

STANDALONE TROPHY CREATIVE SPACE



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

- 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 Freeway and PCH

CONTACT

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A DIVISION OF
**LEE &
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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.



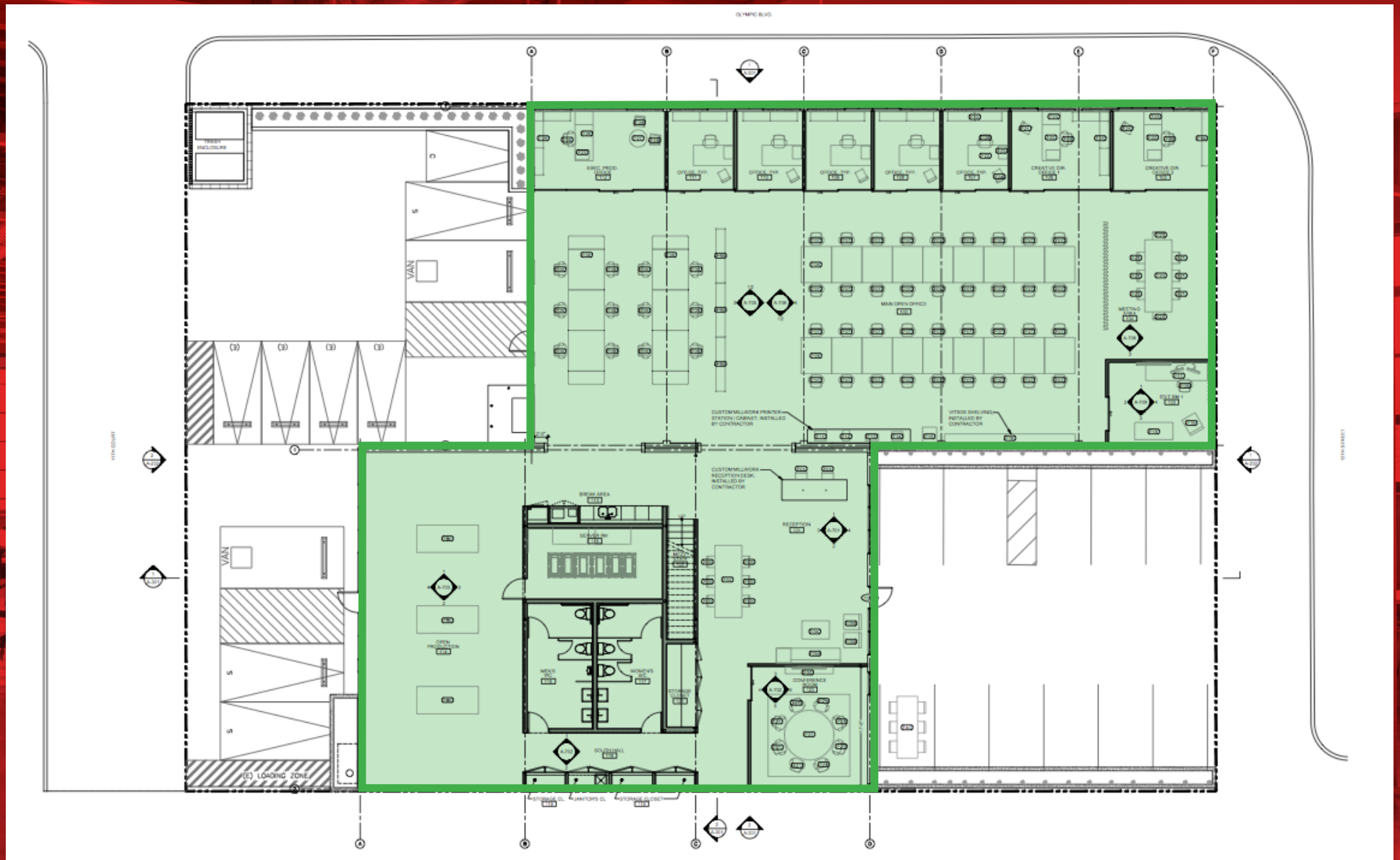
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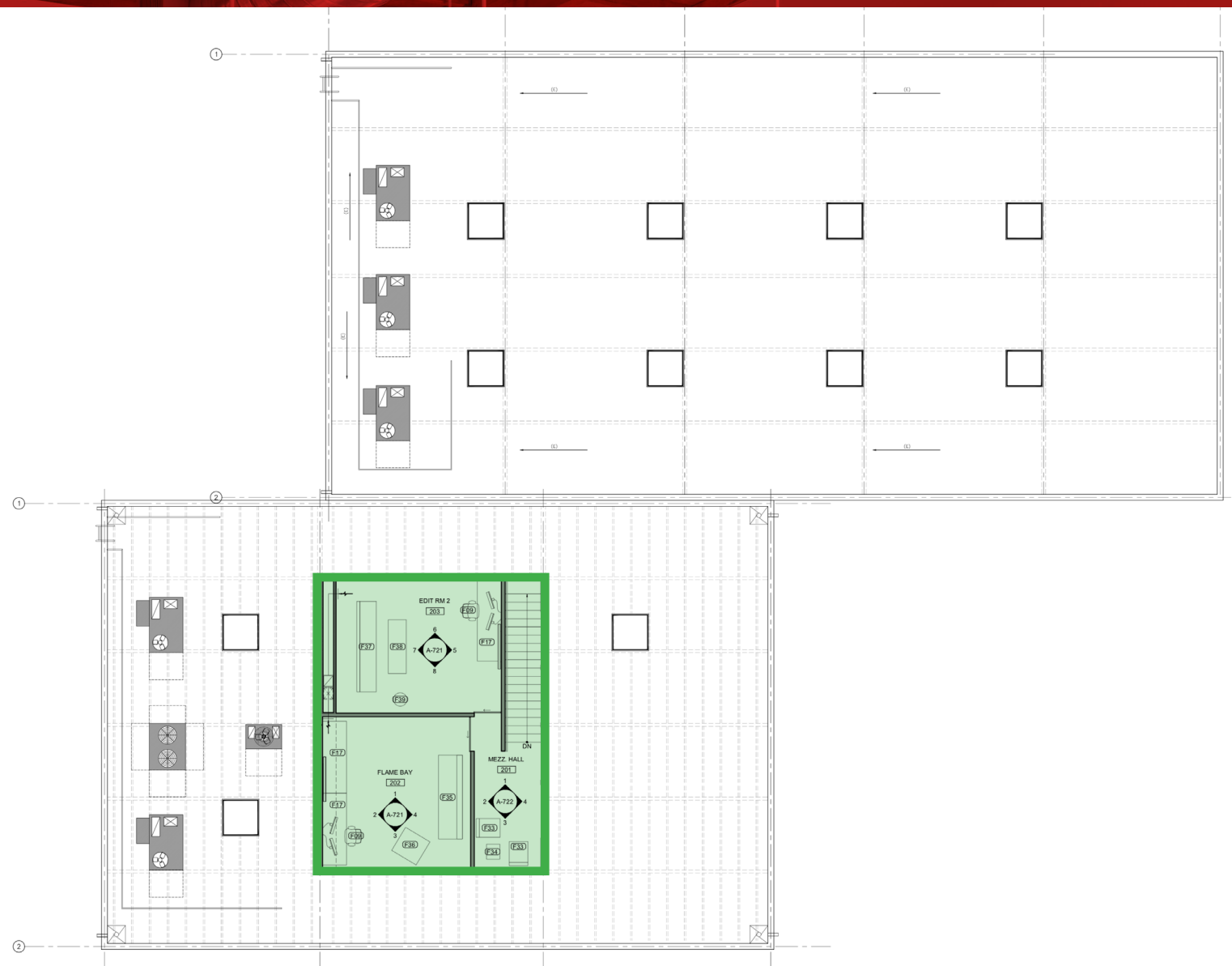


FLOOR PLAN - ± 10,500 SF



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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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Downtown Santa Monica

Subject Property



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