



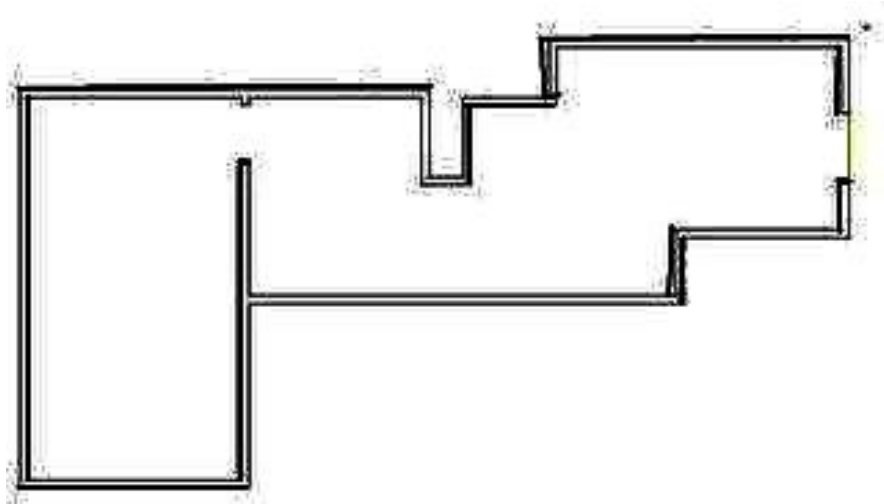
## Santa Monica Pride of Ownership Creative Office Space FOR LEASE



ADDRESS	1540 7 <sup>th</sup> Street, Santa Monica CA 90401
SUITES 200A	Approximately 488 Approximate Square Feet on the 2 <sup>nd</sup> Floor
RATE	\$ <b>2.45</b> Modified Gross ( Net Utilities and Janitorial ) \$ 1,195.60 Per Month
PARKING	2 Spaces Inside Gated Lot, Underneath Building. \$ 85.00 Per Car Per Month / Space
TERM	3 – 5 Years
COMMENTS	<ul style="list-style-type: none"> <li>• Access controlled entry via Security Grid Panel</li> <li>• Above Average Ceiling Height and Private Patio</li> <li>• Abundant natural light, Floor to Ceiling Glass</li> </ul> ** Three individual Offices, Open Area and Private Patio ** ** Dogs a Possibility **
AREA DESCRIPTION	Walking distance to Third Street Promenade and all Down Town Santa Monica Amenities. Three 24 Hour Restaurants within a Two Block Radius. Numerous Production Facilities In The Area.
CONTACT	Craig Berrett, Senior Vice President 310 458-4100 Ext. 225 Email: <a href="mailto:cberrett@muselli.net">cberrett@muselli.net</a> <a href="http://www.muselli.net">www.muselli.net</a> DRE # 175504941
<b>1513 6<sup>th</sup> Street, Suite 201 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100</b>	

All information furnished is from sources deemed reliable and which we believe to be correct, but no representations or guarantees are given as to the accuracy and completeness. All measurements are approximate and have not been verified by Muselli Commercial Realtors. You are advised to conduct your own independent investigation to verify all information.

1540 7<sup>th</sup> Street, Santa Monica  
Floor Plan Suite 206  
Approximately 488 Rentable Square Feet



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## Suite 206 Pictorial



**Front Entryway**



**Breeze Way Atrium**



**Lobby Area**



**Private Office**



**Office Lobby**



**Open Area**