

INDU
STRY

1351 4TH ST
SANTA MONICA

FOR LEASE
CREATIVE OFFICE

Suite 300	± 7,123 RSF
Suite 301	± 4,334 RSF
Suite 400	± 10,419 RSF
Total	± 19,457 RSF

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

AVAILABLE RSF

Suite 300	± 7,123 RSF
Suite 301	± 4,334 RSF
Suite 400	± 10,419 RSF
Total	± 19,457 RSF

RATE

3rd Floor	\$5.85/SF per month, MG
4th floor	\$5.95/SF per month, MG

TERM

Negotiable

OCCUPANCY

Immediate

PARKING

1 per 1,000 SF
at Prevailing Market Rates
Additional parking available
off-site

Best-in-class creative office conversion building

FEATURES

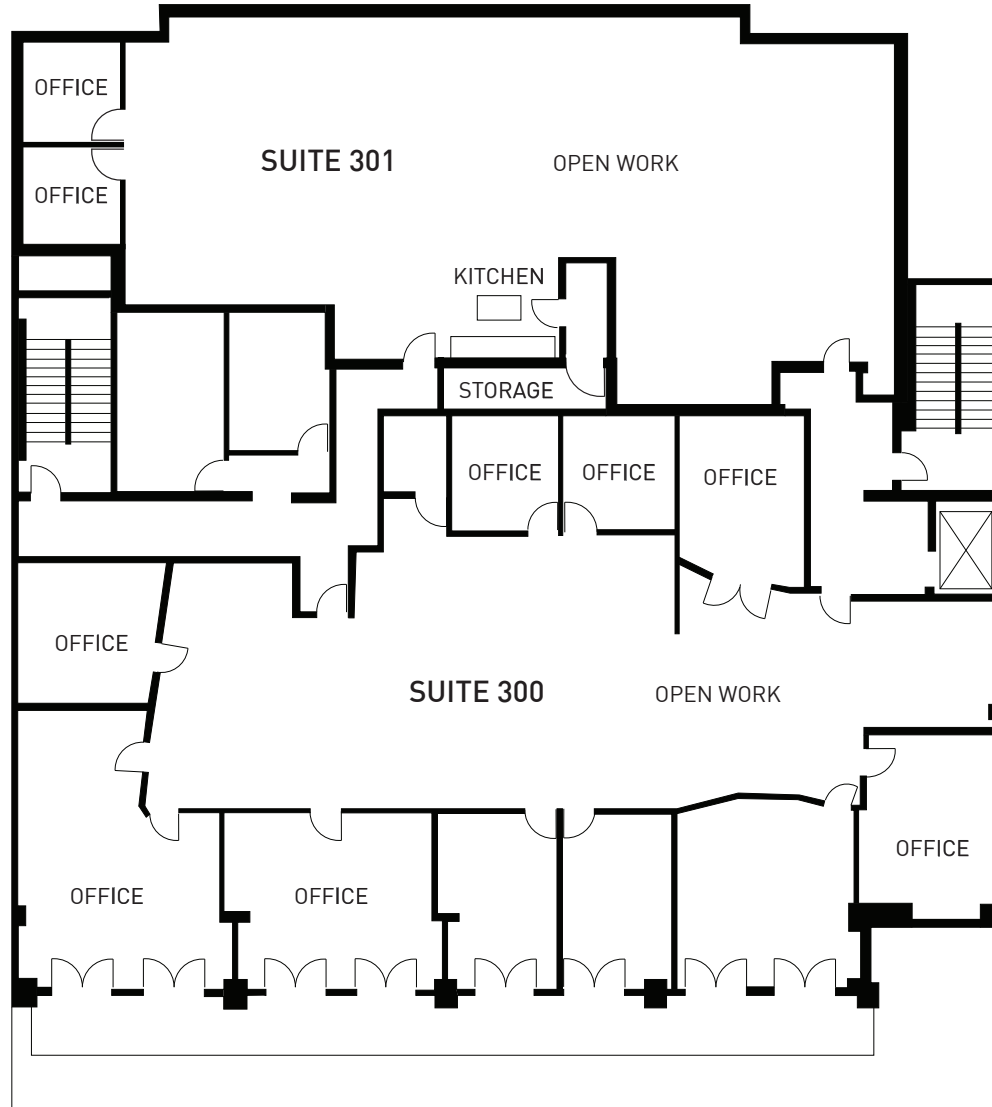
- Located in the heart of Downtown Santa Monica, adjacent to the Third Street Promenade
- Historic 1925 building
- Exposed ceilings
- Move-in ready space
- Active pedestrian strip at the intersection of Santa Monica Blvd and 4th Street
- Next door neighbors include Sweetgreen, Rapha, Blue Bottle, Impasta, and Mixt
- Near-perfect walkscore of 95/100 'Walker's Paradise'
- Roof deck accessible
- Easy access to the 10 freeway, Pacific Coast Highway and the nearby Downtown Santa Monica Expo Line Station at 4th St and Colorado

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

©2023 INDUSTRY PARTNERS, INC.



THIRD FLOOR
± 11,457 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

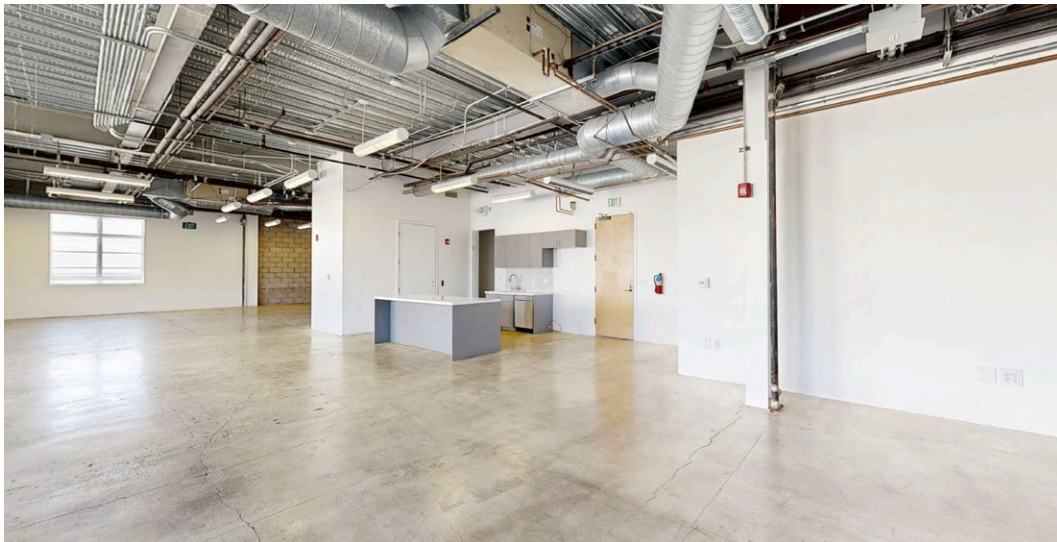
4TH ST

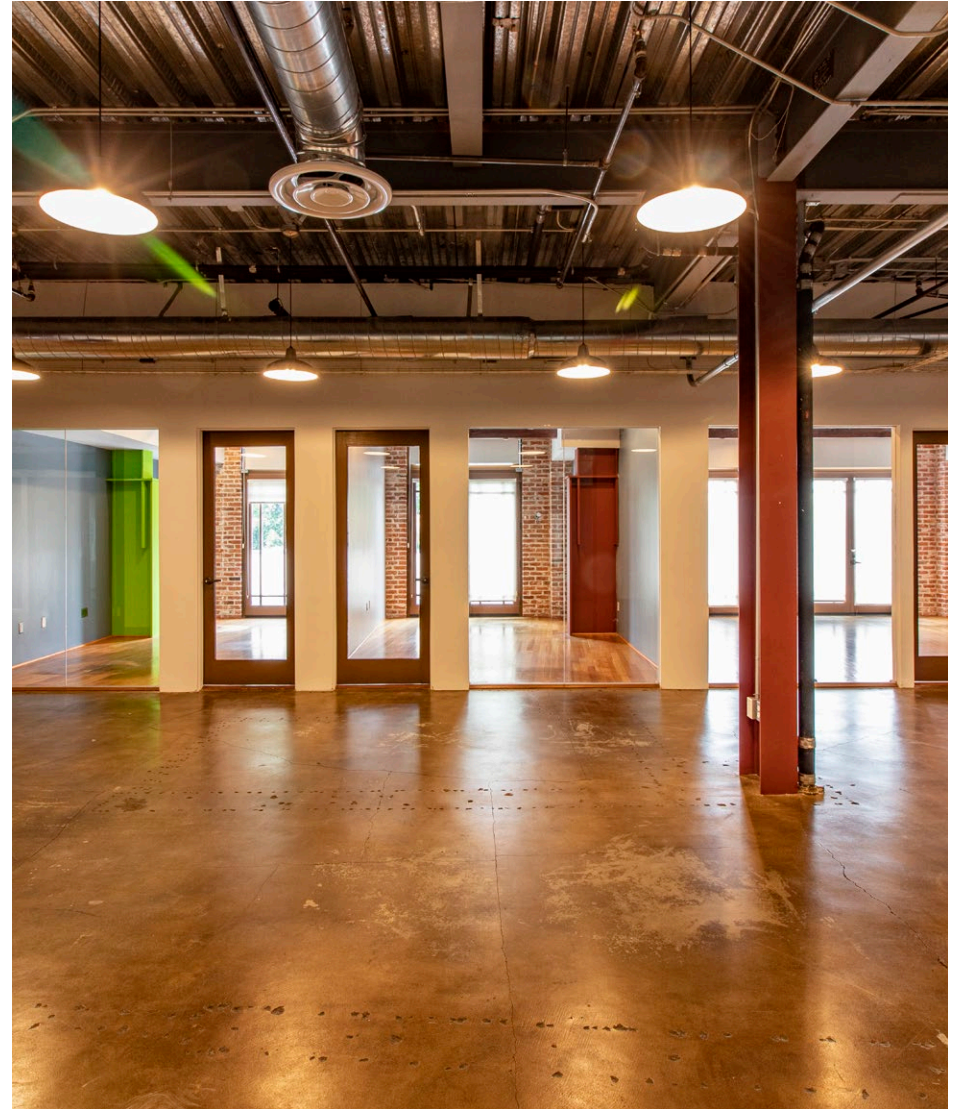
FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

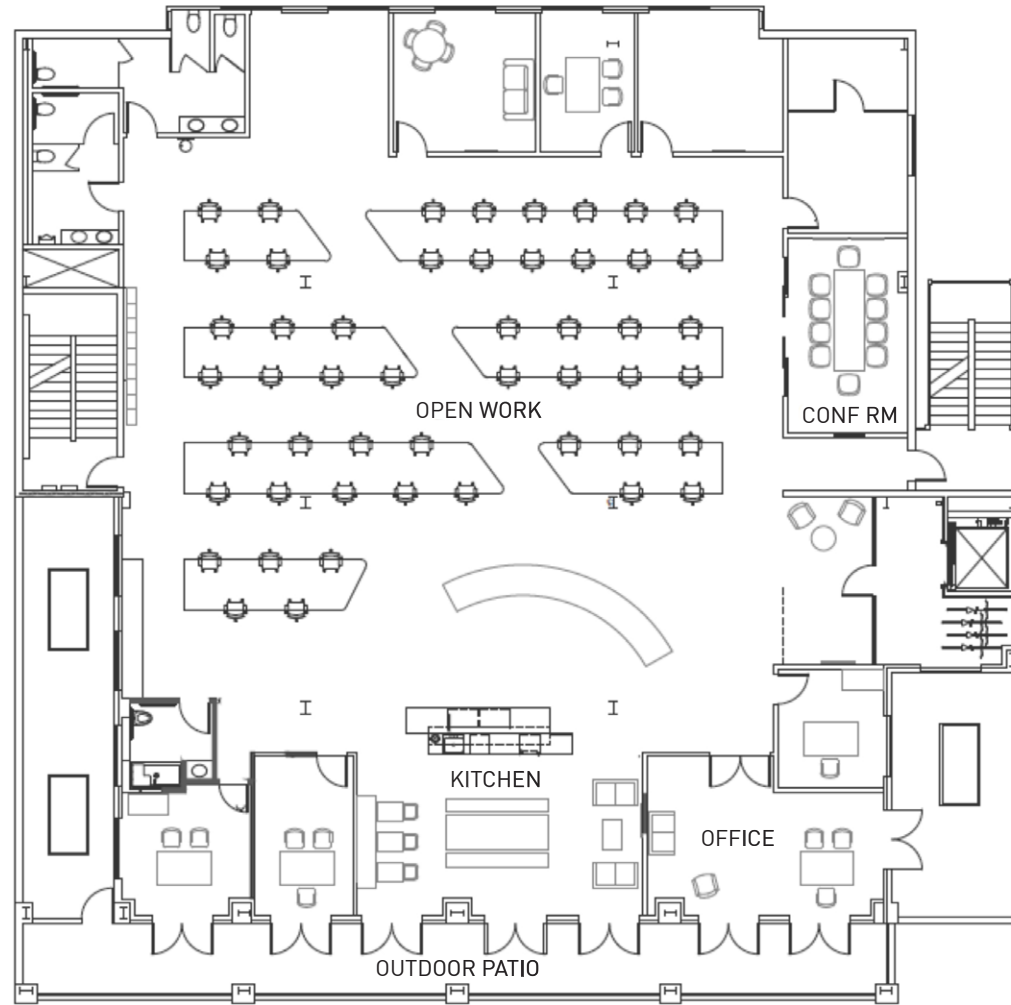
SUITE 301 PHOTOS





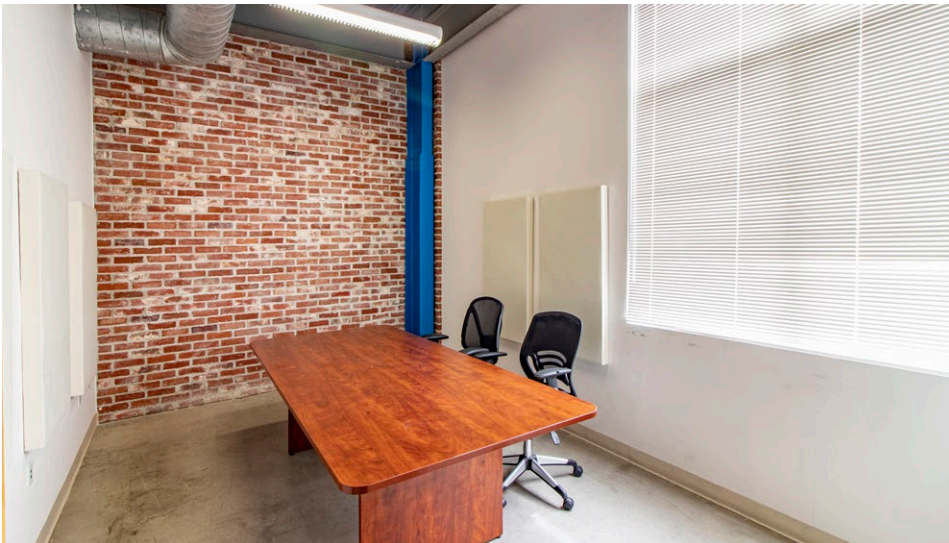
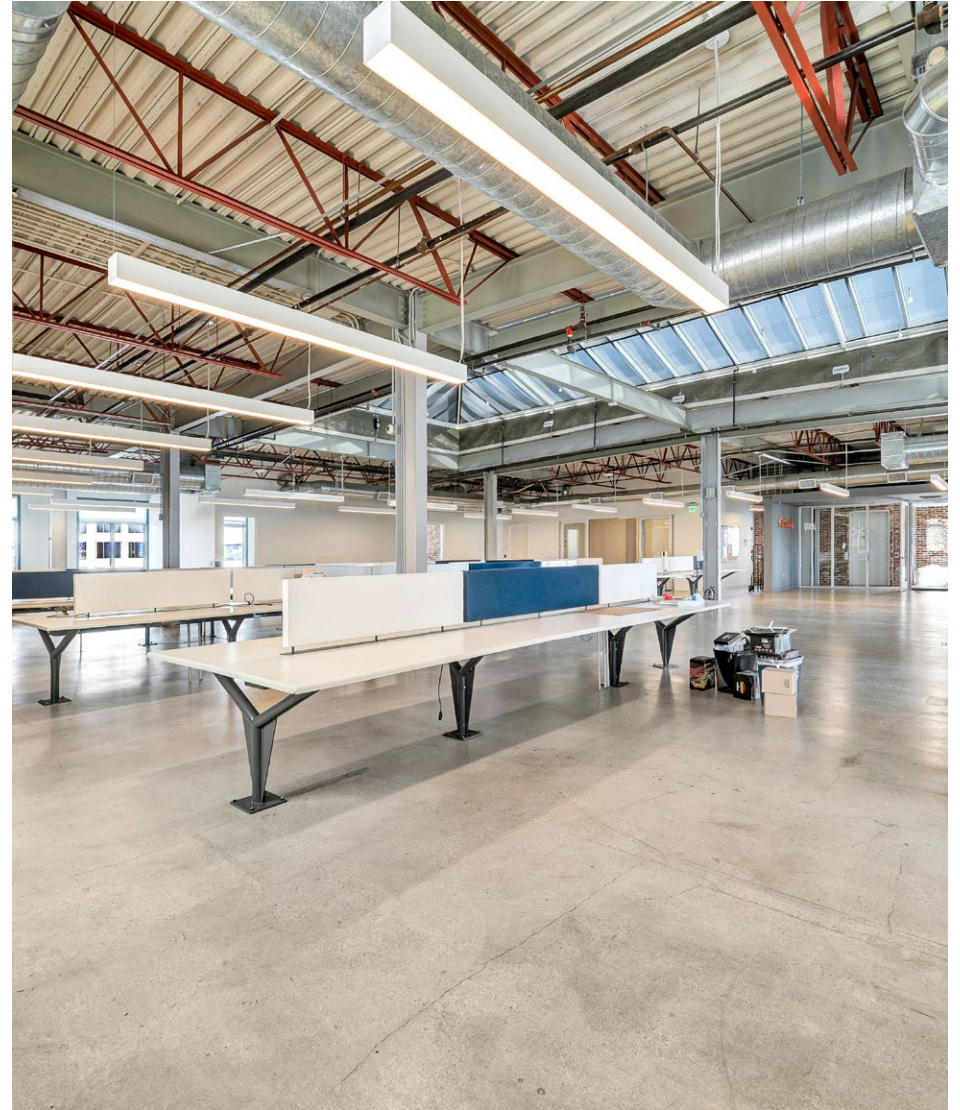
SUITE 400
±10,419 RSF

FOURTH FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

4TH ST



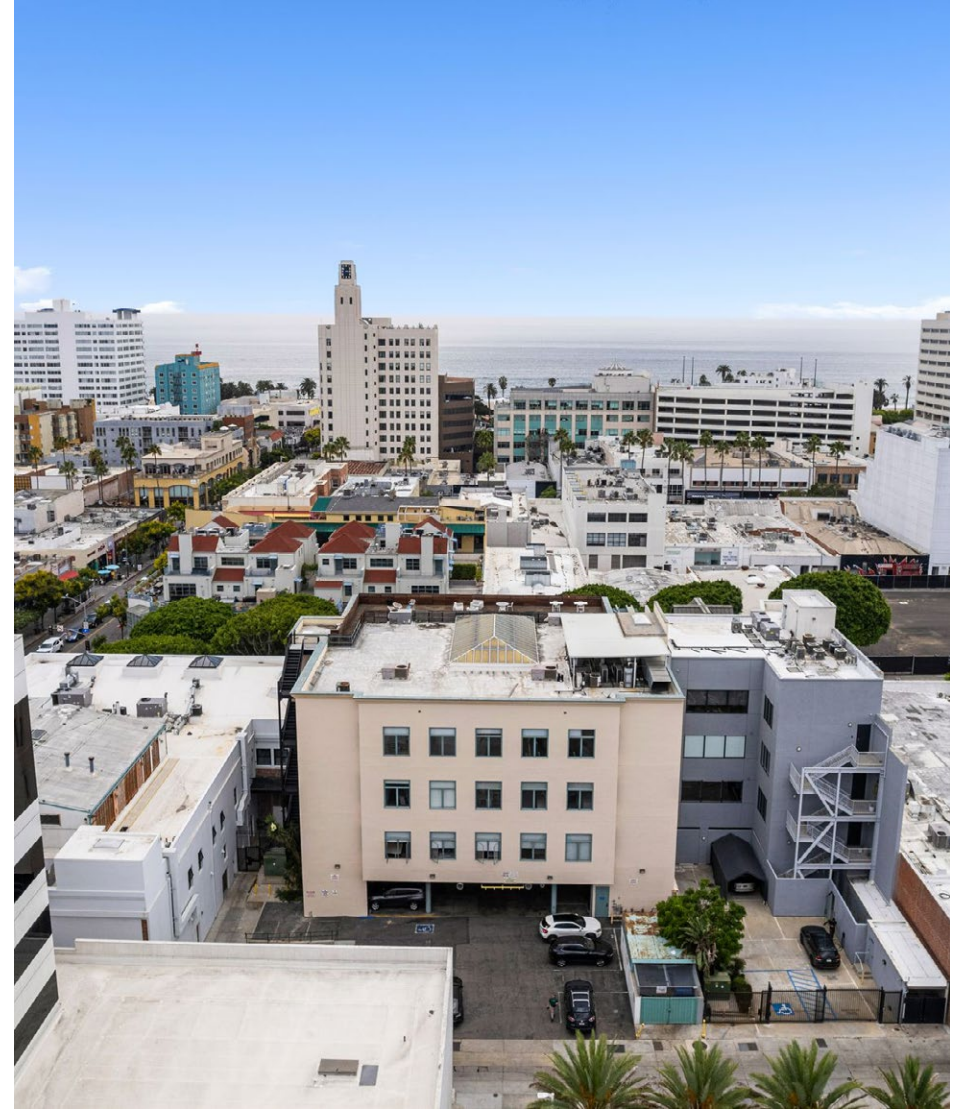


FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

AERIAL PHOTOS





About the neighborhood

A vibrant community of tech and creative companies situated in a unique beach-urban setting.

In Downtown Santa Monica, you're spoiled for choice. Grab coffee at Philz or Refinery on the way in. Power through some errands. Walk to the Pier and "brown bag" it with an ocean view. Spin, gym, yoga, Pilates, Barre, boot camp, repeat. Treat the clients to a two-star Michelin dinner. It's all here.

In close proximity to the Santa Monica 10 Freeway.

7-MIN WALK TO EXPO LINE TERMINUS
95/100 WALKSCORE

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.
©2023 INDUSTRY PARTNERS, INC.

