



**1540 7th Street
Santa Monica California 90401**

**SOLD
July 21, 2006**

**List Price \$3,500,000
Sold Price Confidential**

Presented by

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Property Description

1540 7th Street, Santa Monica

The property is a three level creative office building with three (3) apartment units.

The ground floor is the elevator lobby area and a parking garage for the building. The parking garage is accessed via secured gates. There is ample visitor parking on 7th Street.

The second level front consists of a 1-bedroom apartment facing 7th Street. The balance of the floor is creative office space. Some of the spaces have private patio balconies.

The third level front portion consists of two apartments. A one bedroom and a two bedroom. The rear half of this floor is creative office space.

There is a heating and air conditioning system throughout. Access to the building is via a secured entrance. Computer cabling is throughout the premises and there is cable television available. Some of the units have operable windows. Natural light is abundant, some units have floor to ceiling glass. There are two common area restrooms located on the second floor as well as private restrooms in units 210 and 300. Unit 210 comes equipt with a full bathroom and kitchen

According to the ownership the apartment units are not subject to Santa Monica Rent Control since they were built after 1979.

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|--------------------------|--|----------------------|---|
| <u>Type Property</u> | Mixed Use Creative Office & Apartments | <u>Description:</u> | 6,675 sf Creative Office 2,420 sf Apartments |
| <u>Building Size</u> | 9,095 rentable sf per rent roll | <u>Building Size</u> | 9,302 per assessor record |
| <u>Elevator</u> | Yes | <u>Assessor's #</u> | 4291-023-006 |
| <u>Number of Stories</u> | 3 | <u>Year Built</u> | 1986 |
| <u>Number of Parking</u> | 19 on site. | <u>Zoning</u> | C3 |
| <u>Lot Dimension</u> | 50 x 150 | <u>Lot Size</u> | 7,500 |

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