



**1648 10TH STREET
SANTA MONICA**

FOR SALE & LEASE

Creative Office / Production Space

Rare 9,900 square foot creative office building in Santa Monica's most exclusive location, ideal for owner-users, investors and tenants.

Get In Touch

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Offering Summary

Sale Price:	\$8,950,000
Lease Rate:	\$2.50 NNN Per SF / Mo
Building Size:	9,900 SF
Parking:	+/- 28 Spaces
Zoning:	IC (Industrial Conservation)

Property Overview

Compass Commercial and Las Palmas Realty are pleased to present an extremely rare opportunity to purchase or lease a one of a kind production facility which can also be used as creative office, located in one of Santa Monica's most exclusive areas. An internationally known entertainment industry hub, 1648 10th Street is situated at the end of a cul-de-sac, directly across from Jerry Bruckheimer Films and next to Bad Robot, Indian Paint Brush (among others), providing ultimate privacy and an unparalleled prestige. The 9,900 SF building accommodates +/- 28 parked vehicles, an unheard of amount of parking for the area. The carefully designed interior boasts dramatic high ceilings with beautiful exposed beams, abundant natural light, and sleek polished concrete floors. There are 4 rooms built as high-end production / post-production / sound studios, which are currently used as offices, but could easily be converted back for their original purpose. With its move-in ready condition and desirable setting, this building presents a prime opportunity for owner-users, investors and tenants seeking a valuable property in a highly sought-after location.

Property Highlights

- Location. Location. Location. Internationally known media hub, next to Jerry Bruckheimer Films, Bad Robot, Indian Paint Brush and other top tier companies.
- Extremely low NNN, approximately \$0.32 per sf / mo.
- Fully built-out with 4 professional grade production studios, a full vented kitchen, shower bathroom and high-end finishes throughout.
- +/- 28 private parking spaces at no additional charge.
- Private entrance to the second floor.
- Walking distance to numerous amenities and public transportation.

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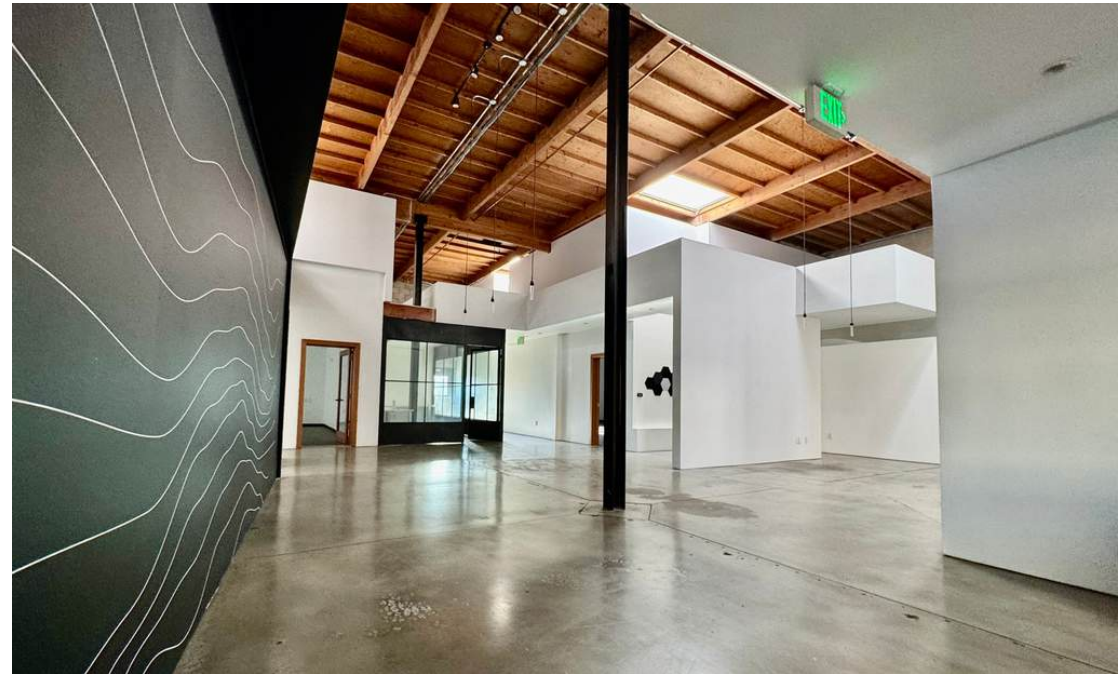
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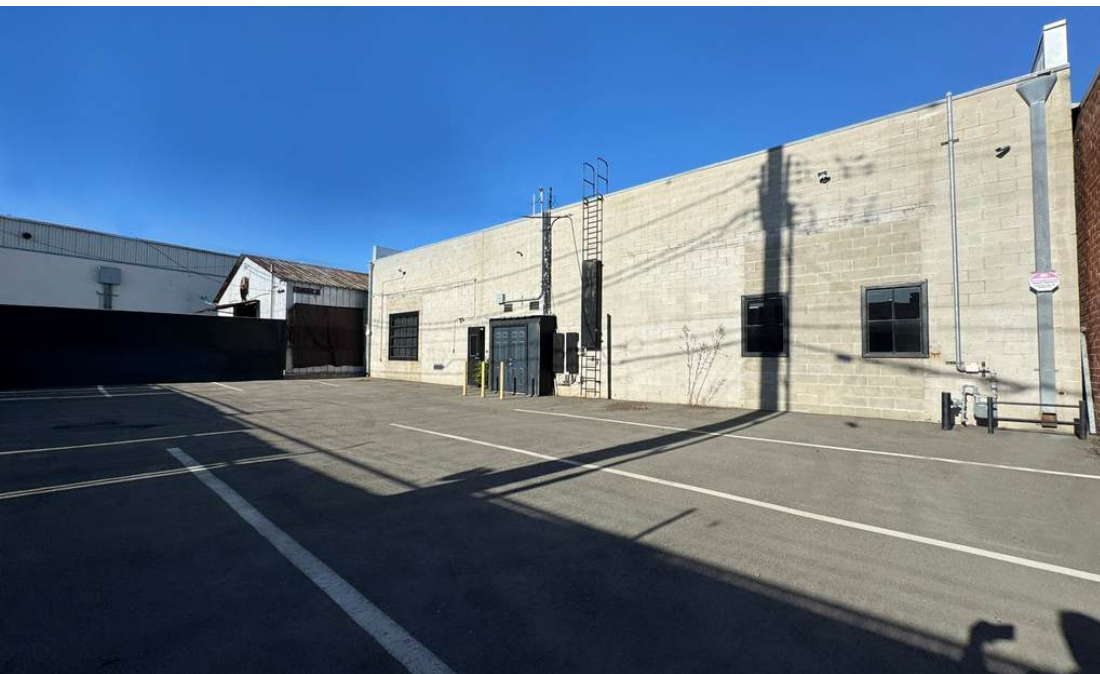
Interior Photos

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Additional Photos

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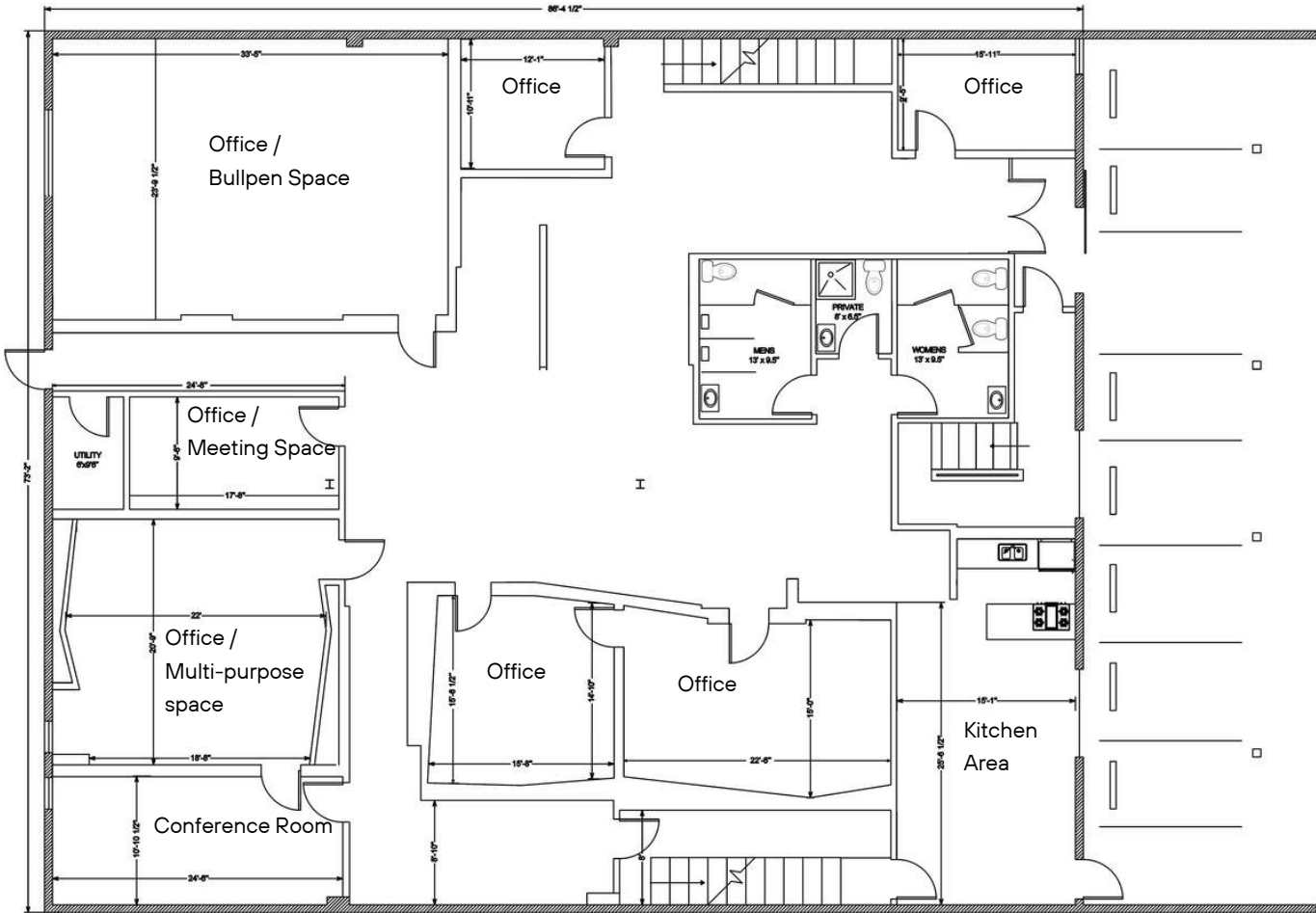
Additional Photos

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1648 10th St – First Floor Plan

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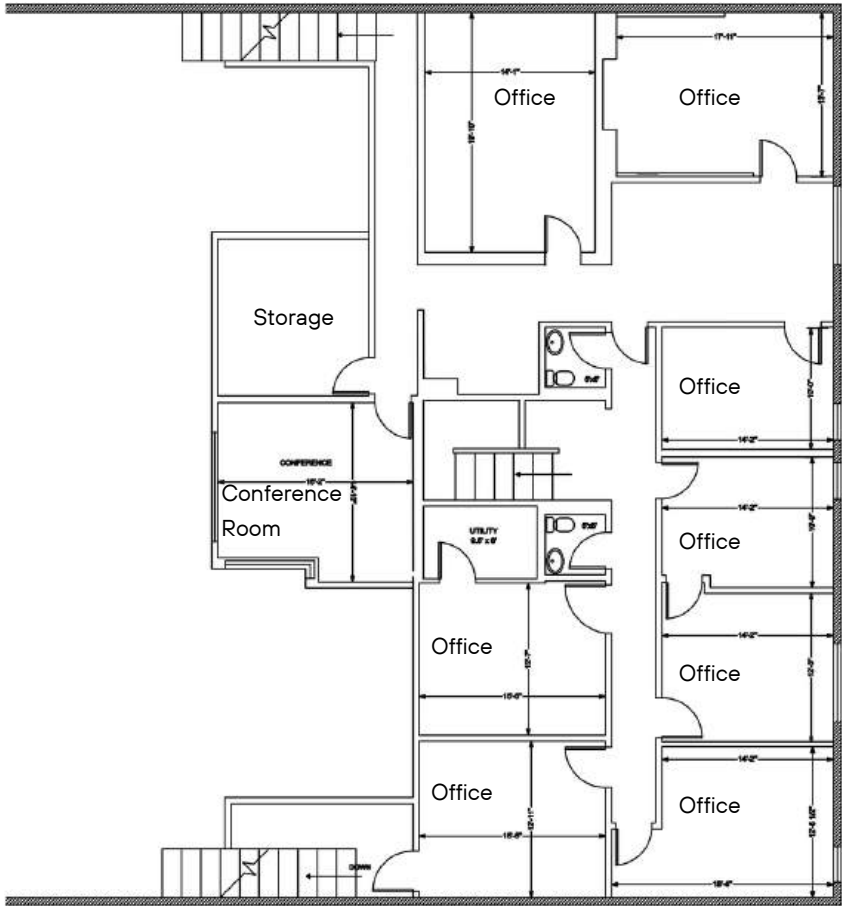
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- 7 Large offices
 - Including 3 production studios
- 1 Conference room
- Full, vented kitchen
- 3 Bathrooms
 - 2 multi-stall
 - 1 single stall with shower
- Ample open space

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1648 10th St – Second Floor Plan



- 8 Offices
 - Including 1 Production Studio
- 1 Conference Room
- 2 Bathrooms
- 3 Stairway access points
 - Including a street-level private entrance

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Walkable Amenities



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Property Aerial View


**1648 10TH
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Neighborhood Aerial View

 Downtown
Santa Monica

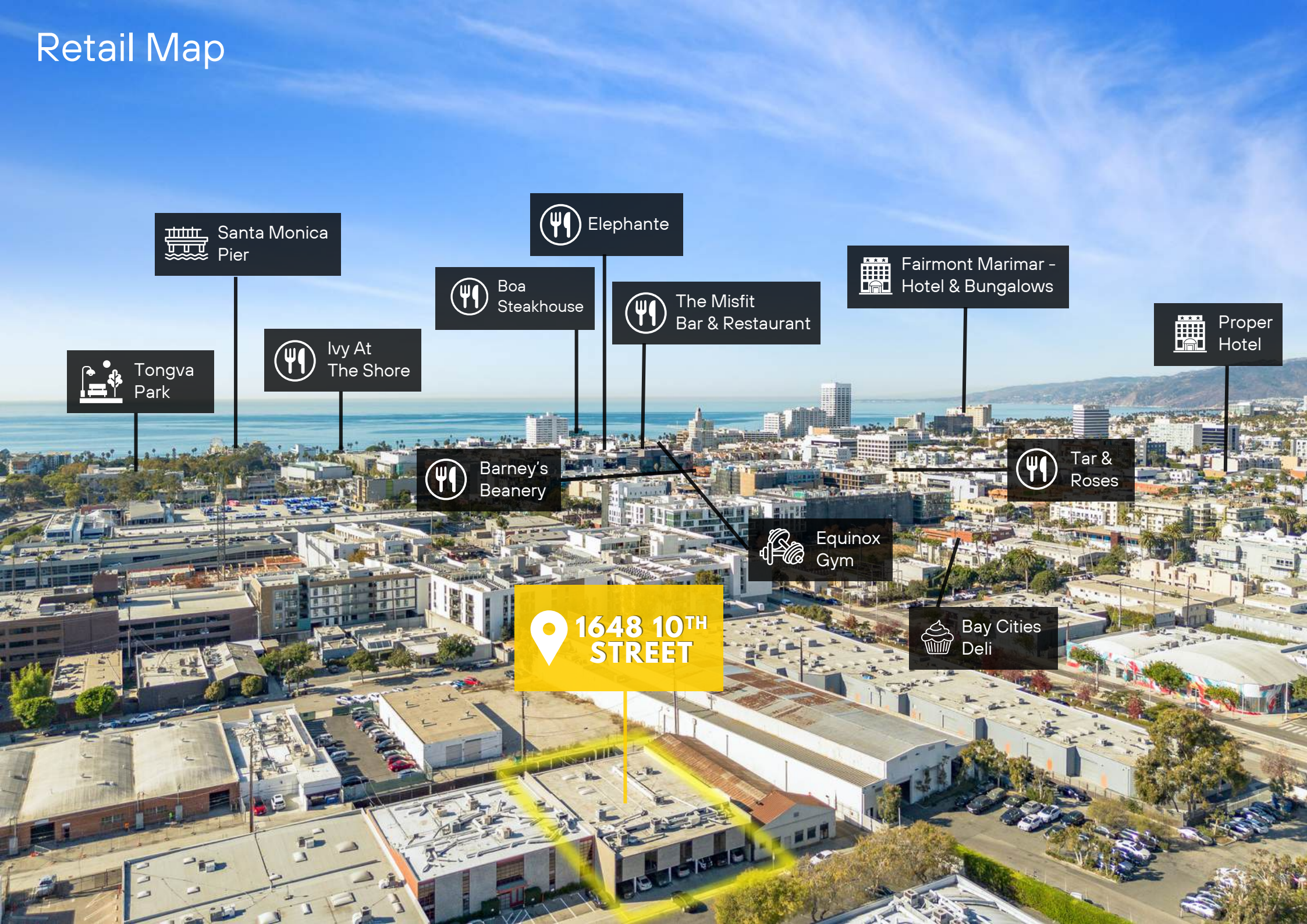
 Malibu

 Pacific Palisades

 1648 10TH
STREET

 Jerry
Bruckheimer
Films

Retail Map



Santa Monica Pier



Elephante



Boa Steakhouse



The Misfit Bar & Restaurant



Fairmont Marimar - Hotel & Bungalows



Proper Hotel



Tongva Park



Ivy At The Shore



Barney's Beanery



Tar & Roses



Equinox Gym



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Bay Cities Deli



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