



BEAUTIFUL CREATIVE SPACES SANTA MONICA Prime Lincoln Boulevard Location



ADDRESS: 1323 Lincoln Boulevard, Santa Monica CA 90401

SIZE: ~~Suite 230 — Approximately 900 Square Feet~~ **LEASED**
~~Suite 240 — Approximately 920 Square Feet~~ **LEASED**
Suite 250 – Approximately 300 Square Feet

PARKING: 2/1,000. Rates are \$95.00/month

RATE: ~~Suite 230 — \$2,000.00/month Modified Gross~~ **LEASED**
~~Suite 240 — \$2,200.00/month Modified Gross~~ **LEASED**
Suite 250 - \$900.00/month Modified Gross
* Suites can be combined

LEASE LENGTH: 3 – 5 years.

FEATURES:

- ◆ Medical uses allowed
- ◆ TI Allowance
- ◆ Landlord is painting the building
- ◆ Open, creative layout
- ◆ Wood Floors
- ◆ 2 Patios – Just Renovated

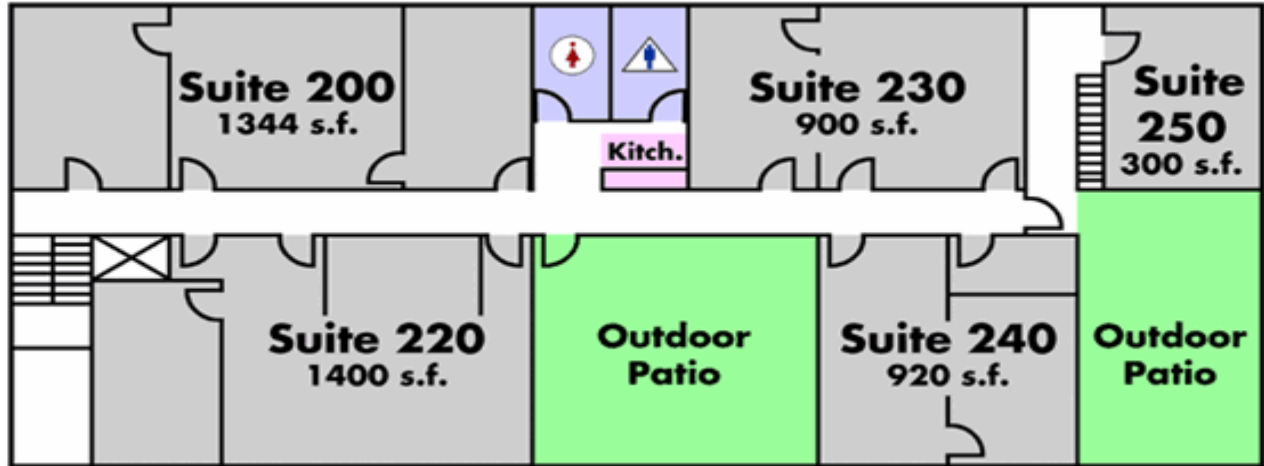
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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



1323 Lincoln Floor Plan



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