

# LEASE

FREE STANDING  
CREATIVE  
OFFICE



ZACUTO GROUP  
COMMERCIAL REAL ESTATE



**1707**  
**12<sup>TH</sup> STREET**  
SANTA MONICA  
MEDIA DISTRICT



# DETAILS

1707 12TH STREET  
SANTA MONICA, 90404

## AVAILABILITY

A - 10,200 SF

B - 7,350 SF

## RATE

\$2.95/SF\* MG

\$3.95/SF MG

## TERM

Negotiable

## PARKING

20 spaces @ \$100

## STAND ALONE OFFICE COMPOUND

- Light and bright creative space with windows and skylights throughout.
- Currently built-out for Post Production
- 22+ Offices
- Conference Room + Open Bullpen Space
- High-End Kitchen/Lounge
- Secure Gated Parking

## SANTA MONICA MEDIA DISTRICT

Highly sought after location for media and production companies. Across the street from Bad Robot and Jerry Bruckheimer Films.

## LISTING TEAM



**JAKE ZACUTO**  
Managing Director  
310.469.9012

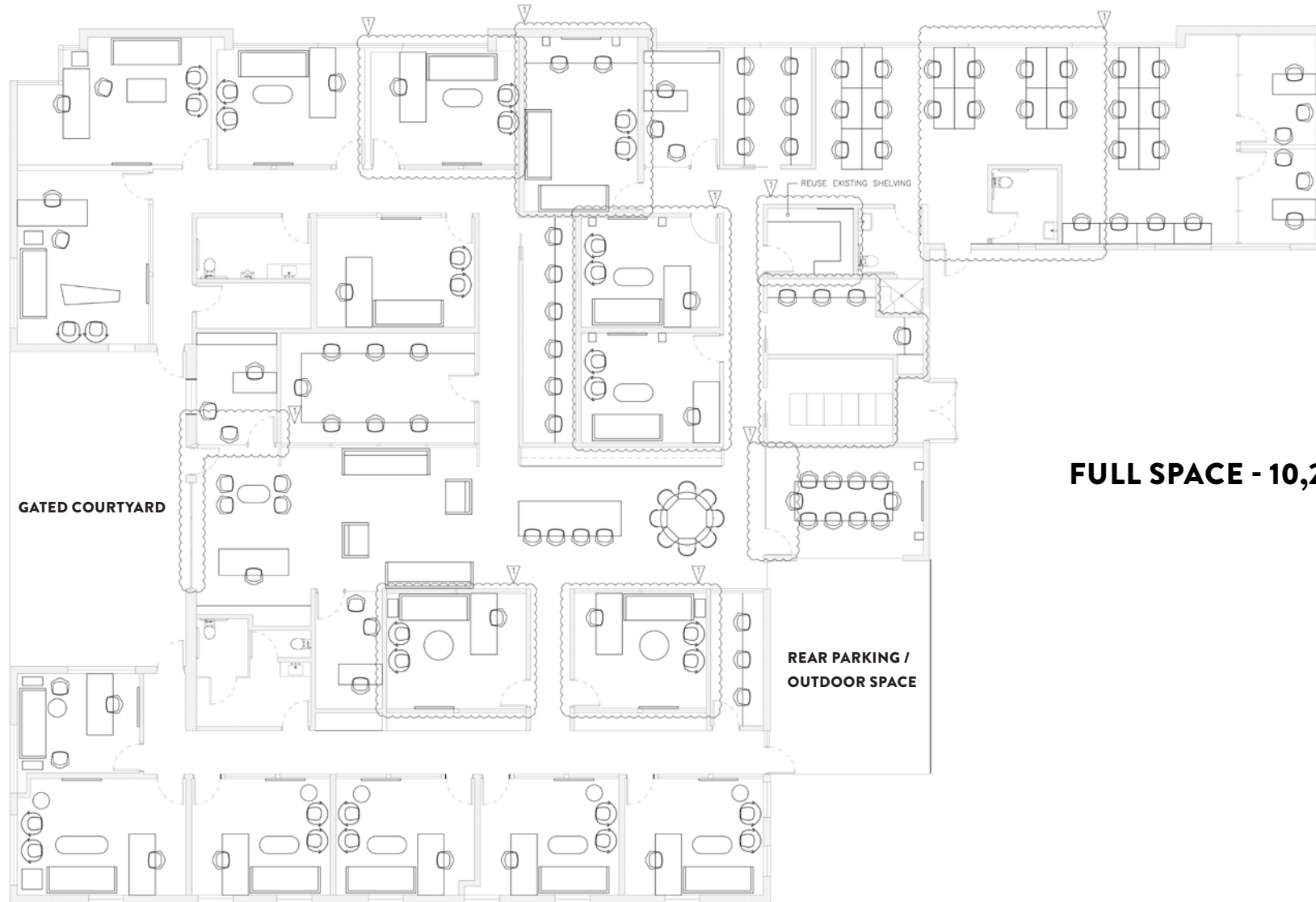
**JACKIE LUBRANO**  
Vice President  
267.278.0443

*\*first year teaser rate. \$3.95/SF year 2+*



# FLOOR PLAN

1707 12TH STREET, SANTA MONICA, CA 90404



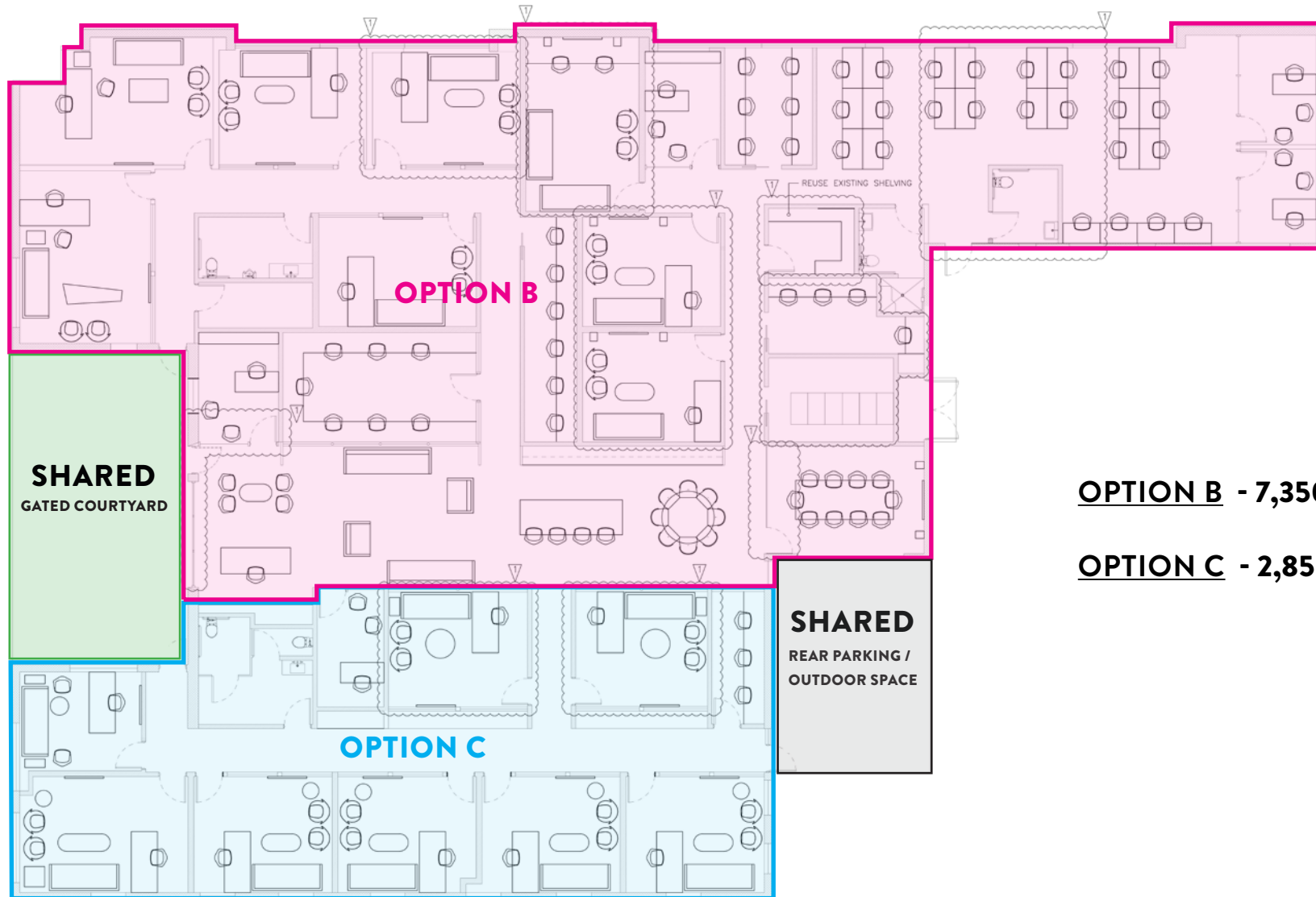
**FULL SPACE - 10,200 SF**



# FLOOR PLAN

## DIVISIBLE OPTIONS

1707 12TH STREET, SANTA MONICA, CA 90404



**OPTION B - 7,350 SF**

**OPTION C - 2,850 SF**





# INTERIOR PHOTOS

1707 12TH STREET, SANTA MONICA, CA 90404







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# location

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WALKING DISTANCE TO SOME OF THE BEST AMENITIES ON THE WEST SIDE



📍 BAY CITIES DELI / 1517 LINCOLN BLVD



📍 BODEGA WINE BAR / 814 BROADWAY



📍 TACOS POR FAVOR / 1408 OLYMPIC BLVD



📍 MELS DRIVE IN / 1670 LINCOLN BLVD



📍 COFFEE COMMISSARY / 1402 SANTA MONICA



📍 SANTA MONICA BEACH





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