

OFFICE SUBLEASE

Santa Monica / 1 Block To Downtown / Highly Improved Second Floor Office



1444 9th Street, Santa Monica CA 90401



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Muselli Commercial Realtors is excited to present this office sublease located in the heart of Silicon Beach near Downtown Santa Monica. Only 1 block from Lincoln Boulevard, and walking distance to lots of restaurants and shopping. This second floor suite has a large, private outdoor patio, kitchen, secured entry, and gated parking. Located in a Prime Santa Monica area, the building would be great for all office users.

Lease Rate \$1.75 per square foot per month Modified Gross.

Size ± 3,975 - 7,951 Square Feet.

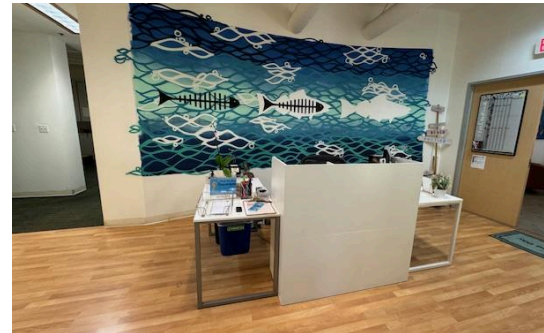
Lease Term Short and Long term available. 6 month minimum. Available immediately.
Sublease expires April 30, 2026.

Highlights 2nd floor
Creative highly improved offices
16 private windowed offices
20 center bull pin cubicle desks
1 Large conference room
2 Kitchens
Elevator
Furniture available
Private dedicated patio space

Parking 22 gated reserved spaces (\$75/space per month)

Restrooms Shared restrooms





Area Prime Santa Monica location with many restaurants and eateries within close proximity including: Bay Cities, Sweetfin Poke, Pono Burger, Crimson, Tu Madre, Fritto Misto, Tar and Roses, Marmalade, and much more.



Photos

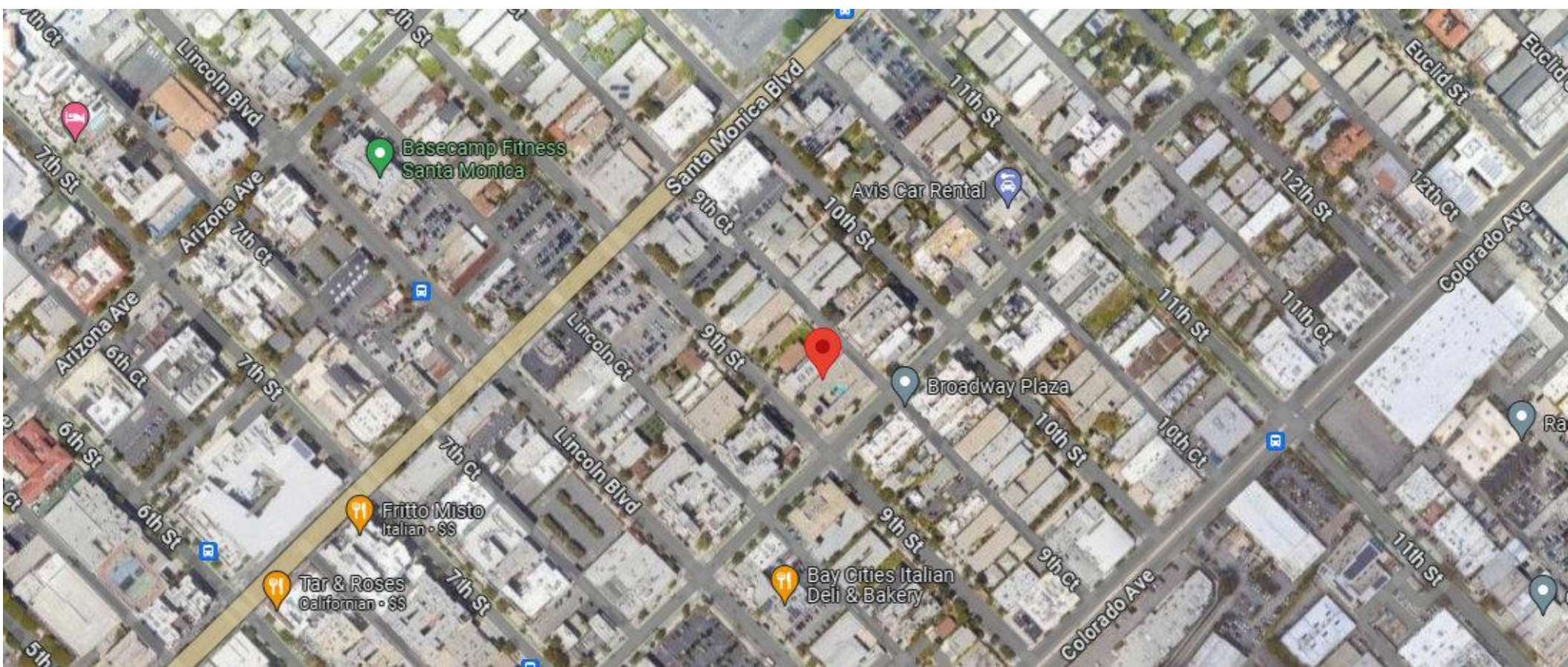


Floorplan

-  KITCHENS (X2)
-  PRIVATE OFFICES (X16)
-  CONFERENCE ROOM
-  PRIVATE PATIO



Aerial View



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