



# For Lease

## SANTA MONICA, CA

### Office/Retail Space



- ADDRESS: 828 Pico Boulevard, Suite 7, 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 June 1, 2007***
  - ◆ 16-19 foot ceilings with skylight.
  - ◆ 2 Storefront Window Line.
  - ◆ Great Street Visibility.
  - ◆ Close proximity to Lincoln Boulevard and the 10 FWY.
  - ◆ Building Signage.
  - ◆ Zoned SMC-4.
  - ◆ Open Area in Front and 5 Built-Out Offices.
  - ◆ Private ADA Bathroom
  - ◆ Large Storage Area.
  - ◆ Can be combined with Suite 9 starting October 1, 2007, which would add an additional 2,000 Sq Ft.

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