miles of 444 Washington Boulevard. The community includes 5,246 boat slips in 23 anchorages and marinas, 5,445 rental apartments, 600 condominiums, six hotels with 1,103 hotel rooms, and one million square feet of retail, office and restaurant development.



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