



Pacific Court Santa Monica Available Now!



Address: 2209 Main Street, Santa Monica CA 90405

Spaces Available:	Rental Rate:	Rental Rate:
Space C — 812 square feet. North Corner location.	\$4.95 NNN	LEASED
Space B — 450 square feet. Middle space.	\$4.75 NNN	Available
Space A — 459 square feet. South space	\$4.75 NNN	LEASED

NNN costs are estimated at this time at \$.45 per sf per month and are subject to change.

Ready for occupancy. Upper floors of building are apartments.

All spaces include exterior patios fronting on Main Street, which are not included in square footage. Spaces cannot be combined.

Spaces will be delivered in shell condition with electrical stubbed ready for panel, electrical outlets every 12 feet, plumbing stubbed for bathroom, hard ceiling ready for paint, floor ready for floor coverings, and store front. Tenants are responsible for installation of their own HVAC unit.

- Rental Rates:** ♦ To be determined.
- Lease Length:** ♦ 5 years with 5 year option.
- Parking:** ♦ 7 car common parking for Retail Spaces. Parking Garage with elevator access.
- Description:** ♦ 35,000 square foot 4 story apartment complex with ground floor retail.
♦ Prominent design
- Area:** ♦ High income neighborhood immediately adjacent.
♦ Easy access to Downtown Santa Monica and Abbot Kinney
♦ More than 300 Restaurants and Shops located nearby.

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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.

www.muselli.net



2209 Main Street, Santa Monica CA 90405

Property is located on the Southeast Corner of Main Street and Pacific Street.
Retail spaces face West.

PACIFIC STREET FRONTAGE

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