

The Power of Place



Ocean Park Blvd

SANTA MONICA, CA







# SMBP

1.18m SF  
Campus

14 Creative  
Workplace Buildings

7 Retail  
Buildings

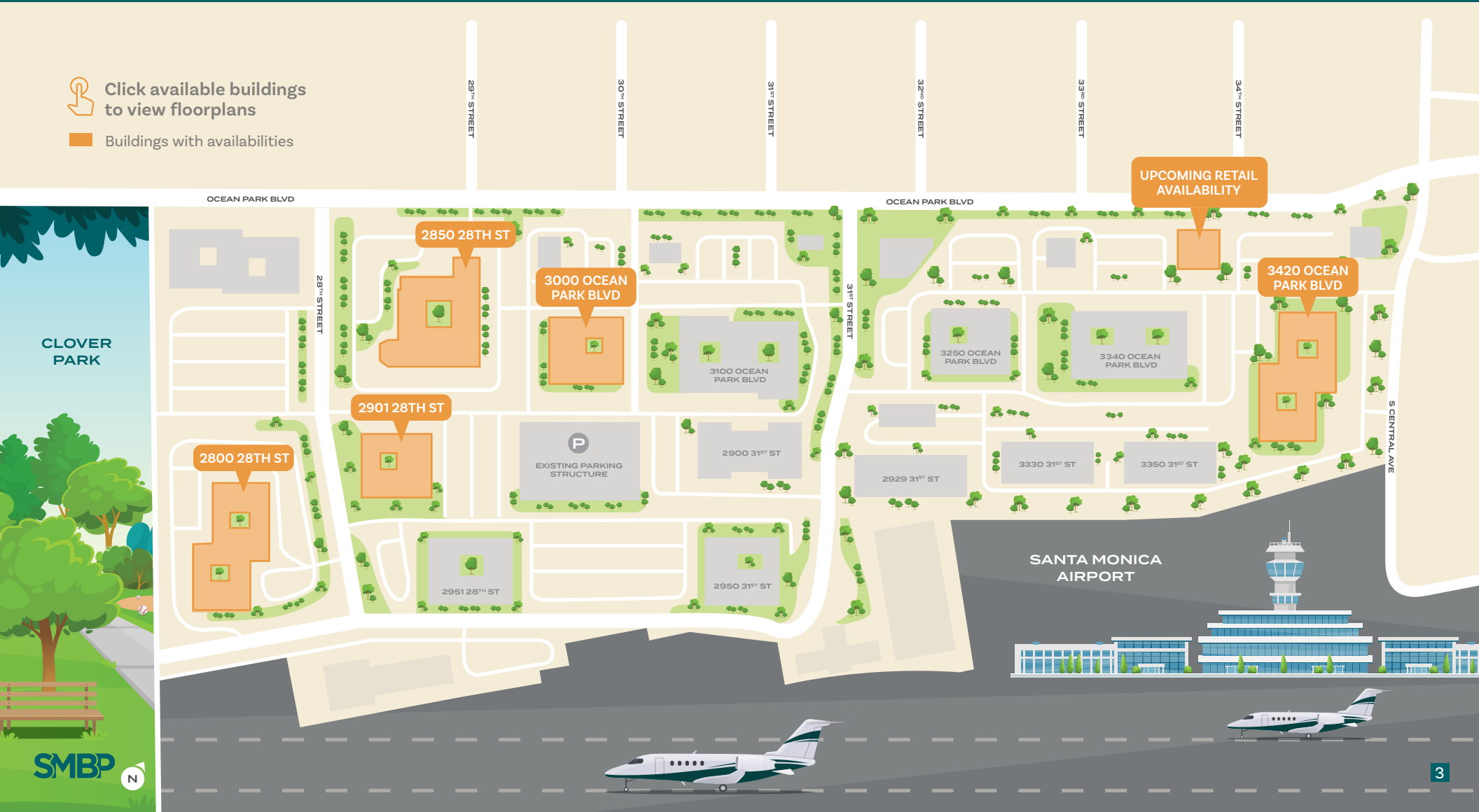
4:1,000 SF  
Parking



Click available buildings  
to view floorplans



Buildings with availabilities



CLOVER  
PARK

2800 28TH ST

2850 28TH ST

2901 28TH ST

3000 OCEAN  
PARK BLVD

P  
EXISTING PARKING  
STRUCTURE

2951 28TH ST

2950 31ST ST

2900 31ST ST

3100 OCEAN  
PARK BLVD

3250 OCEAN  
PARK BLVD

3340 OCEAN  
PARK BLVD

2929 31ST ST

3330 31ST ST

3350 31ST ST

3420 OCEAN  
PARK BLVD

UPCOMING RETAIL  
AVAILABILITY

SANTA MONICA  
AIRPORT

## Onsite Amenities

**DOG PPL • 24 Hour Fitness**

**Bright Horizons Daycare • Cosetta Restaurant**

**Abundance of green space**

Open-air atrium retreats, functional and flexible floor plates, 24-hour security, abundant surface and structure parking, EV charging stations, onsite management, engineering, leasing and client support, trusted institutional ownership







## DOG PPL

DOG PPL, Los Angeles' first members only canine social club, provides the ultimate onsite client amenity.

[Learn more about DOG PPL](#)

## COSETTA

Acclaimed chef Zach Pollack, the mind behind Silver Lake's Alimento restaurant, brings his culinary expertise to Santa Monica with the upcoming Cosetta, a high-end pizza restaurant featuring a full bar and liquor license.

NOW OPEN!





# Local Amenities



\* Amenities within Ocean Park Courtyard

## ★ Local Favorites

- ★ **COSETTA**
- ★ Lunetta All Day
- ★ Upper West
- ★ Prime Pizza
- ★ Lares
- ★ Love Coffee Bar

## ● Grocery

1. Whole Foods
2. Trader Joe's

\***BOLD** - Onsite Amenities

## ● Food & Beverage

- |                        |                             |
|------------------------|-----------------------------|
| 3. Layla Bagels        | 16. Juice Crafters          |
| 4. Ghisallo            | 17. Miyako                  |
| 5. Yoga-urt            | 18. Blossom Vietnamese      |
| 6. Handel's Ice Cream  | 19. Bubble Boba             |
| 7. SaMo Pizza          | 20. The Counter             |
| 8. Campos              | 21. Il Forno                |
| 9. India's Tandoori    | 22. Shunji Japanese Cuisine |
| 10. Z Garden           | * Crimson                   |
| 11. Gilbert's El Indio | * The Hurry Curry of Tokyo  |
| 12. Baskin Robbins     | * Subway                    |
| 13. The Brixton        | * Fast Taco                 |
| 14. Rae's Restaurant   | * Society Kitchen           |
| 15. Vito Italian       |                             |

## ● Wellness

23. Santa Monica Yoga
24. Mignonne Nail Bar
25. Station 28 Salon
26. Yogazan
27. Olympia Club
28. Hair Miki
29. Object Salon
- 30. 24 HOUR FITNESS**
31. Easy Fitness Santa Monica
- \* The Massage Place

## ● Retail

32. Signature Wine & Spirits
33. Ocean Park Pharmacy
34. NMC National Mailbox Center
35. Wells Fargo
36. Grayhorse Picture Framing
37. UPS Store
38. Enzo Caruso Tailoring
39. The Kringle Report
40. Bank of America
- \* Bark Williams
- \* Executive Cleaners

## ● Cafe

41. Thyme Café and Market
42. Cafe Bolivar
43. Lo/Cal Coffee and Market
44. Starbucks
45. UnUrban Coffee House
46. Blossom and Friends Cafe
47. Starbucks
- 48. DOG PPL**

## ● Child-Care

- 49. BRIGHT HORIZONS**



# Unmatched Santa Monica location

SMBP is at the intersection of Santa Monica (I-10) and San Diego (I-405) freeways and offers a relaxed beach town atmosphere coupled with big city sophistication. SMBP is centrally located, offering convenient access to a myriad of dining, shopping, and entertainment options.

**10 min**  
Downtown  
Santa Monica

**12 min**  
Abbot Kinney

**15 min**  
Downtown  
Culver City

**30 min**  
West Hollywood

**11 min**  
UCLA

**13 min**  
Playa Vista

**15 min**  
LAX

**30 min**  
Manhattan  
Beach





# SMBP

**SMBP.COM**

**bxp**

BXP (NYSE: BXP) is the largest publicly traded developer, owner, and manager of premier workplaces in the United States, concentrated in six dynamic gateway markets - Boston, Los Angeles, New York, San Francisco, Seattle, and Washington, DC. BXP has delivered places that power progress for our clients and communities for more than 50 years. BXP is a fully integrated real estate company, organized as a real estate investment trust (REIT). As of March 31, 2024, including properties owned by unconsolidated joint ventures, BXP's portfolio totals 53.5 million square feet and 187 properties, including 11 properties under construction/redevelopment.



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