

The Power of Place



Ocean Park Blvd

SANTA MONICA, CA



SMBP

1.18m SF
Campus

13 Creative
Workplace Buildings

7 Retail
Buildings

4:1,000 SF
Parking



Click available buildings
to view floorplans



Buildings with availabilities

29TH ST

30TH ST

31ST ST

32ND ST

33RD ST

34TH ST

OCEAN PARK BLVD

28TH STREET

2850 28TH ST

3000 OCEAN
PARK BLVD

2901 28TH ST

2800 28TH ST

2901 28TH ST

P
EXISTING PARKING
STRUCTURE

2951 28TH ST

2950 31ST ST

2900 31ST ST

31ST STREET

OCEAN PARK BLVD

UPCOMING RETAIL
AVAILABILITY

3360 OCEAN
PARK BLVD

3420 OCEAN
PARK BLVD

3330 OCEAN
PARK BLVD

3330 OCEAN
PARK BLVD

3350 OCEAN
PARK BLVD

3250 OCEAN
PARK BLVD

3340 OCEAN
PARK BLVD

3420 OCEAN
PARK BLVD

31ST STREET

2929 31ST ST

S CENTINELA AVE

CLOVER PARK

N

SMBP

2800 28TH St

SMBP

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

● Wellness

22. Santa Monica Yoga
23. Mignonne Nail Bar
24. Yogazan
25. Olympia Club
26. Object Salon
- 27. 24 HOUR FITNESS**

● Retail

28. Signature Wine & Spirits
29. NMC National Mailbox Center
30. Wells Fargo

31. Grayhorse Picture Framing
32. UPS Store
33. Bank of America
- * Bark Williams
- * Executive Cleaners

● Cafe

34. Thyme Café and Market
35. Cafe Bolivar
36. Lo/Cal Coffee and Market
37. Starbucks
38. UnUrban Coffee House
39. Blossom and Friends Cafe

40. DOG PPL

● Child-Care

41. 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

11 min
UCLA

12 min
Abbot Kinney

13 min
Playa Vista

15 min
Downtown
Culver City

15 min
LAX

30 min
West Hollywood

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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