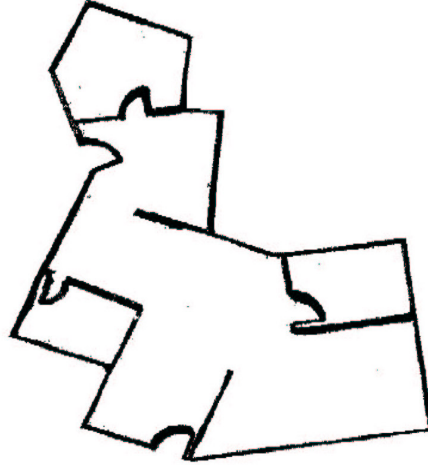




**For Sublease**  
**Can be leased Furnished or Unfurnished**  
**Ideal Multi Purpose Office Space**  
**Downtown Santa Monica**



**Prime Santa Monica Location with Prominent Freeway Exposure**  
Located immediately off the 4<sup>th</sup> \ 5th Street Exits from the 10 W. Freeway

**Address:** 1640 5th Monica St., Santa Monica

**Description:** Unique 3 Story Building with Open Patio and Spiral Staircase.

**Suite:** 204

**Size:** Approximately 1,723 Sq. Ft.

**Available:** 30 Days Notice

**Rate:** \$1.95 per Sq. Ft. (\$ 3,359.85 per month)

**Term:** Through 10/31/2007 Longer term available directly through Landlord.

**Layout:** 3 Offices, Reception, Open Area, ideal for conference area or work stations

**Parking:** 3 \ 1000, Secured Parking (\$ 75.00 Single Reserved \$ 65.00 Per Car Tandem)

**Features:** Walking distance to Santa Monica Place  
Courtyard Setting With Spiral Staircase  
Third Street Promenade Adjacent  
Operable Windows & HVAC  
Additional Storage Available  
Ocean Views

**Agent:** Craig A. Berrett, Senior Vice President  
(310) 458-4100 Ext. 225

[www.muselli.net](http://www.muselli.net)  
[cberrett@muselli.net](mailto:cberrett@muselli.net)

501 Santa Monica Boulevard, Suite 701 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

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



**1640 5<sup>th</sup> Street  
Suite 204 interior shots and view**