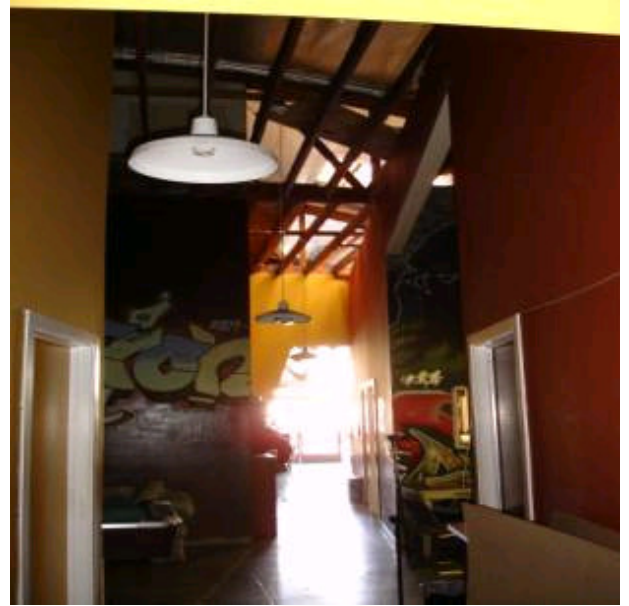




For Lease

SANTA MONICA, CA

Office/Retail Space



ADDRESS: 828 Pico Boulevard, Suite 9, Santa Monica, CA 90405

SIZE: 2,000 Square Feet (approximately).

PARKING: Two Reserved 2 car Tandem Spaces **Free**.

MONTHLY RATE: \$1.95 SF Plus NNN Charges of approximately \$.26 per square foot.

TERM: 3-5 years.

FEATURES:

- ◆ **AVAILABLE October 1, 2007**
- ◆ 16-19 foot ceilings with skylight.
- ◆ 4 Offices.
- ◆ Great Street Visibility.
- ◆ Close proximity to Lincoln Boulevard and the 10 FWY.
- ◆ Building Signage.
- ◆ Zoned SMC-4.
- ◆ Sound Proof/Media Room.
- ◆ Private ADA Bathroom.
- ◆ Storage/Kitchen Area.
- ◆ Can be combined with Suite 7, which would add an additional 2,000 sq ft.

AGENT: Evan Pozarny (310) 458-4100 EXT: 221
epozarny@muselli.net www.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.