



## Downtown Santa Monica Office Space 2,333 Rentable Square Feet Available



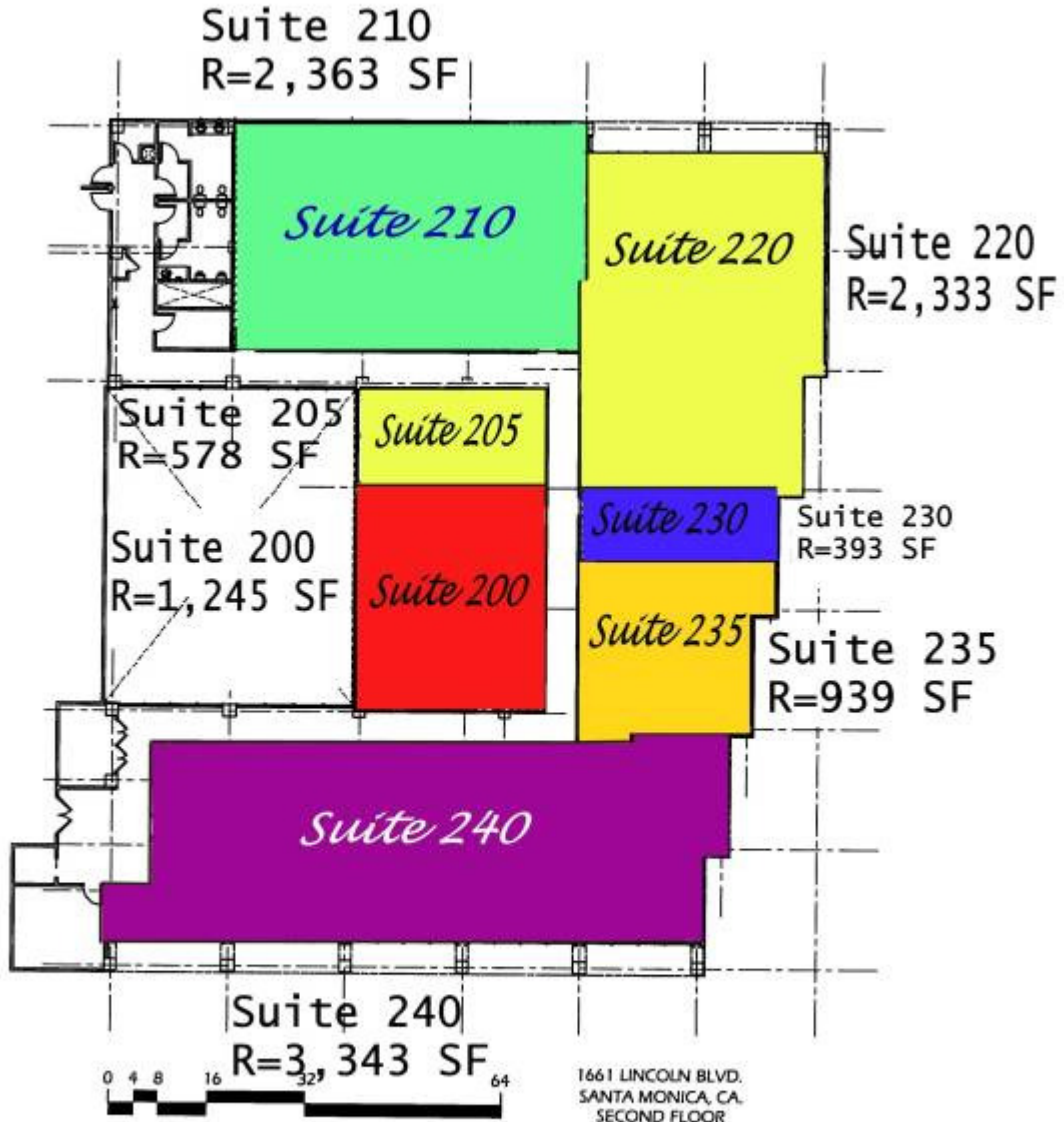
- ADDRESS:** 1661 Lincoln Boulevard, Santa Monica CA 90401
- OFFICE SPACE:** Suite 220 2,333 Rentable Square Feet  
(6 Rooms, Reception, Kitchen Area and Conference)
- RATE:** \$3.00 Modified Gross **Negotiable.** Tenant pay for janitorial and utilities.
- TERM:** 3 – 5 years with options to extend.
- PARKING:** 3 Covered Parking Spaces Per 1000 Rentable Square Feet at building rate of \$ 100.00 per space per month.
- BUILDING:  
DESCRIPTION:**
- ◆ 48,903 Square Foot, 4 Story Building
  - ◆ Highly Improved Space
  - ◆ Courtyard Setting
- AREA  
DESCRIPTION:**
- ◆ Prime Down Town Santa Monica Location
  - ◆ Good Exposure to Santa Monica (10) Freeway
  - ◆ State of the Art Production Facility Building
- AGENT:** Craig Berrett 310-458-4100 Ext. 225  
[cberrett@muselli.net](mailto:cberrett@muselli.net)

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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.



## Downtown Santa Monica Office Space 2<sup>nd</sup> Floor Plan



1661 Lincoln Pictorial



**2<sup>nd</sup> Floor Lobby**



**2<sup>nd</sup> Floor Corridor**



**Central Patio**



**2nd Floor Restrooms**