

# STANDALONE TROPHY CREATIVE SPACE



1710 - 1716 12TH STREET  
SANTA MONICA, CA 90404

PREMISES ± 10,500 SF

RENT \$4.95/SF, MG

TERM 3 - 10 Years

OCCUPANCY 30 Days Following Lease Execution  
\*Subject to Termination of Existing Lease

ZONING Industrial Conservation (IC)  
Verify Use with City

PARKING 22 Parking Spaces On Site (\$175/Space/Month)  
(All-day Meters Located Along Olympic Blvd.)

FEATURES

- Property is Located in the Industrial Conservation (IC) Zone of Santa Monica and is Designed for Production and Post Production Companies
- Fully Built Out and Wired Creative Space
- High Exposed Ceilings
- Operable Windows
- Polished Concrete Floors
- Skylights
- Easy Access to Santa Monica  Freeway and PCH



A DIVISION OF  
**LEE & ASSOCIATES**

1508 17th Street, Santa Monica, CA | 310.899.2700

WWW.LEEWESTLA.COM | DRE 01222000

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.

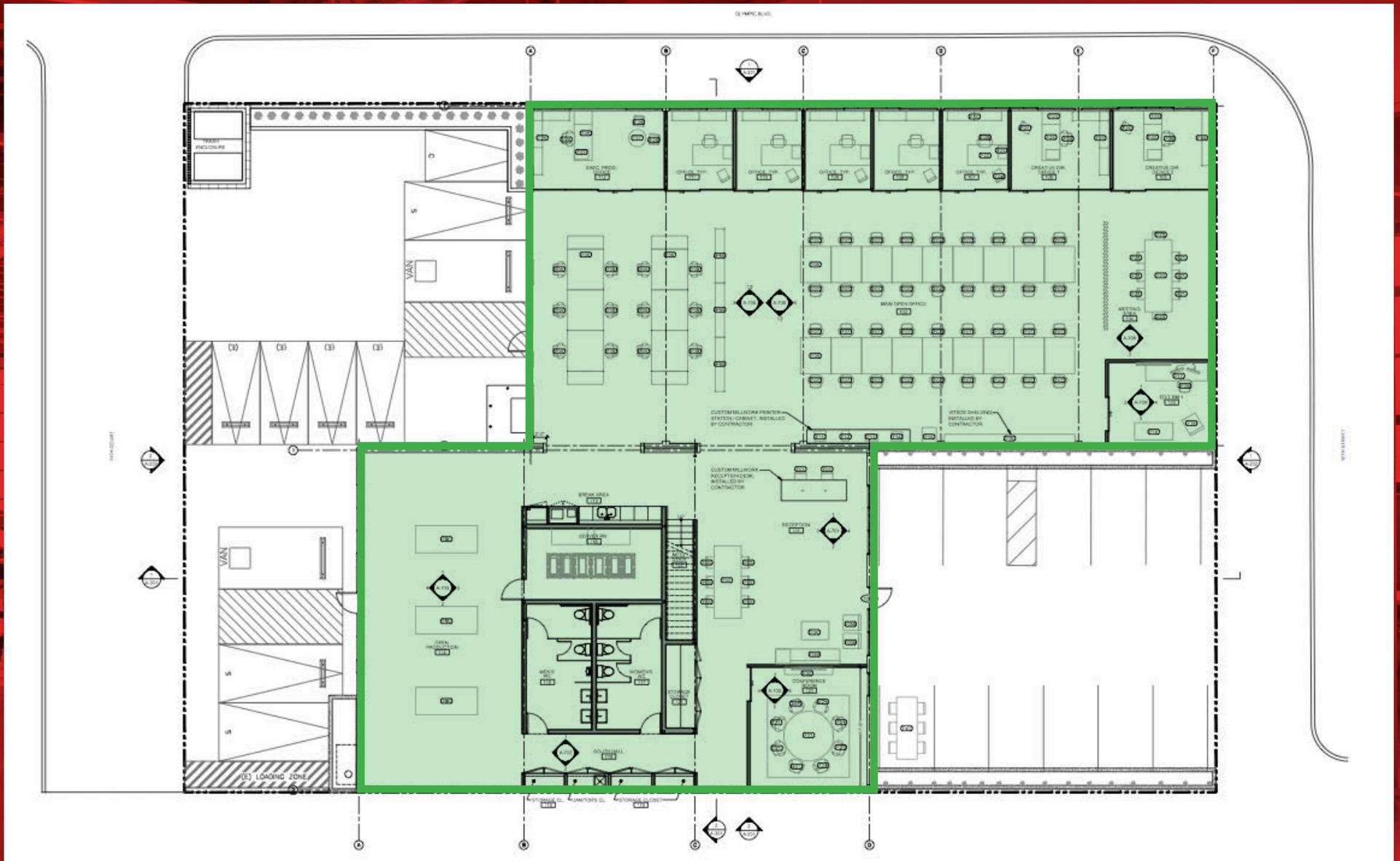
**1710 - 1716 12<sup>th</sup> STREET**  
**SANTA MONICA, CA 90404**







# FLOOR PLAN - ± 10,500 SF



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**George Wilson**  
310.899.2738  
gwilson@leewestla.com  
AGT DRE 02090678

**James Wilson**  
310.899.2708  
jwilson@leewestla.com  
AGT DRE 00883324

**Keith Fielding**  
310.899.2719  
kfielding@leewestla.com  
AGT DRE 01729915

# FLOOR PLAN - MEZZANINE

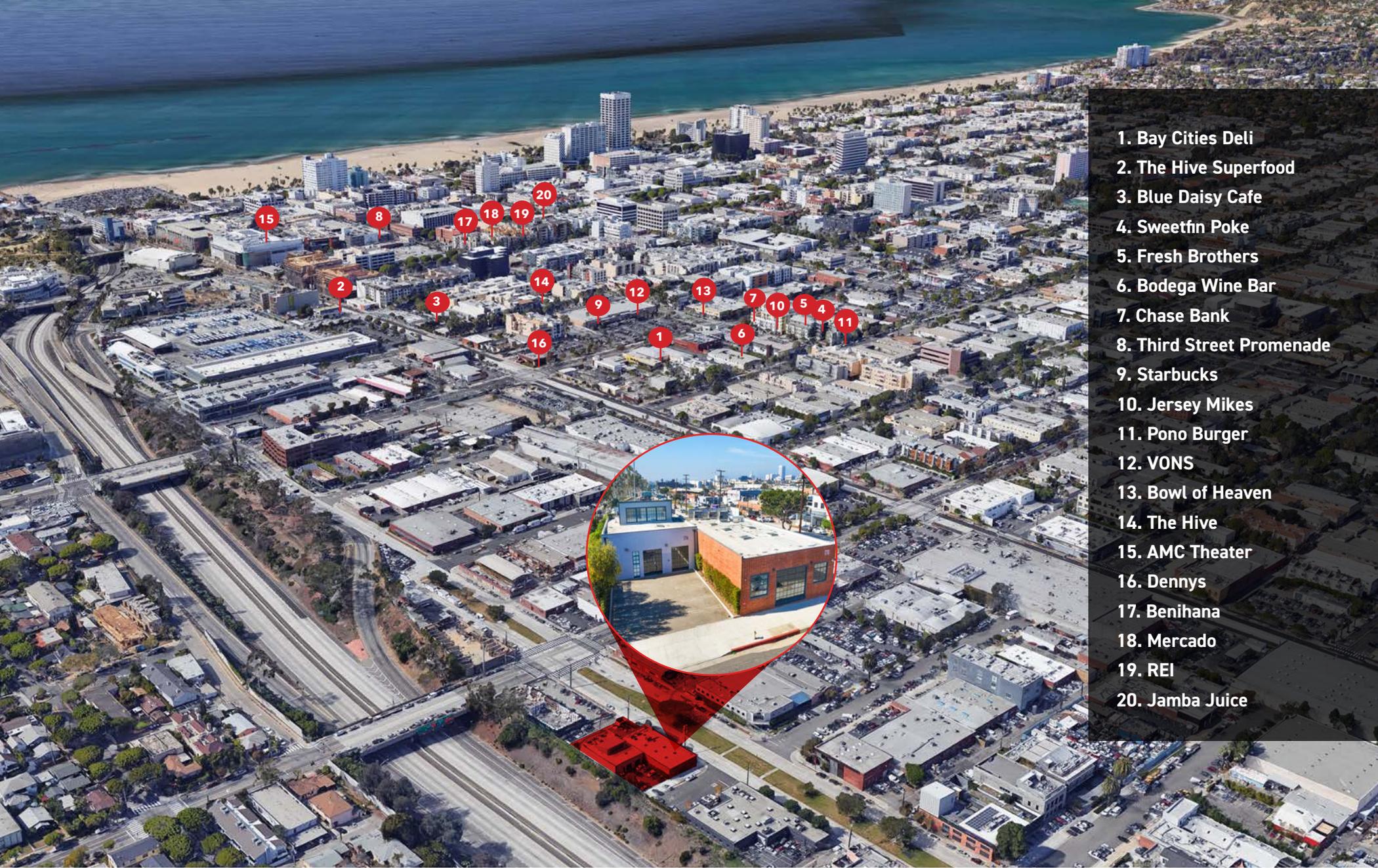


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- 1. Bay Cities Deli
- 2. The Hive Superfood
- 3. Blue Daisy Cafe
- 4. Sweetfin Poke
- 5. Fresh Brothers
- 6. Bodega Wine Bar
- 7. Chase Bank
- 8. Third Street Promenade
- 9. Starbucks
- 10. Jersey Mikes
- 11. Pono Burger
- 12. VONS
- 13. Bowl of Heaven
- 14. The Hive
- 15. AMC Theater
- 16. Denny's
- 17. Benihana
- 18. Mercado
- 19. REI
- 20. Jamba Juice



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**Downtown Santa Monica**

**Subject Property**



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