



1707 12TH STREET

SANTA MONICA, CA 90404

± 10,200 SF

Creative/Production/Media Compound
For Sublease

PREMISE

Full Building ±10,200 SF
(Sublease)

RENT

\$3.80/SF, Modified Gross

Rent Schedule:

\$3.80/SF - Current - 1/31/2027

\$3.95/SF - 2/1/2027 - 1/31/2028

\$4.11/SF - 2/1/2028 - 1/31/2029

\$4.27/SF - 2/1/2029 - 3/31/2029

TERM

Negotiable
(Lease End 3/31/2029)

OCCUPANCY

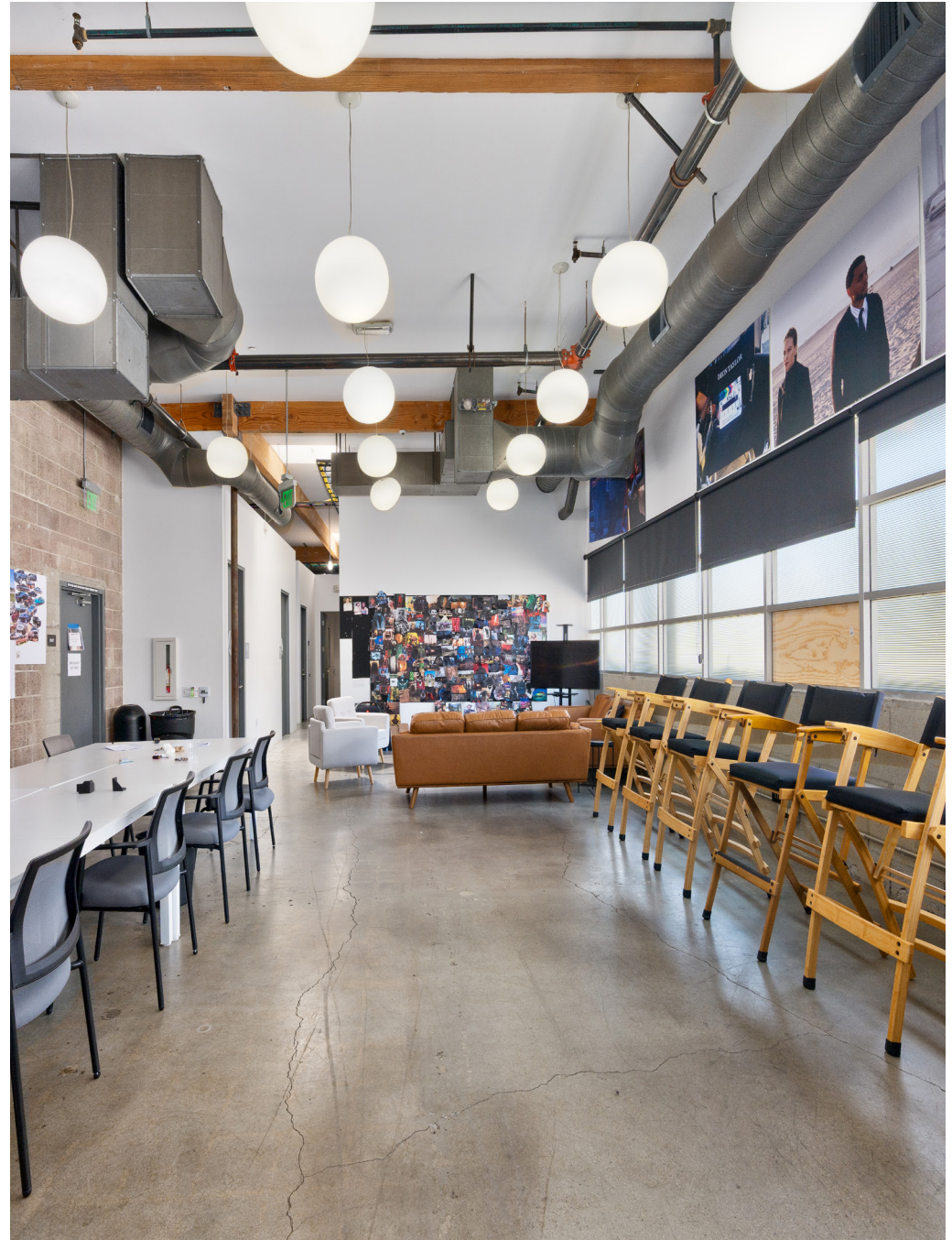
45 - 60 Days from
sublease execution

PARKING

20 Surface Parking Spaces at
\$100/space/month

FEATURES

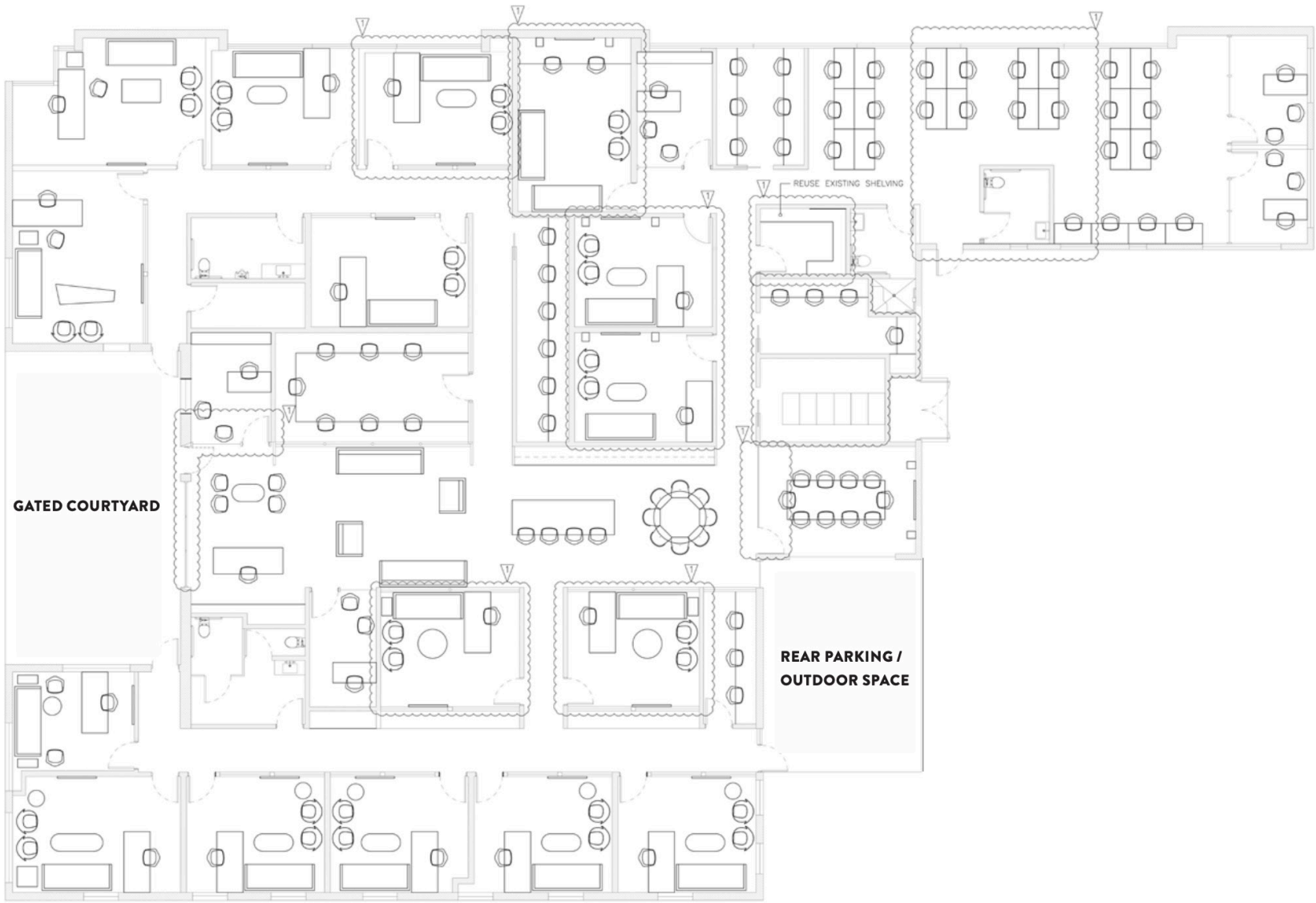
- Bright, airy workspace with natural light and skylights
- Existing post-production buildout with turnkey infrastructure
- 22+ private offices and dedicated workspaces
- Large conference room complemented by open bullpen areas
- Upgraded kitchen and lounge designed for team gatherings
- Secure, gated on-site parking
- Santa Monica Media District location within a well-established creative and entertainment community
- Convenient access to Pico Boulevard, Downtown Santa Monica, and the E Line
- Close to an extensive selection of restaurants, cafés, retail, and lifestyle amenities
- Minutes from Main Street, the beach, and Santa Monica's coastal amenities
- Highly connected Westside location with easy access throughout Santa Monica, Venice, Culver City, and West Los Angeles













MEL'S DRIVE-IN

BAY CITIES ITALIAN
DELI & BAKERY

RADICALMEDIA

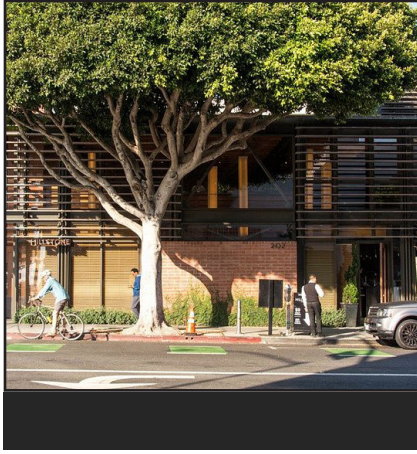
VERTICAL SPORTS
PERFORMANCE

UNITY STUDIOS LA

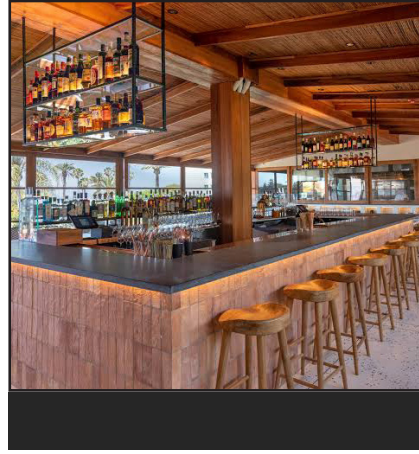
THE CLUBHOUSE

1707
12TH STREET

BLACK BEAR PICTURES



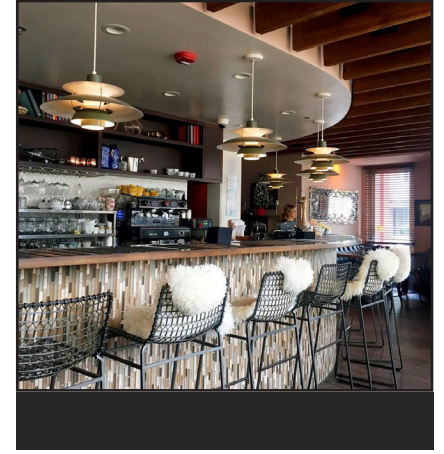
Hillstone is an upscale American restaurant known for its quality steaks, fresh seafood, and classic dishes served in an elegant, polished setting.



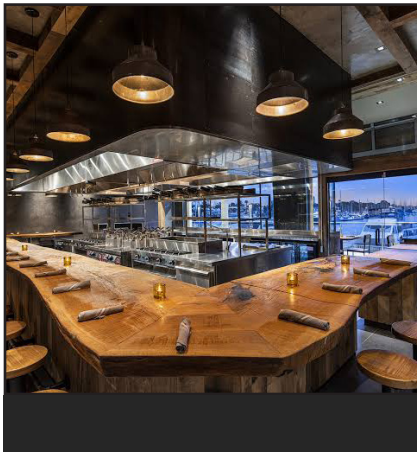
Élephante is a stylish rooftop restaurant offering Italian-inspired cuisine, craft cocktails, and ocean views in a vibrant, sophisticated atmosphere.



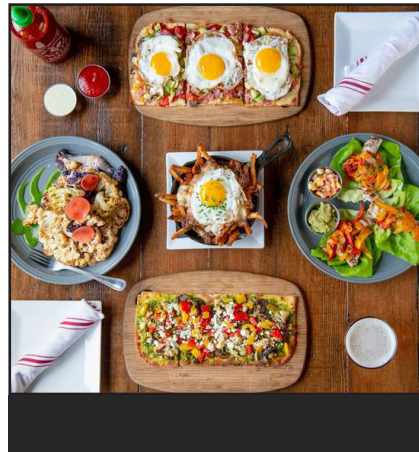
Huckleberry Bakery & Cafe is a popular neighborhood bakery serving freshly baked pastries, breads, sandwiches, and coffee in a warm and inviting setting.



Blue Daisy is a casual Santa Monica café offering fresh, creative breakfast and brunch dishes alongside coffee and refreshing beverages.



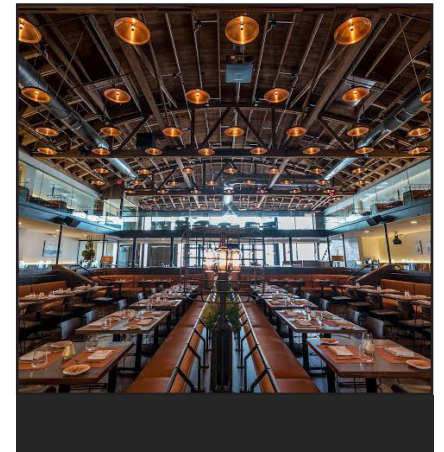
UOVO Santa Monica is an Italian restaurant specializing in handmade pasta and traditional dishes, served in a modern and inviting setting.



The Brixton is a neighborhood gastropub serving American comfort food, craft cocktails, and drinks in a lively, casual, and welcoming atmosphere.



Tehran Market is a local Persian grocery market offering specialty Middle Eastern foods, fresh produce, meats, spices, and imported products.



1212 Santa Monica is an upscale New American restaurant serving thoughtfully prepared dishes and cocktails in a stylish, contemporary dining atmosphere.



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