

INDUSTRIAL OFFICE FOR LEASE

MAXIMUM
CONTIGUOUS SF: 7,500
TOTAL AVAIL SF: 7,500
TOTAL BLDG SF: 15,000



ADDRESS 2230 MICHIGAN AV, SANTA MONICA CA ZIP 90404

**PRIME SANTA MONICA
BUILDING HAS (90) PARKING SPACES INCLUDED
FREE STANDING
EXCELLENT FOR FILM OR ENTERTAINMENT BUSINESS
IN THE HEART OF THE SANTA MONICA ENTERTAINMENT DISTRICT**

LEASE RENTAL \$ 14,925 Rate/SF \$ 1.99 FSG ☒ Rentable ☐ Usable ☐ Load % 6.00
Lease Terms THREE (3) YRS Tenant Improvement Allowance/SF NEG
SALE PRICE \$ NFS Price/SF \$ Possession Immediately
Sale Terms
Maximum Contig. SF 7,500 Building Name WESTEC SECURITY
Minimum Available SF 7,500 EQ Zone N Current Building Landlord Tenant
Total Available SF 7,500 Land SF 38,000 Taxes ☐ ☒
Floors Total 2 # Floors Available 2 Typical Floor Size 7,500 Insurance ☐ ☒
Existing Improvements 7 Private Offices with high ceilings, lunch room, bull pen area, employee restrooms, warehouse, loading dock Utilities ☐ ☒
Pkg. Spaces 2.6 / 1000 Rate TBD Year Built 1961 Sprkd N Elevators 0 Const F/S Janitorial ☐ ☒
Thomas Bk Pg# 631-H7 Zone LMSSM To Show Call Broker - OCCUPIED Sp. Feat. FRWY, FREE Air Conditioning ☐ ☒
AGENT Ernie A. Farhat, 310-264-1622 Region W Listing #
FTCF Notes *WITH ANNUAL CPI ADJUSTMENTS.

Submitted by Sanjo Investments

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

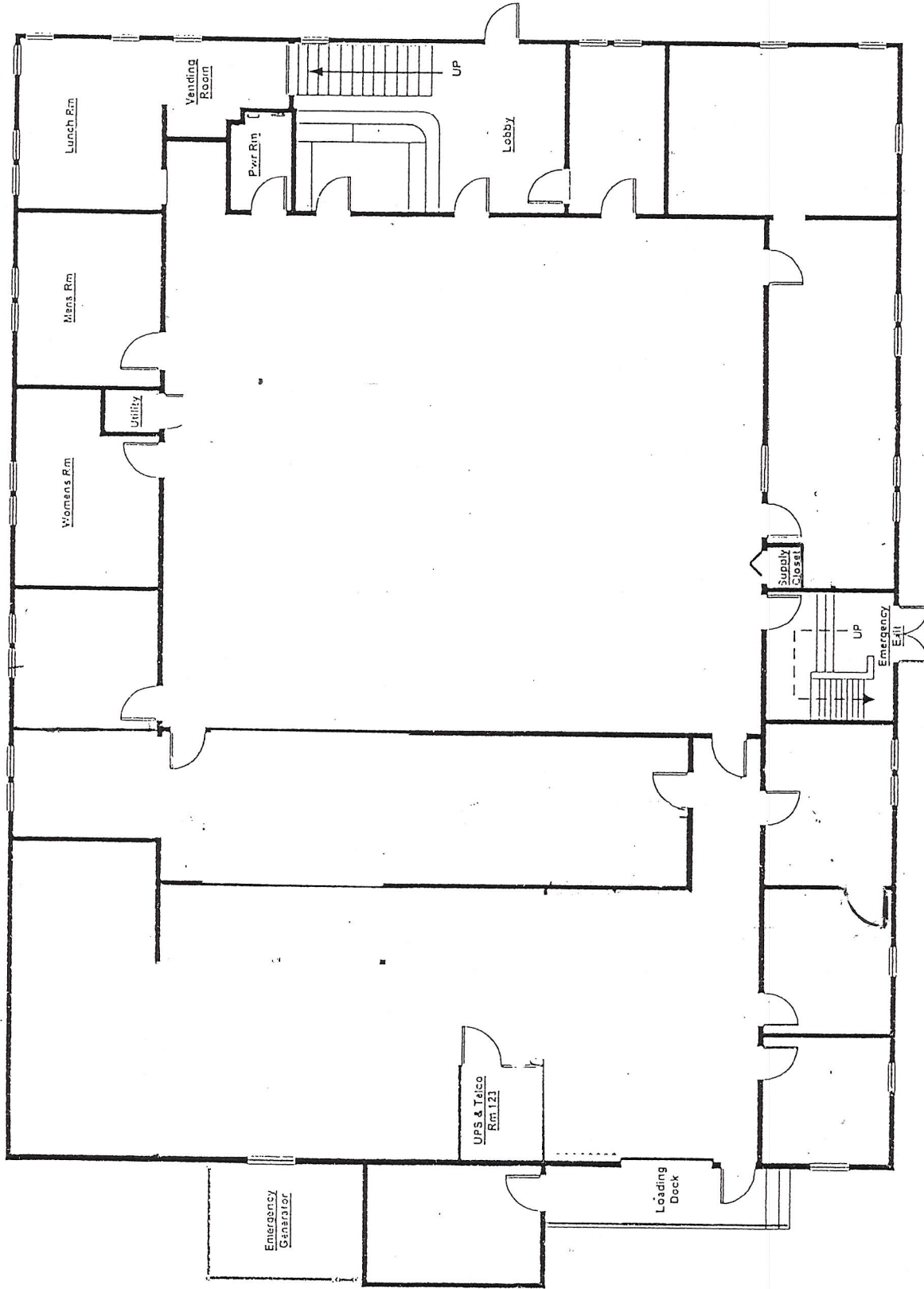


SANJO INVESTMENTS

COMMERCIAL & INDUSTRIAL REAL ESTATE

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GROUND FLOOR PLAN FOR INDUSTRIAL, OFFICE WAREHOUSE

At 2230 Michigan Ave, Santa Monica, CA 90404

Approx. 7,500 Rentable Sq. Ft. with Loading Dock