



Santa Monica Creative Office
LEASED 7-2007

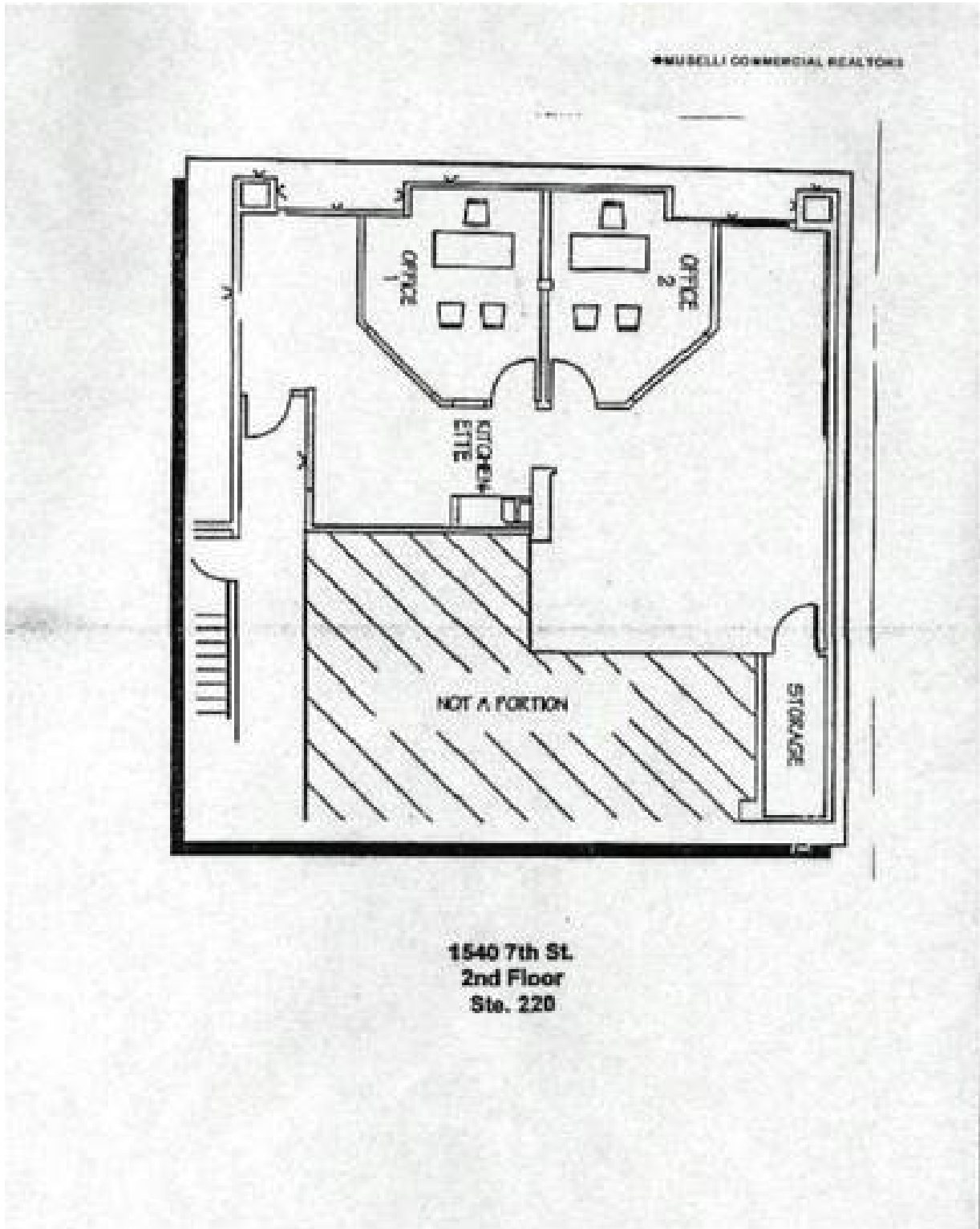


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| ADDRESS | 1540 7th Street, Santa Monica CA 90401 |
| SUITE 220 | Approximately 1,306 rentable square feet – Suite 220 2 nd Floor |
| RATE | \$2.60 Modified Gross |
| PARKING | 2 Tandem Spaces Inside Gated Lot, Underneath Building. \$ 85.00 Per Car Per Month / Space, (\$170 per Tandem Space) |
| TERM | Through November 30, 2008 Longer Term Possible |
| COMMENTS | <ul style="list-style-type: none"> • Access controlled entry • High Ceilings • Lots of Natural Light |
| AREA DESCRIPTION | Walking distance to Third Street Promenade and Santa Monica Pier Join P.O.P., Encore Video, Avenue Edit, Bay Films, Chainsaw, and Santa Monica Video, et al, in one of the West side's premiere Production Locations. Easy access to Santa Monica Freeway. |
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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 7th Street, Santa Monica

Suite 220



Suite Interior



Waiting Area



Reception



Conference Area



Office



Work Area



Sink