



**FOR LEASE**  
**Third Street Promenade Adjacent**  
**50 Feet of Frontage**



- ADDRESS:** 1338 4<sup>th</sup> Street, Santa Monica CA 90401
- SIZE:** 4,700 square feet ground floor + mezzanine. 50 feet of frontage. Space is not divisible.
- RATE:** \$ 3.25 NNN per square foot per month. No charge for mezzanine. (NNN are estimated at \$ .35 per sq. ft. per month)
- TERM:** 3 to 5 years. Option for longer available. Vacant.
- PARKING:** Public structure located just north of the building.
- BUILDING:** High volume space with great improvements. Shows well.
- DESCRIPTION:** Access for delivery from rear alley.
- AREA DESCRIPTION:** High traffic location next to parking structure. Third Street Promenade adjacent in Downtown Santa Monica.
- AGENT:** Vince Muselli 310-458-4100 ext: 204  
Email [muselli@muselli.net](mailto:muselli@muselli.net) [www.muselli.net](http://www.muselli.net)
- Coop Broker Fee:** 2% of the lease value paid equally over 12 months.

**501 Santa Monica Boulevard, Suite 702 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 393-4750**

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.