

CREATIVE SPACE FOR LEASE



1710 - 1716 12TH STREET
SANTA MONICA, CA 90404

PREMISES	± 10,500 SF
RENT	\$4.95/SF, MG
TERM	3 - 10 Years
OCCUPANCY	30 Days Following Lease Execution *Subject to Termination of Existing Lease
ZONING	Industrial Conservation (IC) Verify Use with City
PARKING	22 Parking Spaces On Site (\$175/Space/Month) (All-day Meters Located Along Olympic Blvd.)
FEATURES	<ul style="list-style-type: none"> - Property is Located in the Industrial Conservation (IC) Zone of Santa Monica and is Designed for Production and Post Production Companies - Fully Built Out and Wired Creative Space - High Exposed Ceilings - Operable Windows - Polished Concrete Floors - Skylights - Easy Access to Santa Monica 10 Freeway and PCH
CONTACT	<p>James Wilson 310.899.2708 jwilson@leewestla.com AGT DRE 00883324</p> <p>Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE 01729915</p>



A DIVISION OF
LEE & ASSOCIATES

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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.



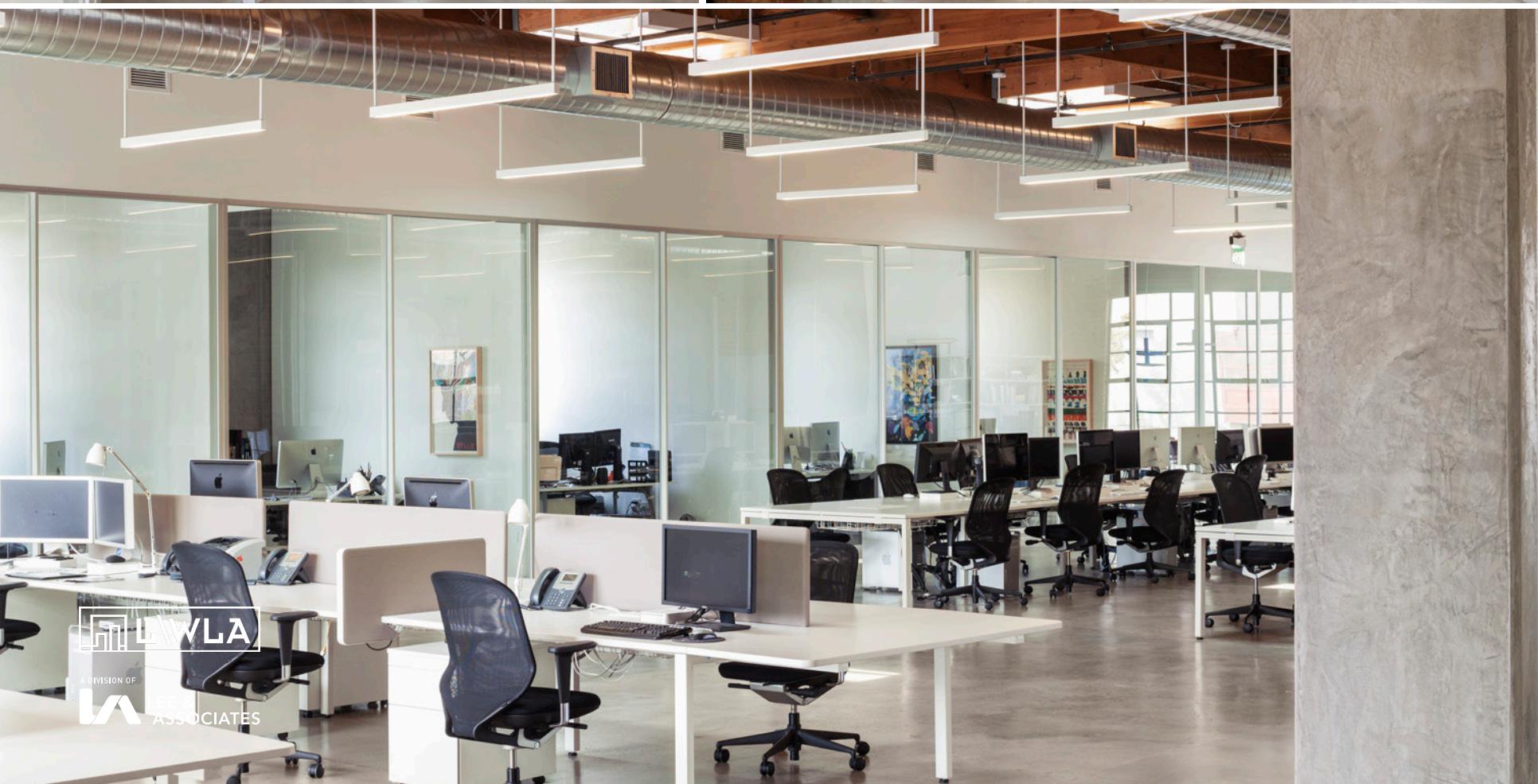
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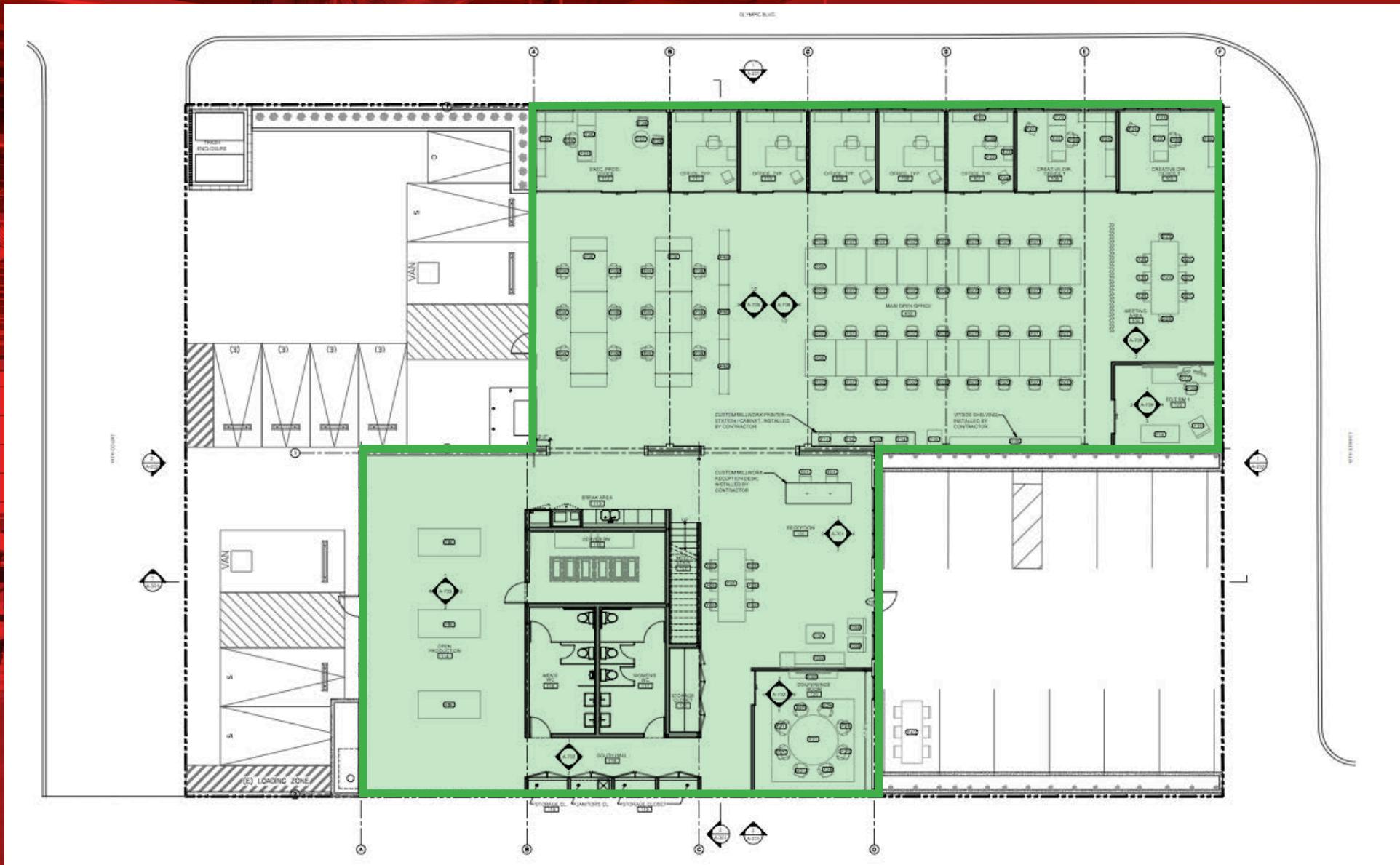
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FLOOR PLAN - ± 10,500 SF



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FLOOR PLAN - MEZZANINE



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1. Bay Cities Deli
2. The Hive Superfood
3. Blue Daisy Cafe
4. Sweetfin Poke
5. Fresh Brothers
6. Bodega Wine Bar
7. Chase Bank
8. Third Street Promenade
9. Starbucks
10. Jersey Mikes
11. Pono Burger
12. VONS
13. Bowl of Heaven
14. The Hive
15. AMC Theater
16. Dennys
17. Benihana
18. Mercado
19. REI
20. Jamba Juice



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