

ROBERTS CAMPUS

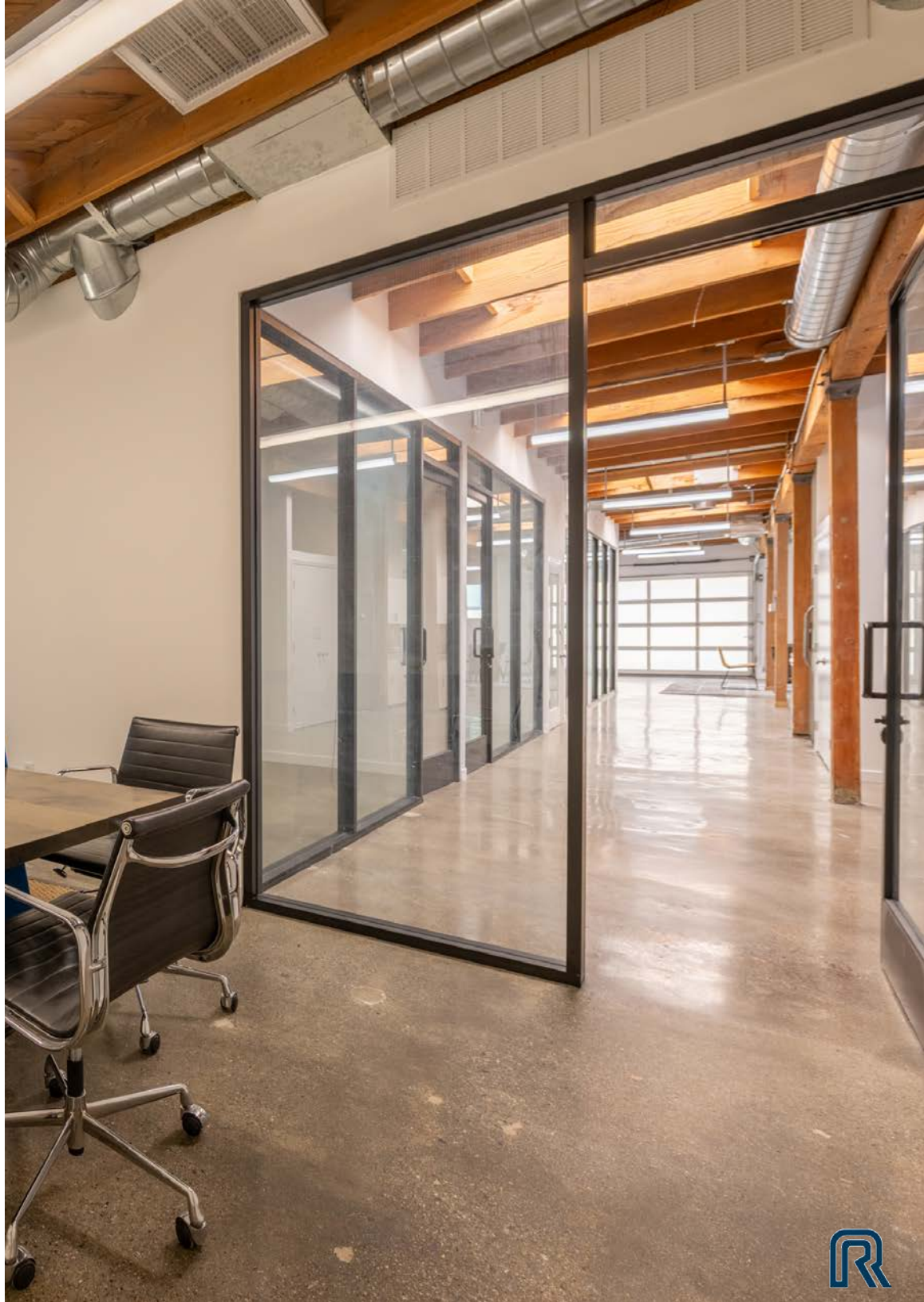
2842-2912

COLORADO AVE
SANTA MONICA

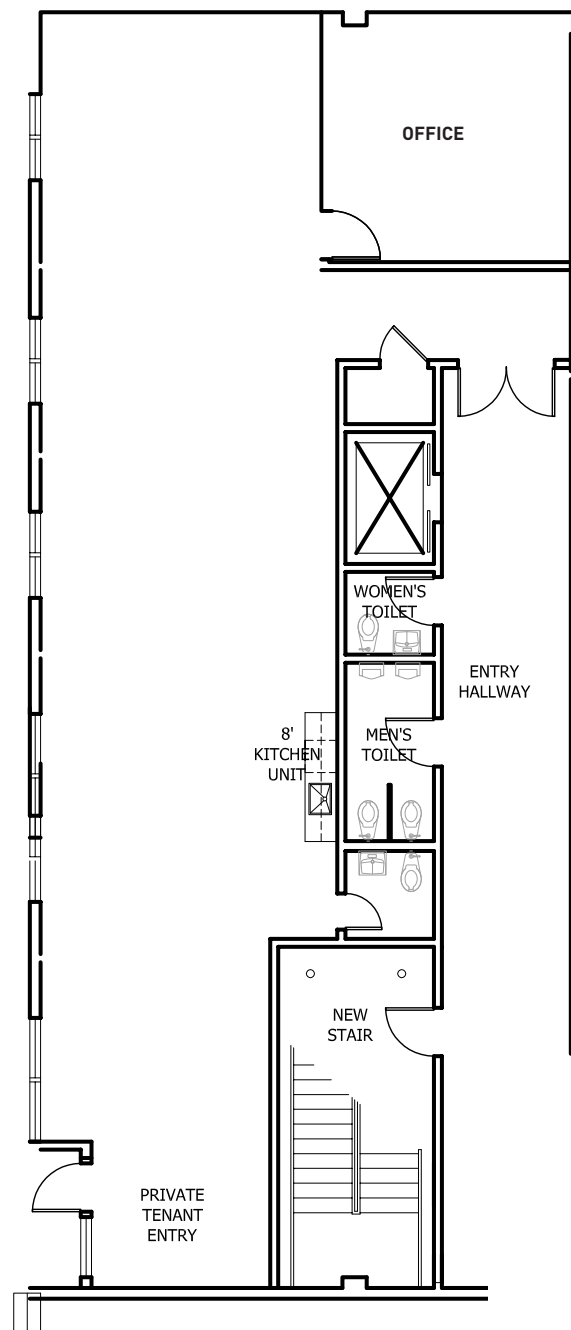


PROPERTY DETAILS

PREMISES	Unit 100: 1,935 SF (retail opportunity along Colorado Ave)
	Unit 101-103: 5,240 SF (ground level roll-up door can be added)
	Unit 104: 1,400 SF
	Unit 201-202: 3,875 SF
	Unit 203: 1,650 SF
	Unit 204: 1,650 SF
	Unit 2850: 3,236 SF
	Unit 2856: 1,550 SF
	Unit 2902-A: 1,970 SF
	Unit 2902-B: 2,200 SF
	Unit 2904: 1,488 SF
RENT	\$3.85 - \$4.00 Per SF, Modified Gross
TERM	Negotiable
PARKING	2/1,000 RSF at \$100/space
FEATURES	<ul style="list-style-type: none">- One of the few creative flex parks located on the Westside, right in Santa Monica- Variety of unit sizes offering tenants maximum flexibility- Select units include ground-level loading doors- Abundant on-site parking- Conveniently located near walkable cafes and restaurants



Unit 100: 1,935 SF



Unit 101-103: 5,240 SF

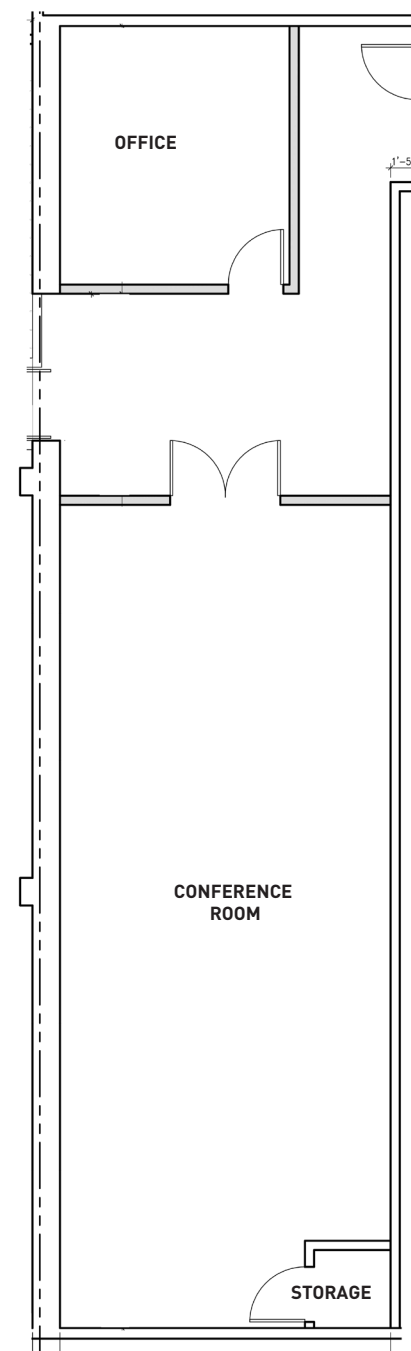
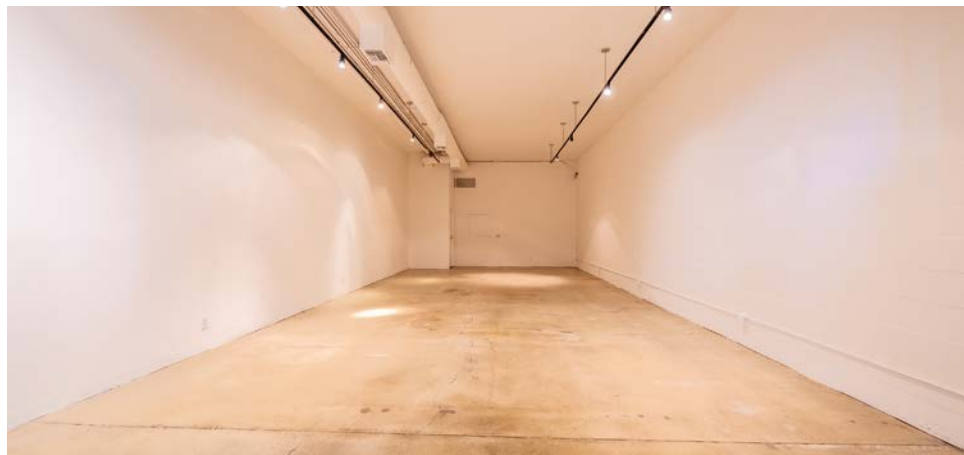


SPACE HIGHLIGHTS

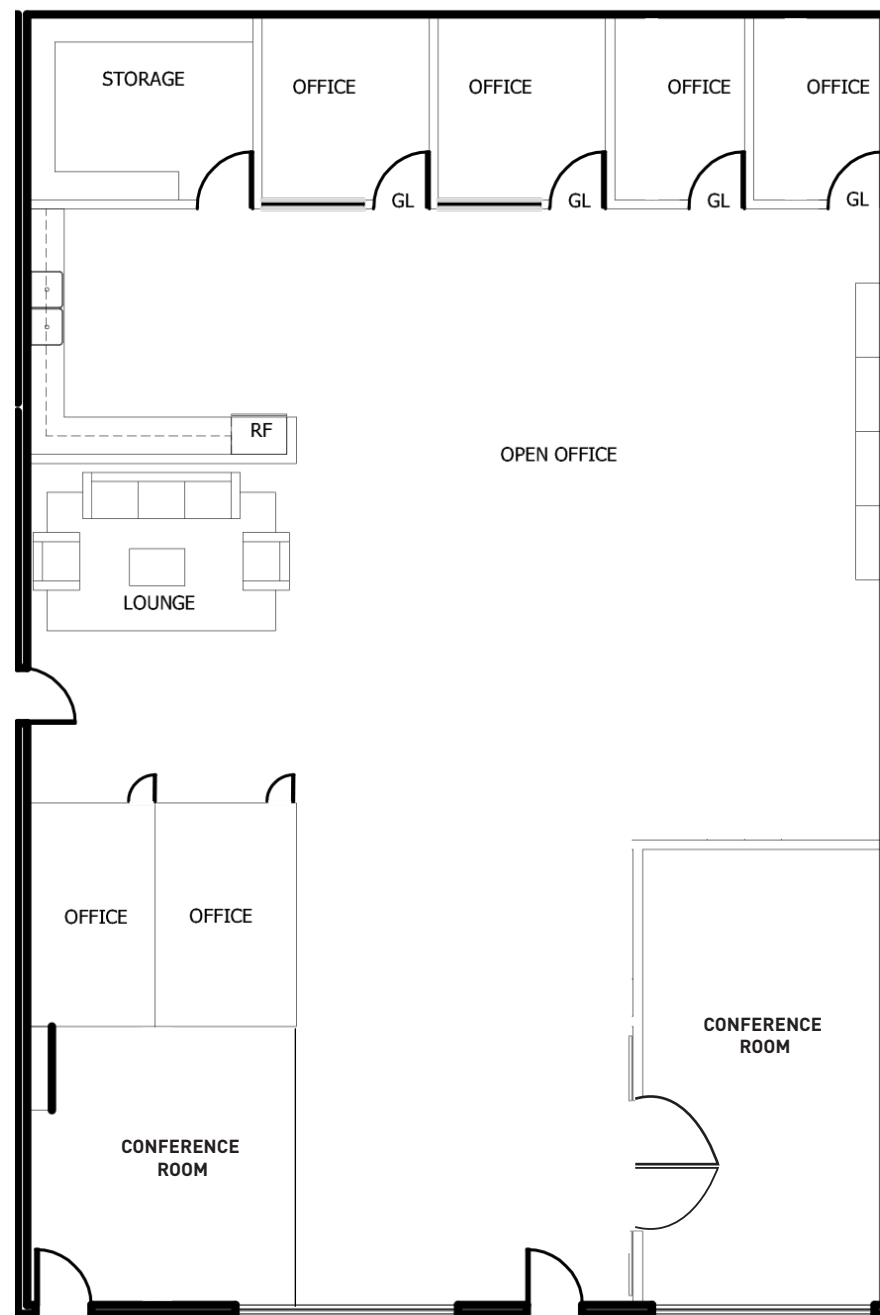
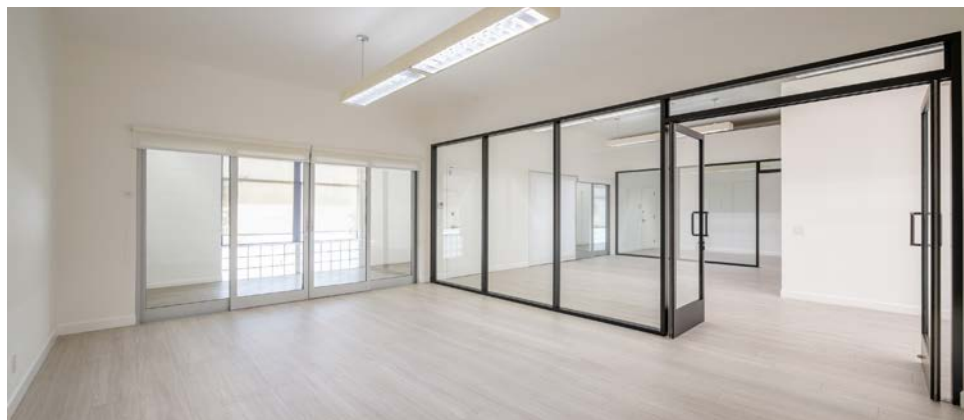
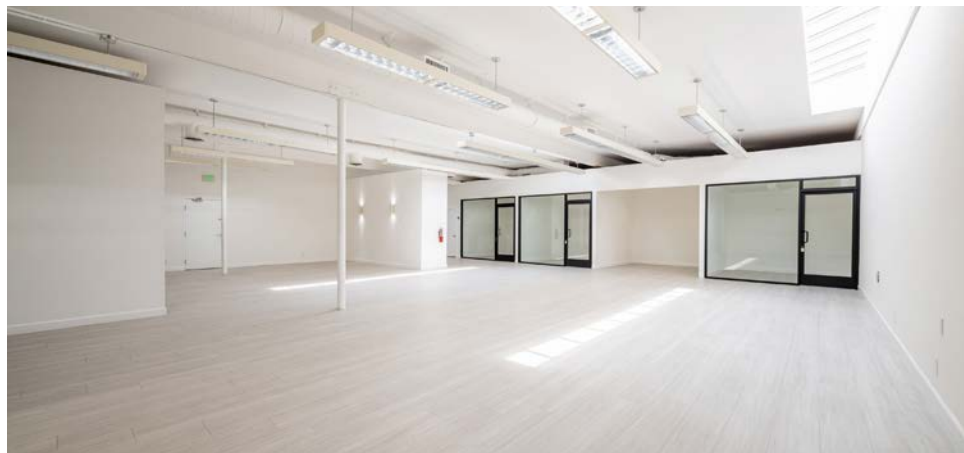
- Fully air-conditioned open flex space
- Divisible to as small as 1,435 SF
- Ground level roll-up door can be added



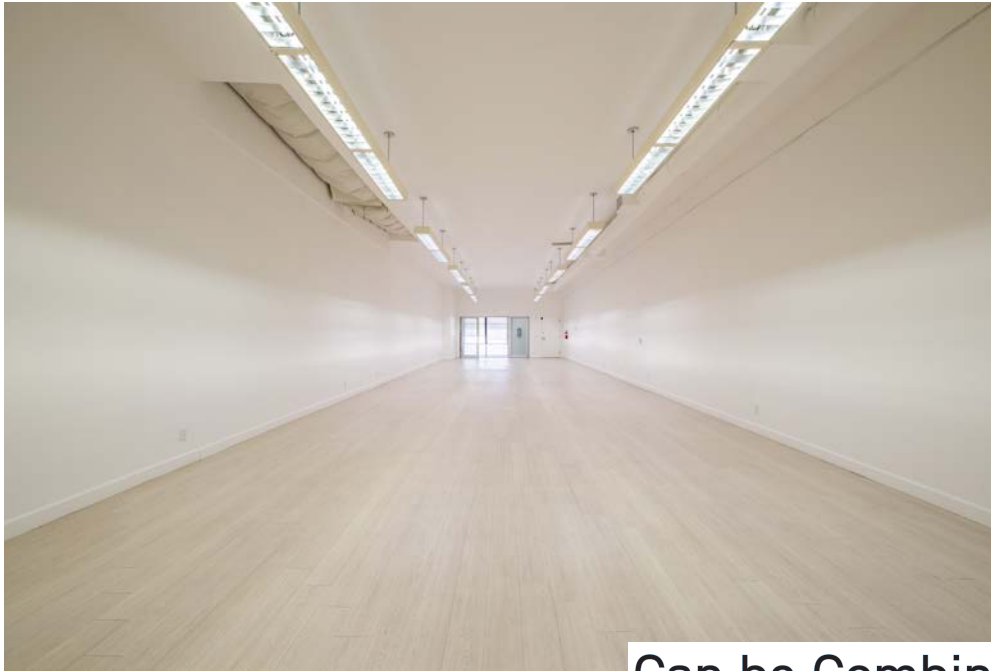
Unit 104: 1,400 SF



Unit 201-202: 3,875 SF



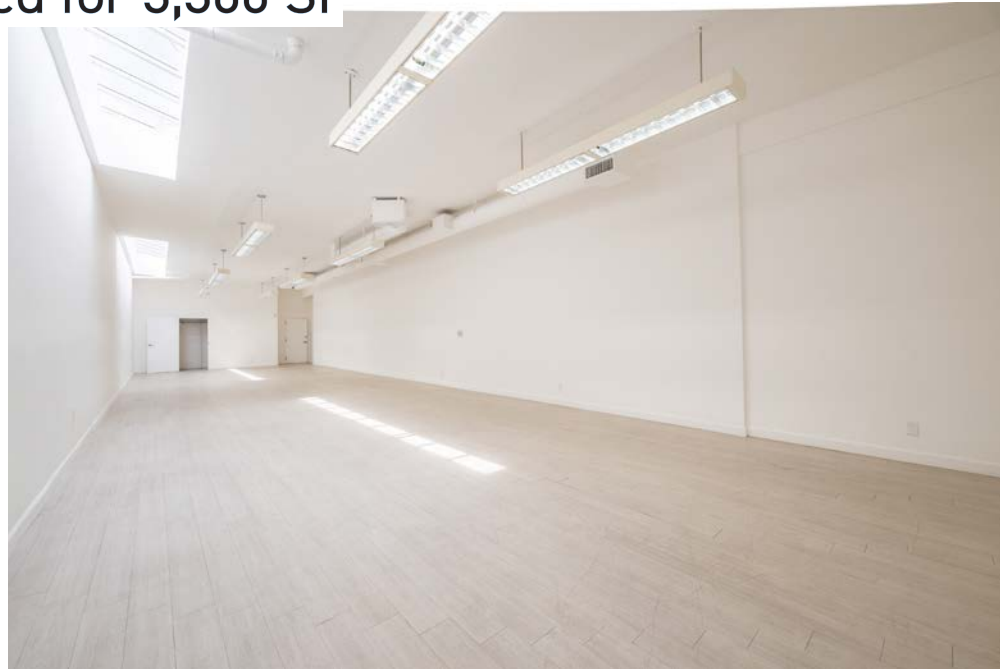
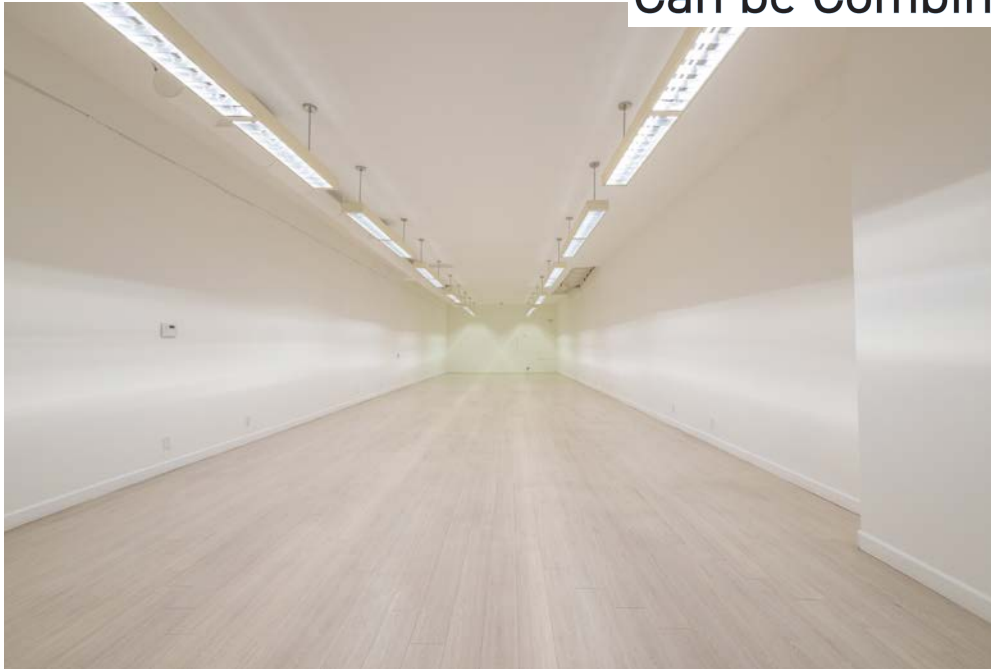
Unit 203: 1,650 SF



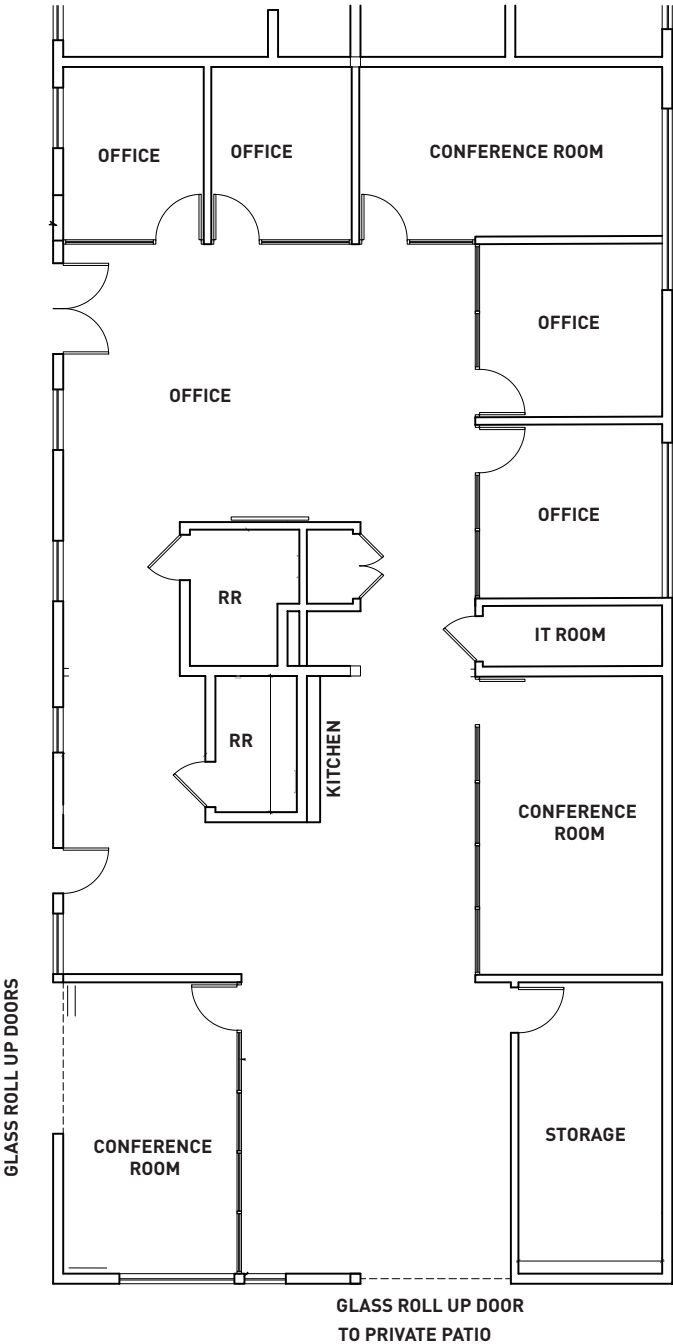
Unit 204: 1,650 SF



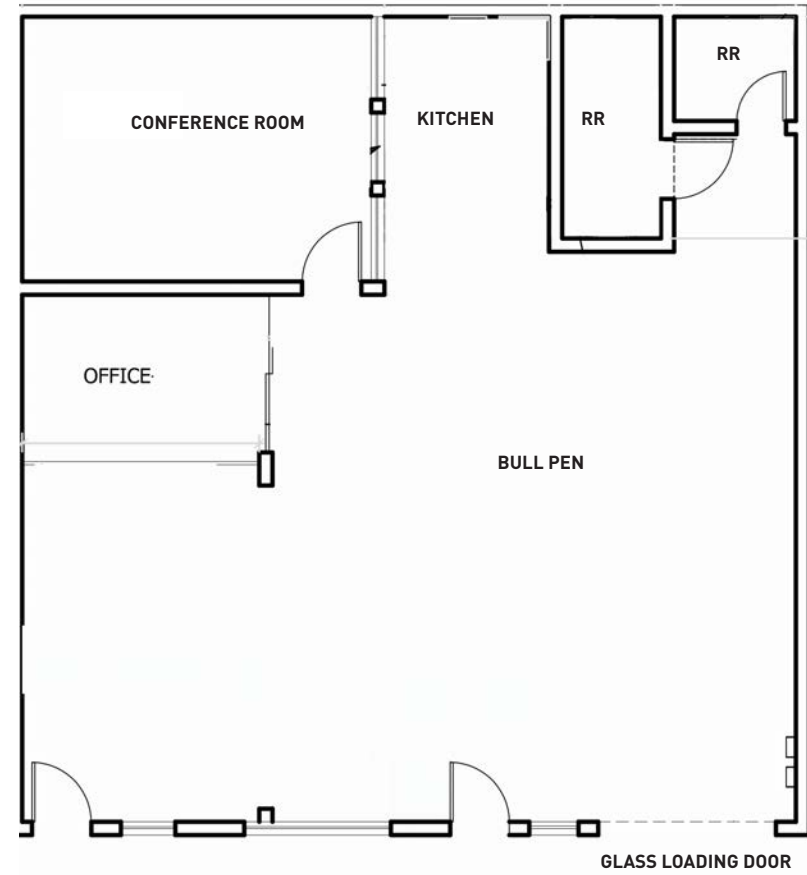
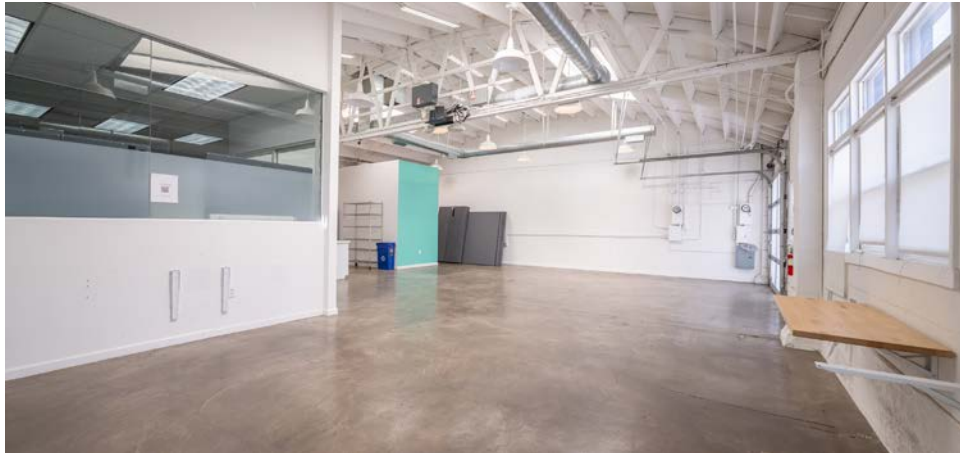
Can be Combined for 3,300 SF



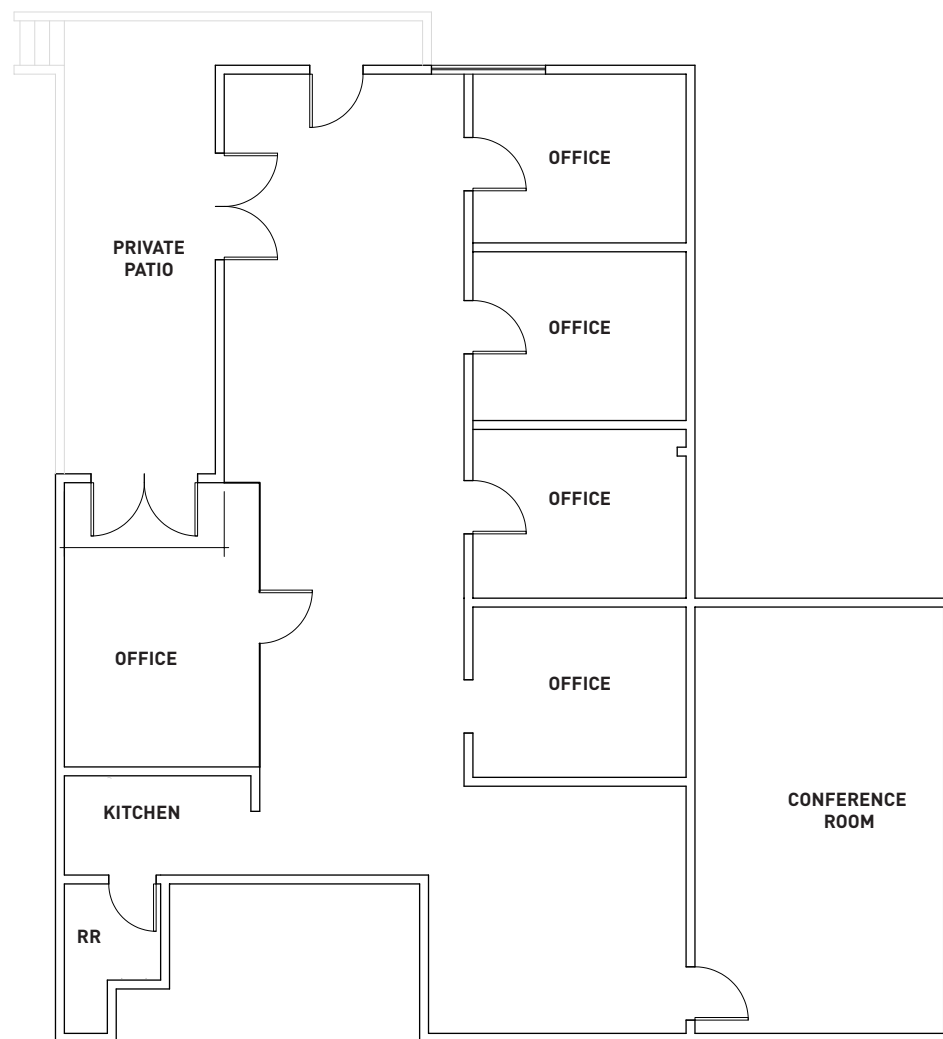
Unit 2850: 3,236 SF



Unit 2856: 1,550 SF



Unit 2902-A: 1,970 SF



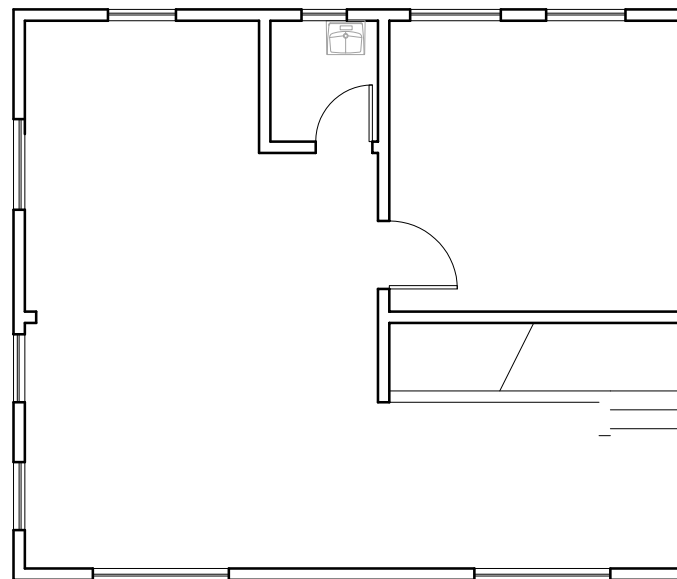
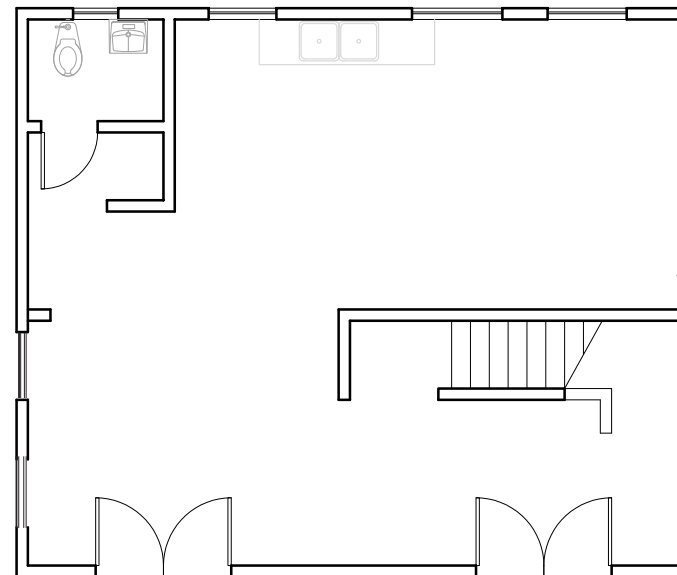
Unit 2902-B: 2,200 SF



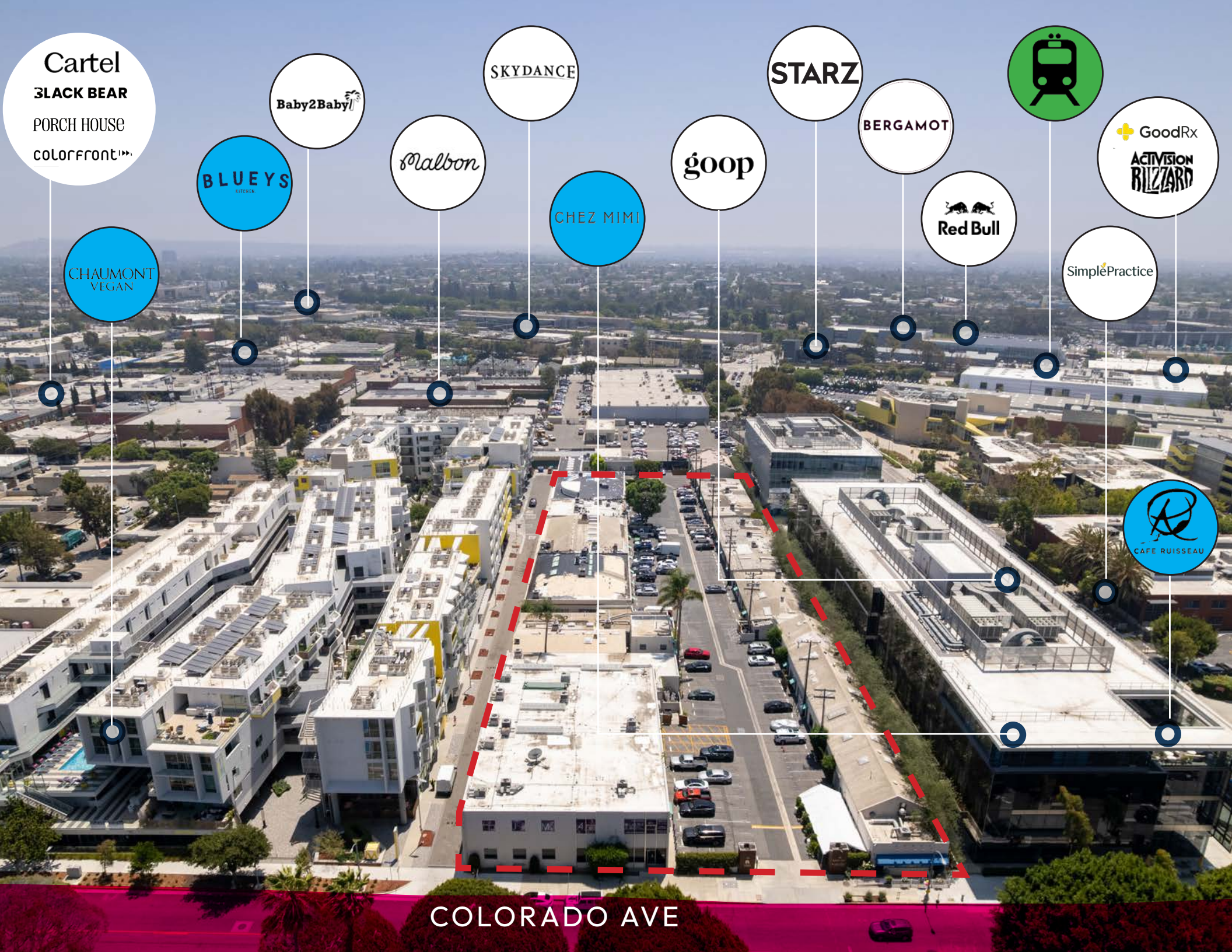
Unit 2904: 1,488 SF



FIRST FLOOR



SECOND FLOOR



Cartel

3BLACK BEAR

PORCH HOUSE

colorfront

Baby2Baby

BLUEYS

CHAUMONT
VEGAN

Malbon

SKYDANCE

CHEZ MIMI

goop

STARZ

BERGAMOT

Red Bull

GoodRx

ACTIVISION
RIZZARD

SimplePractice

CAFE RUISSEAU

COLORADO AVE



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