



# OFFICE/ RETAIL SUBLEASE

450 WASHINGTON BOULEVARD  
MARINA DEL REY, CA 90292

## \$5,000 BROKER BONUS



**ADDRESS: 450 WASHINGTON BOULEVARD, MARINA DEL REY, CA**

**SIZE: 4,600 RENTABLE SQUARE FEET (APPROXIMATELY)**

**RATE: \$9,000 PER MONTH, MG** (TENANT PAYS ELECTRICAL AND JANITORIAL)  
(TENANT PAYS UTILITIES AND COUNTY TAX OF 11% ADDED TO BASE RENT)

**TERM: THROUGH AUGUST 30, 2012** (LONGER TERM MAY BE AVAILABLE)

**PARKING: 14 PARKING SPACES FREE OF CHARGE**

**AVAILABLE: IMMEDIATELY**

- **LOCATED ON WASHINGTON BOULEVARD IN MARINA DEL REY JUST BLOCKS FROM THE BEACH**
- **SPACE INCLUDES OPEN GRANITE KITCHEN WITH NEW APPLIANCES LARGE WINDOWED CONFERENCE ROOM WITH INTERIOR GLASS AND 2 BATHROOMS**
- **GREAT OPPORTUNITY FOR SHORT TERM OFFICE USER**
- **NUMEROUS AMENITIES WITHIN WALKING DISTANCE, FOUR BLOCKS TO THE OCEAN AND NEAR ACCESS TO 90 FREEWAY**

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