



# Santa Monica Creative Office Boutique Space

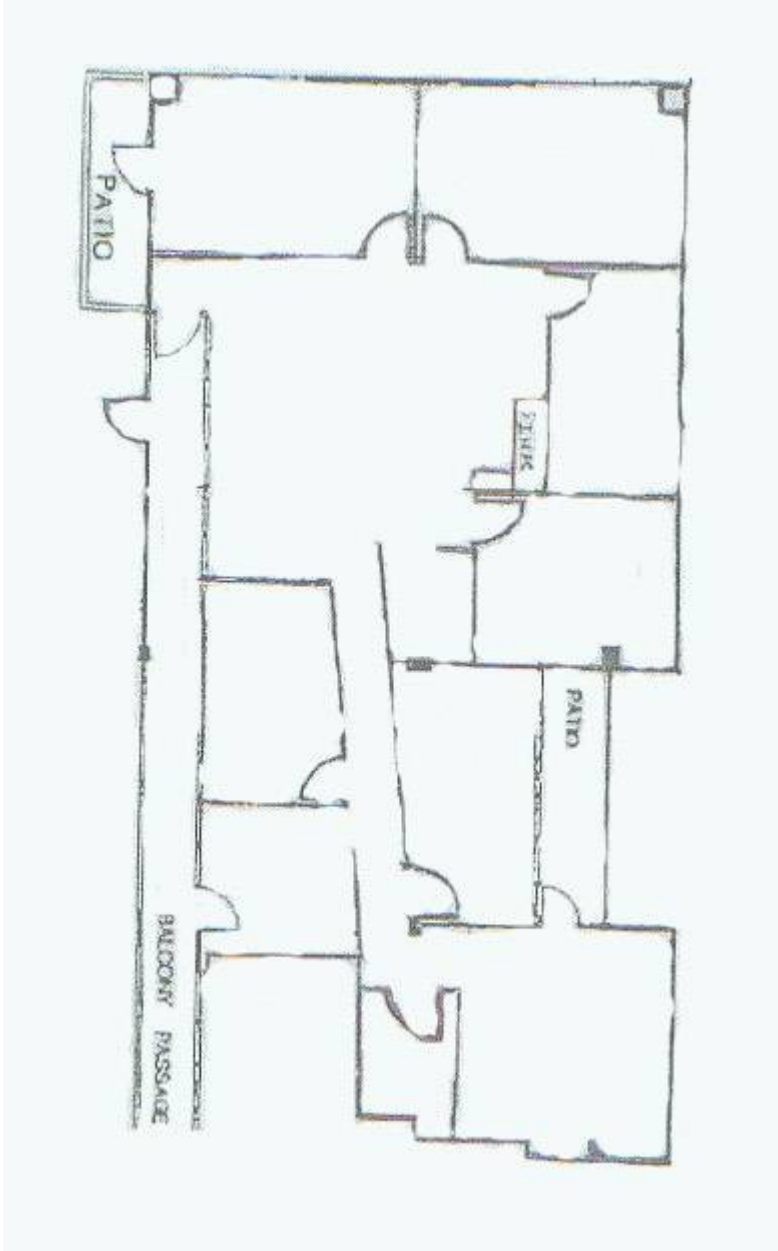
Leased 4-2006



ADDRESS	1540 7 <sup>th</sup> Street, Santa Monica CA 90401
SUITE 300	2,822 Approximate Rentable Square Feet – Suite 300 -Third Floor
RATE	\$ 3.25 Modified Gross ( Net Utilities and Janitorial )
PARKING	4 Tandem Spaces Inside Gated Lot, Underneath Building. \$ 85.00 Per Car Per Month / Space, (\$170 per Tandem Space)
TERM	3 – 5 Years
COMMENTS	<ul style="list-style-type: none"> <li>• Access controlled entry via Security Grid Panel</li> <li>• High ceilings with Polished Concrete Floor</li> <li>• Abundant natural light and 2 Private Patios</li> </ul> <p>** Former Architectal / Production Space (Highly Improved) **</p>
AREA DESCRIPTION	Walking distance to Third Street Promenade and Bay Cities Sandwiches. Three 24 Hour Restaurants within a Two Block Radius Join P.O.P., Encore Video, Avenue Edit, Bay Films, In Santa Monica Video, et al, in the Westside's Hottest Post Production areas. 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 7<sup>th</sup> Street, Santa Monica  
Suite 300  
Floor Plan



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1540 7<sup>th</sup> Street Ste 300 Photographs

