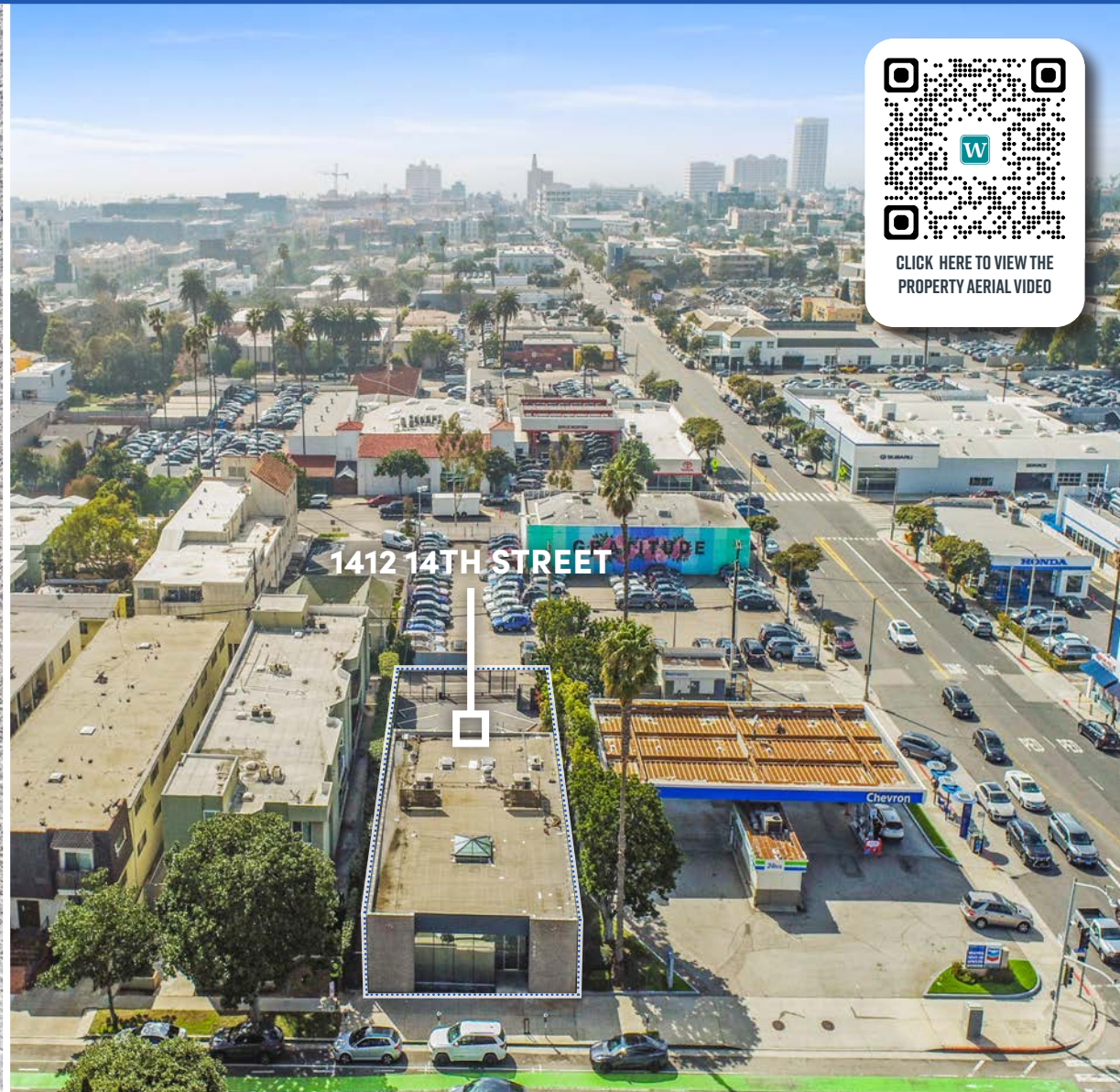


FOR SALE OR LEASE

1412 14TH STREET, SANTA MONICA, CA

OWNER-USER OR INVESTMENT | ±4,000 SF



CLICK HERE TO VIEW THE PROPERTY AERIAL VIDEO

CHRISTIAN C. HOLLAND
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WESTMAC Commercial Brokerage Company
1515 S. Sepulveda Boulevard, Los Angeles, CA 90025
TEL: 310-478-7700 | FAX: 310-479-3989
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WESTMAC
Commercial Brokerage Company

Sale & Lease Information

SALE PRICE \$3,950,000

LEASE RATE \$4.25 per square foot, per month, net net net.

BUILDING Approximately 4,000 square feet (Buyer to Verify)

LAND Approximately 7,500 square feet (Buyer to Verify)

ZONING SMC4*

APN #4282-022-003

BUILT 1969 / 1980
Remodeled extensively by current owner

PARKING » Approximately seven [7] secured and single spaces + one [1] handicapped space (*rear alleyway access off Santa Monica Boulevard & Broadway*)

LAYOUT » Three [3] private offices, server room, kitchen, two [2] restrooms, rear warehouse space, with glass rollup-door and additional open areas.
» High exposed ceilings with great natural light throughout the space

USE » A multitude of uses can be accommodated in the subject building

POWER/HVAC » 225 Amps / Three [3] phase
» Two [2] five-ton HVAC units



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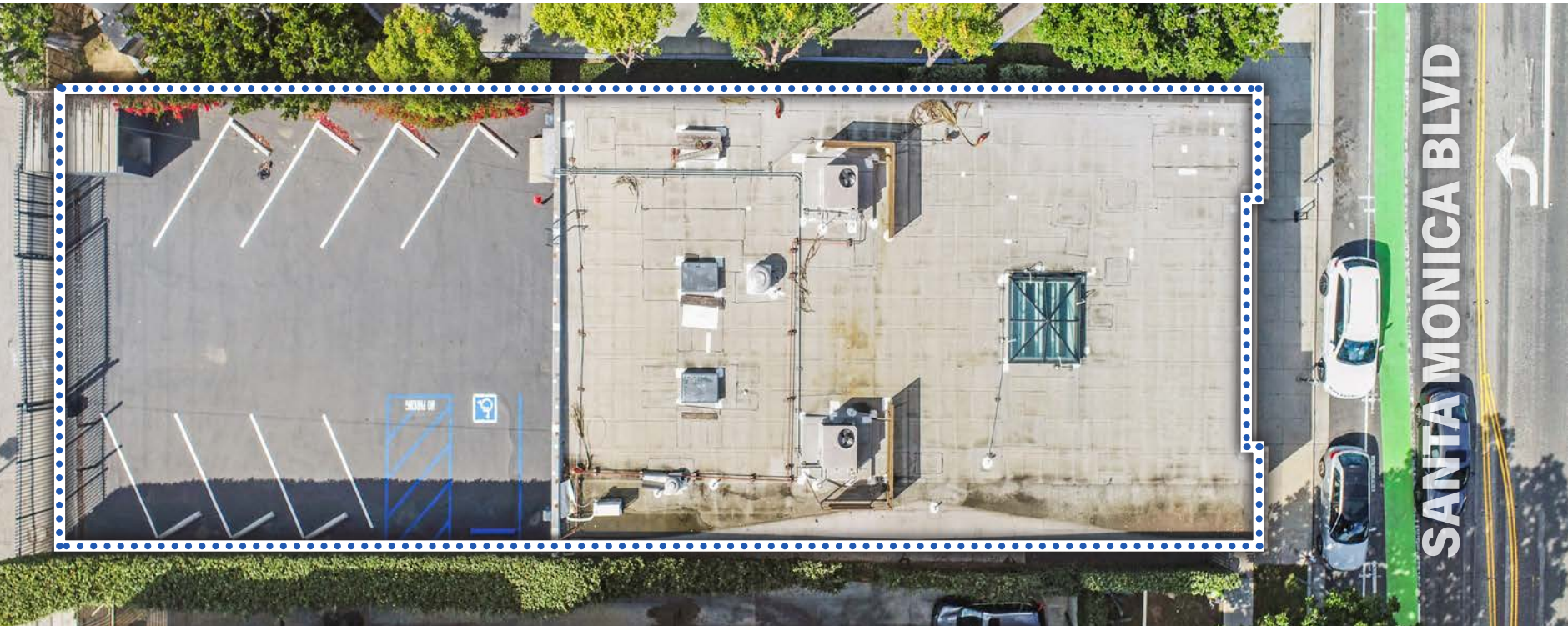
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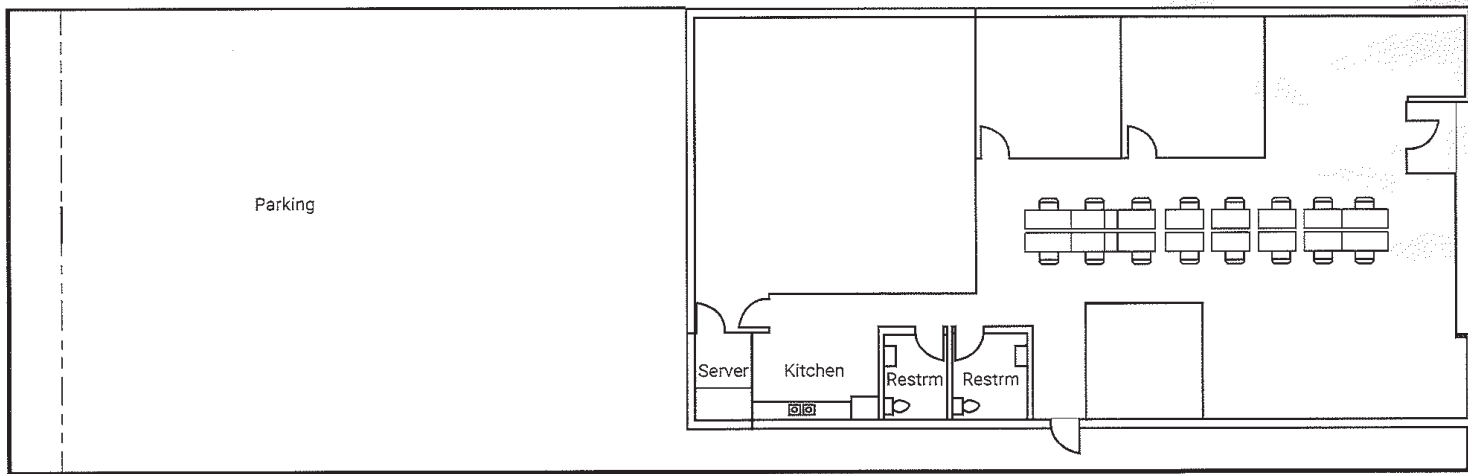
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SANTA MONICA BLVD

SANTA MONICA BLVD



*Floor Plan Not to Scale

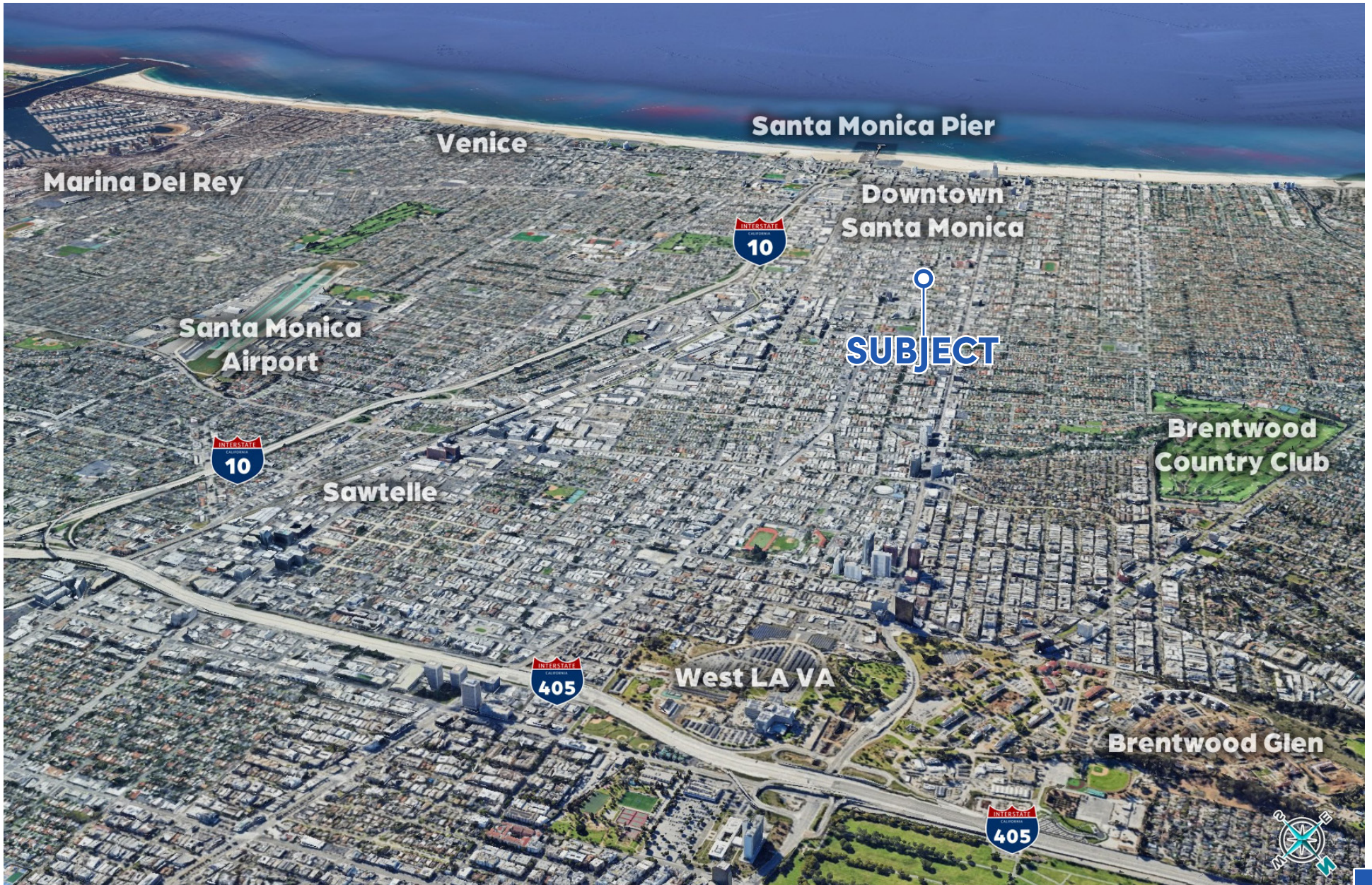
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BUILDING INFORMATION

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The information herein provided, while not guaranteed, has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

7

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