

# 3107

## WASHINGTON BLVD

marina del rey, california

 [CLICK HERE FOR VIRTUAL TOUR](#)



**NEWMARK**

**Ryan Harding**  
Executive Managing Director  
t 213-596-2044  
ryan.harding@nrmk.com  
CA RE Lic. #01737669

**Jennifer Frisk**  
Senior Managing Director  
t 213-596-2261  
jennifer.frisk@nrmk.com  
CA RE Lic. #01880015

Located minutes away from LAX, the Marina, the beach, and nature reserves, 3107 Washington offers excellent proximity to abundant and walkable lunch spots, with convenient access to freeways and urban centers. The thriving retail and restaurant on Abbot Kinney is just a short walk away!

## PROPERTY DETAILS

**4,300 SF**

Available Space

**\$2.25 MG**

Special Introductory Lease Rate  
for the First Six Months

**Immediately**

Availability

**15' 2"**

Ceiling Height



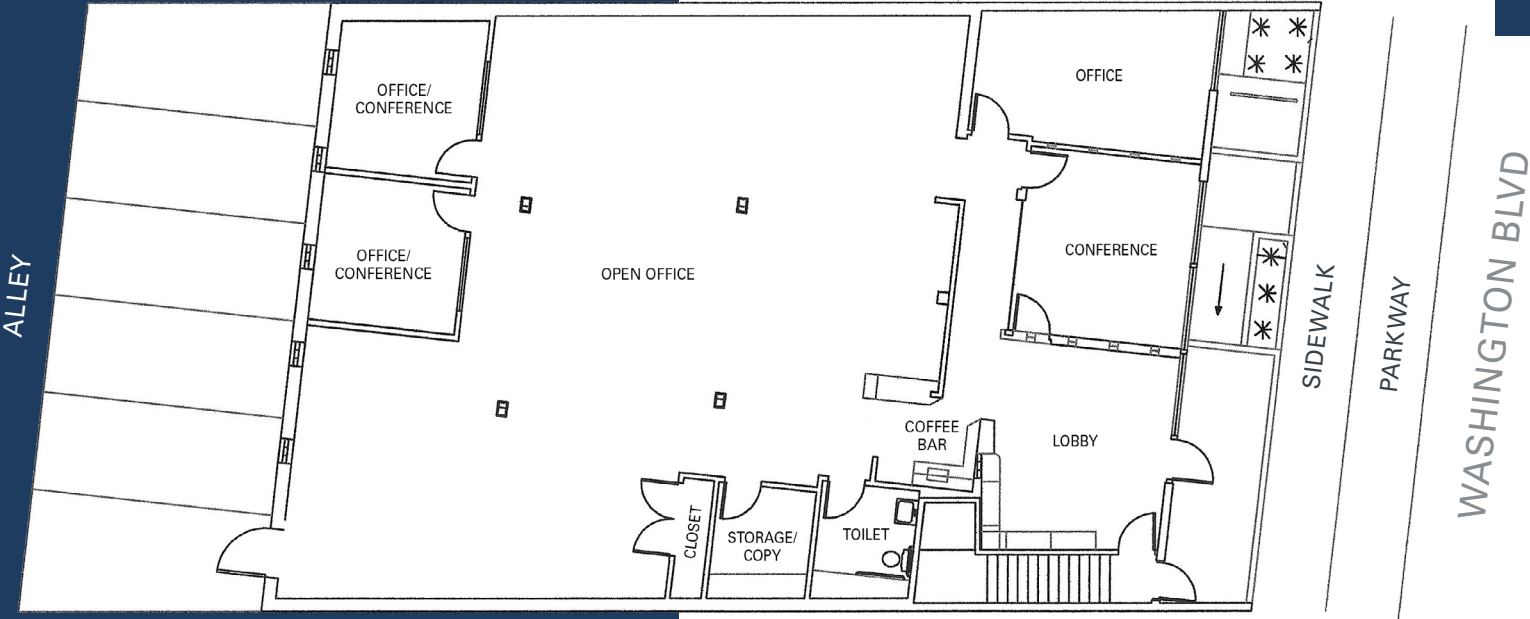
# PROPERTY HIGHLIGHTS

- Solar panels on roof
- Potential for photo / video studio use
- 3 offices
- 2 conference rooms
- 2 kitchen spaces
- 2 restrooms
- Large open creative office area
- Concrete floors
- Abundant natural lighting
- High efficiency HVAC
- 11 KW solar array

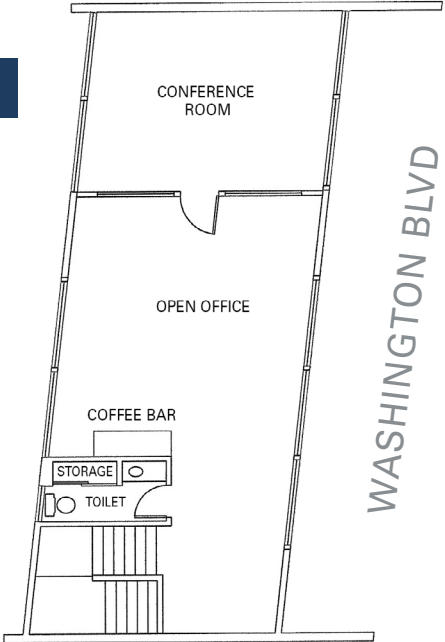


# FLOORPLAN

## 1ST FLOOR



## 2ND FLOOR



# AREA AMENITIES

## Marina Marketplace

SHAKE SHACK LOFT  
 SUGARFISH BY SUSHI NOZAWA sweetgreen californian PIZZA KITCHEN  
 Ralphs SEPHORA  
 MENDOCINO FARMS sandwich market pinkberry

HIHO CHEESEBURGER

TRADER JOE'S

ALFRED COFFEE & KITCHEN

UOVO PASTA

KAZU NORI

KNIVERS MEXICAN CUISINE & BAR

THE RITZ-CARLTON MARINA DEL REY

JAMAICA BAY INN TAPESTRY COLLECTION by Hilton

The Cheesecake Factory

IRORI SUSHI

CVS pharmacy

CHASE

THE WAREHOUSE RESTAURANT

Tony P's DOCKSIDE GRILL

KILLER SHRIMP RESTAURANT AND BAR

MARRIOTT MARINA DEL REY

Ralphs

KILLER SUSHI RESTAURANT AND BAR

J-NICHOLS KITCHEN

amc

PAVILIONS

LOCANDA POSITANO CUCINA ITALIANA

Hilton Garden Inn

Yard House

RUTH'S CHRIS STEAK HOUSE

Gelson's

Walgreens

SCOPA ITALIAN ROOTS

Johnnie's

WELLS FARGO

Midici

burgerlounge

FIRESTONE WALKER BREWING COMPANY

WASHINGTON BLVD

LINCOLN BLVD

ADMIRALTY WAY

WASHINGTON BLVD

ABBOT KINNEY BLVD

IN-N-OUT BURGER

263 BEACH

Cucina 8 Doors West of Lincoln

BRUS VIFLE A WAFFLE JOINT

COSTCO WHOLESALE

**3107**  
WASHINGTON BLVD

**CLOSE PROXIMITY**

5.5 Miles TO LAX

2.4 Miles TO SANTA MONICA AIRPORT

8.4 Miles TO SOFI STADIUM

# 3107

## WASHINGTON BLVD

marina del rey, california

**For more information,  
please contact:**

**Ryan Harding**

Executive Managing Director

t 213-596-2044

ryan.harding@nrmk.com

CA RE Lic. #01737669

**Jennifer Frisk**

Senior Managing Director

t 213-596-2261

jennifer.frisk@nrmk.com

CA RE Lic. #01880015



Corporate License #01355491

**NEWMARK**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

nrmk.com