

For
Lease

Downtown Studios

2nd & 3rd Floor | 17,990 RSF

1424 SECOND STREET
SANTA MONICA, CA 90401



Contact *Barrett Meister*

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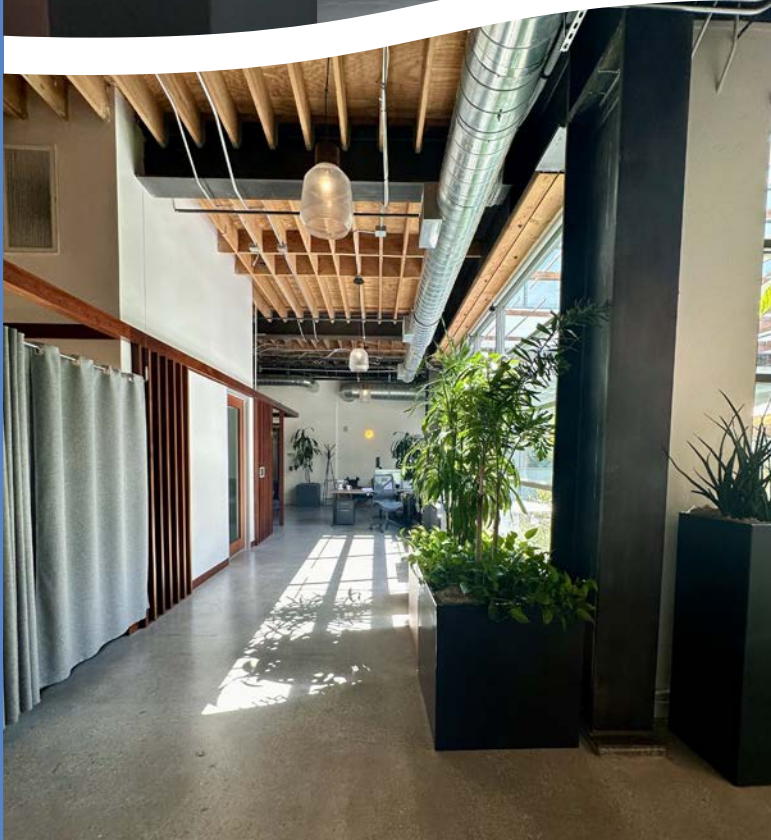
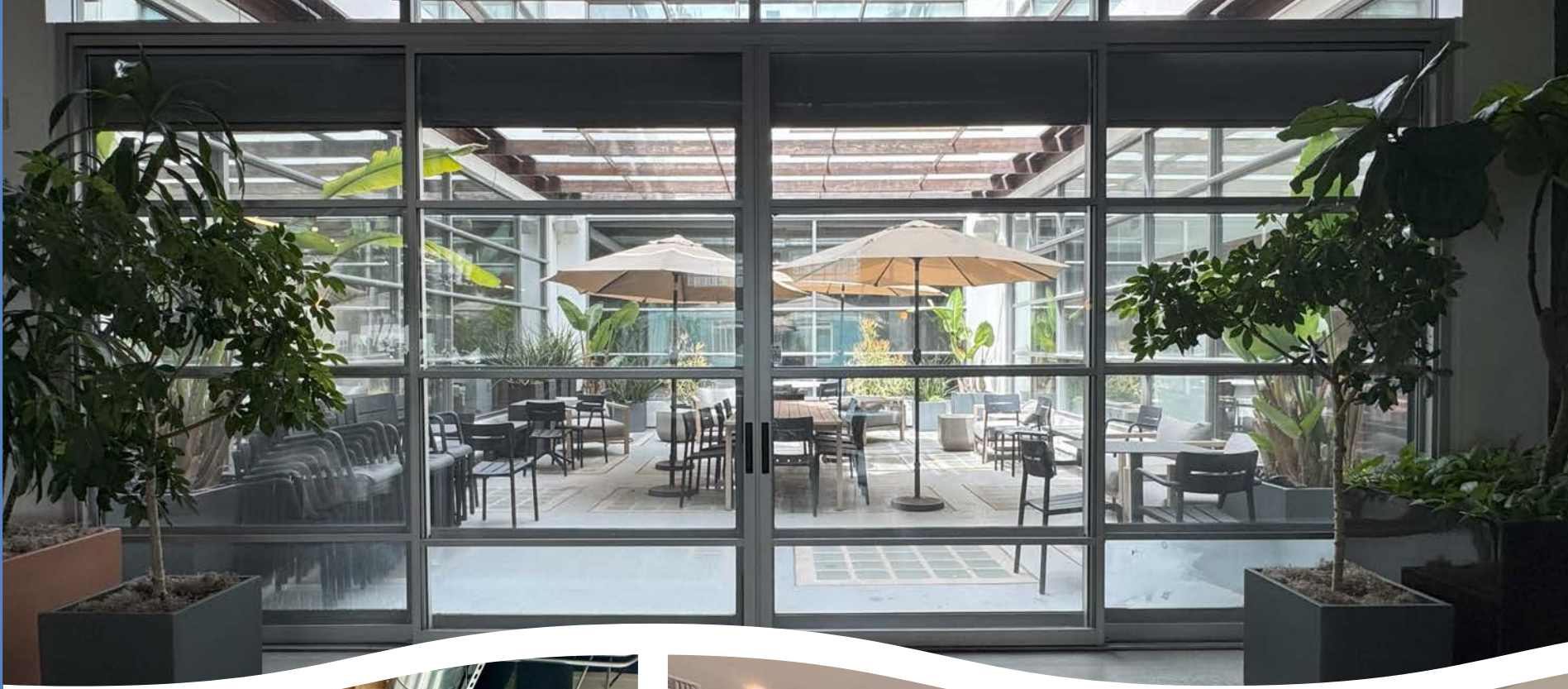
BRE#02021596

Steaven Jones & Co

11620 Wilshire Blvd Ste. 300
Los Angeles, CA 90025

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Square Footage

2nd & 3rd Floor - 17,990 RSF
Lobby & 2nd Floor - 9,815
3rd Floor - 8,175

Rent Type

Triple Net

**Tenant pays for their percentage
of operating expenses.*

Available

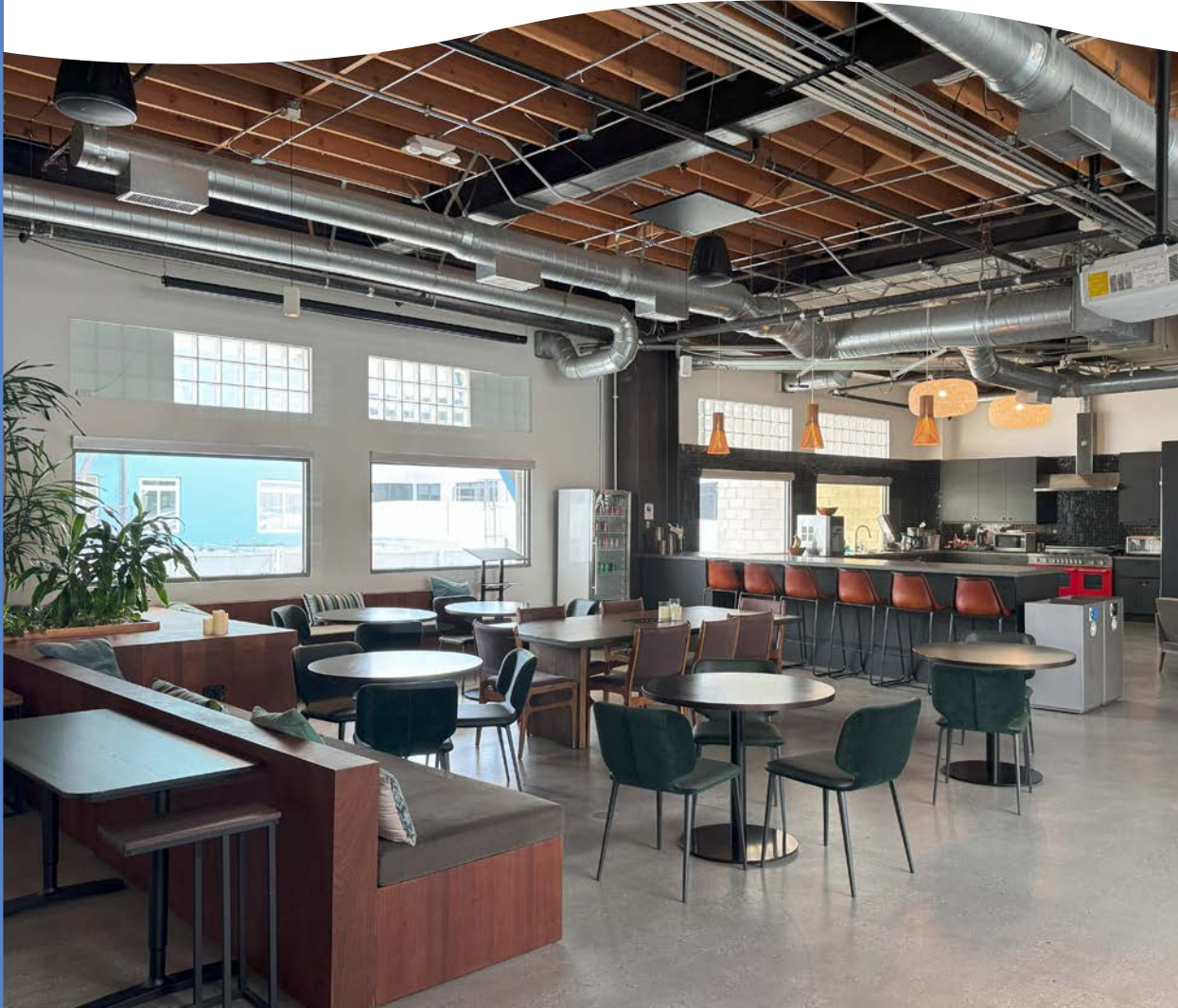
Jan. 2025

Parking Term

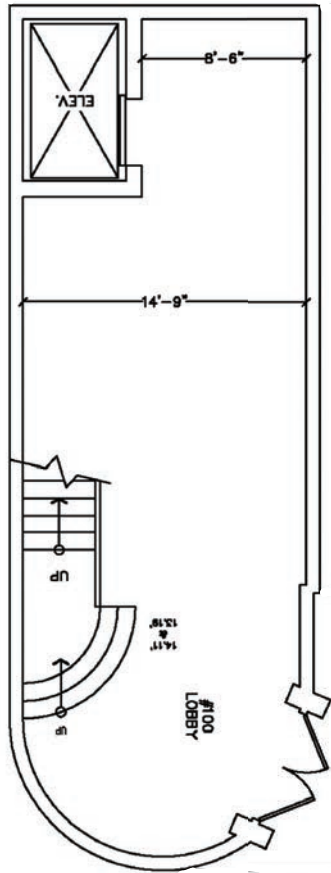
- 4 onsite spaces at \$250/space/month
- 25 spaces at nearby city and private structures; city determined rates

Suite Amenities

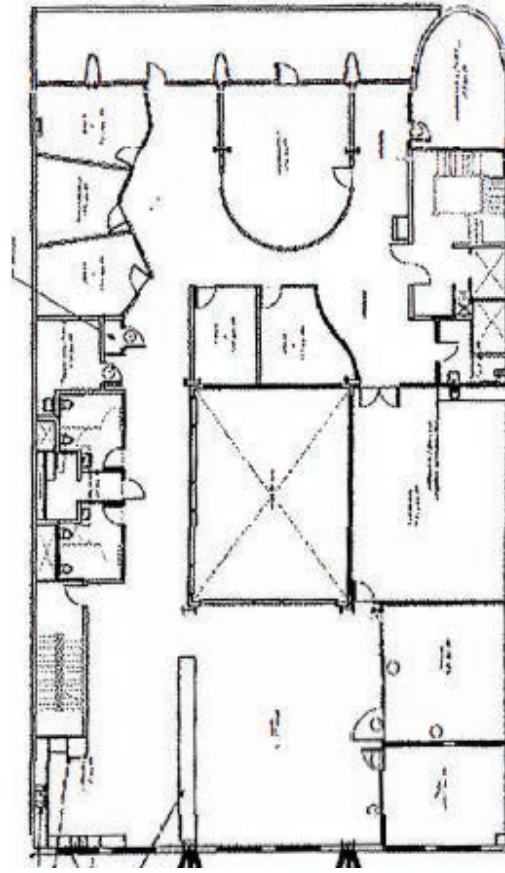
- Exposed high ceilings giving attention to acoustics & aesthetics
- Generous window lines to provide natural light & air
- Large private courtyard
- Offices with glass doors & sidelites
- Polished concrete floors
- Separate secured entry
- Large server room on ground floor with abundant electrical
- Large custom kitchen
- Conference rooms with sliding glass doors
- Open floor plans
- Tenant controlled HVAC
- Abundant decks
- Screening room



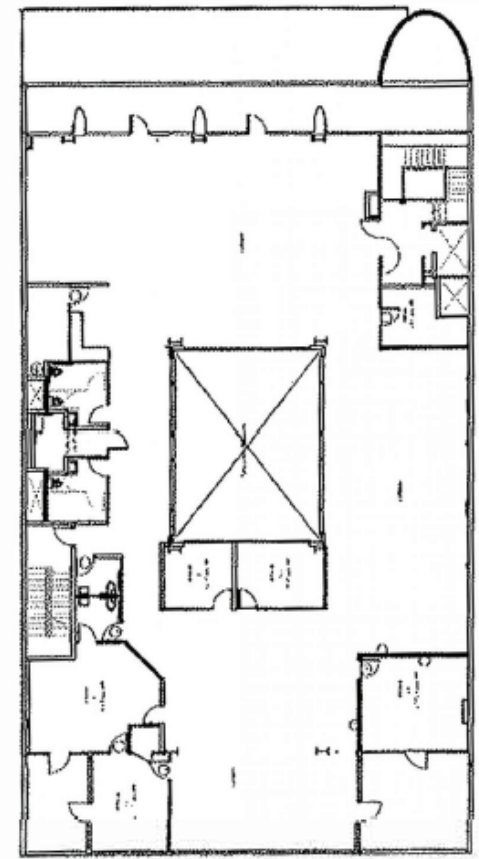
DOWNTOWN STUDIOS
GROUND FLOOR SERVER ROOM
2ND & 3RD FLOOR
TOTAL: 17,990 RSF



FLOOR 1

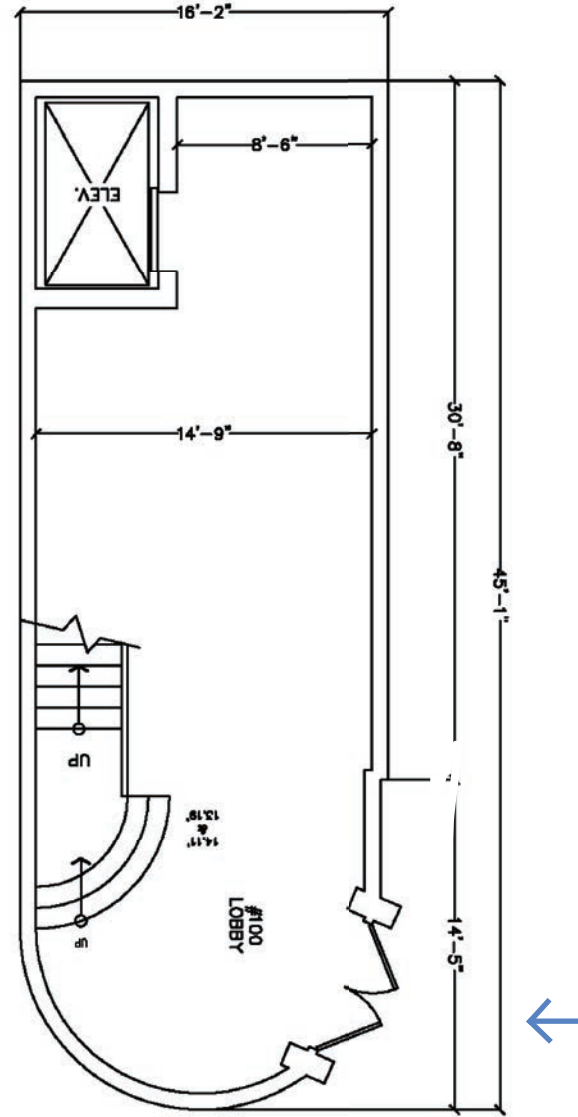


FLOOR 2
9,815 RSF

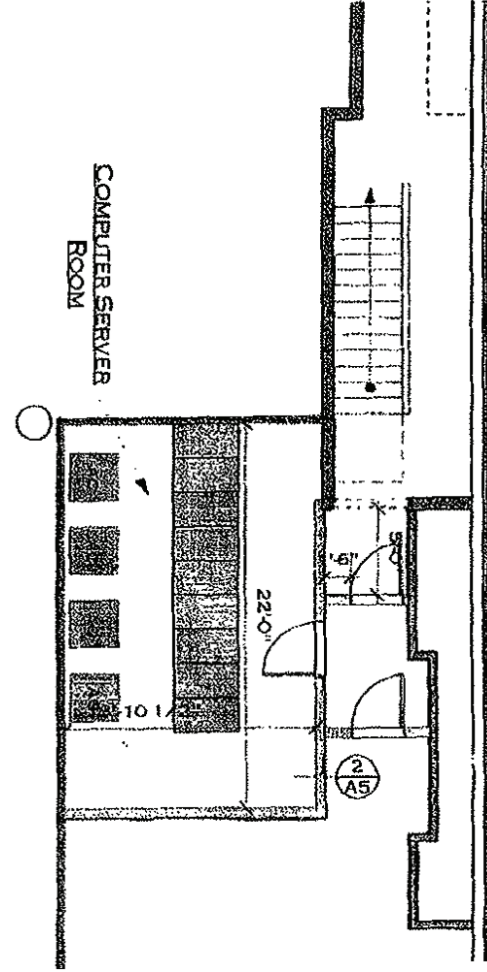


FLOOR 3
8,175 RSF

DOWNTOWN STUDIOS
LOBBY
GROUND FLOOR



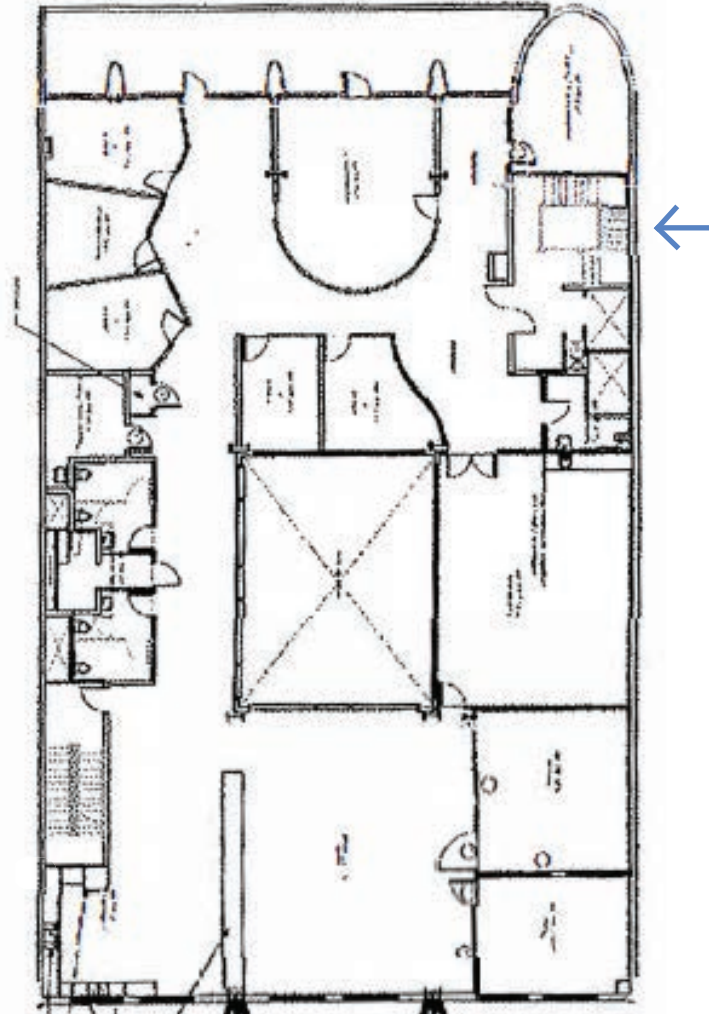
FLOOR 1



DOWNTOWN STUDIOS
GROUND FLOOR
SERVER ROOM

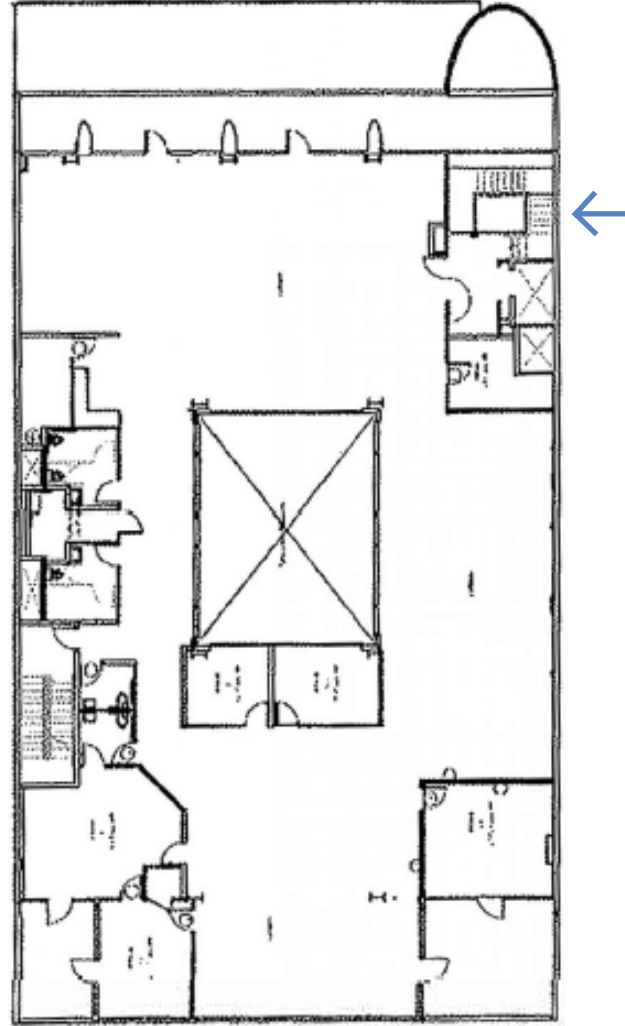
FLOOR 1

DOWNTOWN STUDIOS
2ND FLOOR
9,815 RSF (INCLUDING SERVER ROOM)



FLOOR 2

DOWNTOWN STUDIOS
3ND FLOOR
8,175 RSF



FLOOR 3