

# FOR SALE OR LEASE

## 1412 14TH STREET, SANTA MONICA, CA

### OWNER-USER OR INVESTMENT | ±4,000 SF



**CHRISTIAN C. HOLLAND**  
holland@westmac.com  
310-966-4350  
DRE# 00942434

**JEFFREY M. PICKETT**  
pickett@westmac.com  
424-832-5306  
DRE# 01828924

**WESTMAC Commercial Brokerage Company**  
1515 S. Sepulveda Boulevard, Los Angeles, CA 90025  
TEL: 310-478-7700 | FAX: 310-479-3989  
Company DRE# 01096973 | www.westmac.com

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# Sale & Lease Information

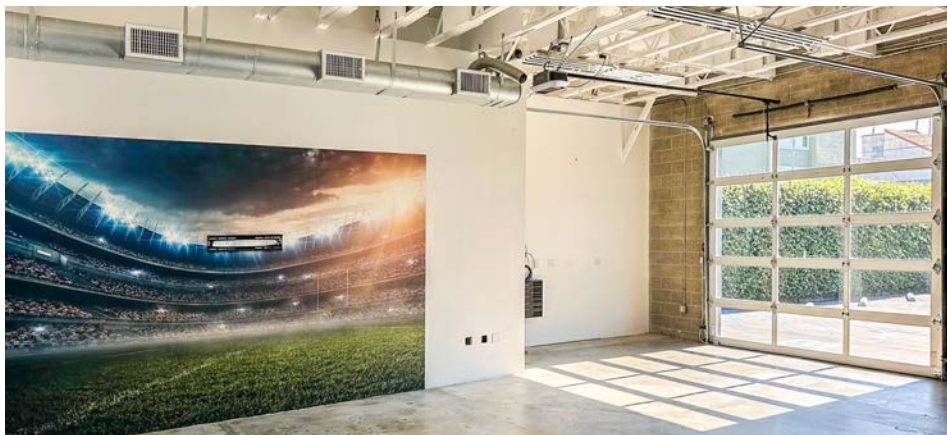
**CORRECTED PRICING!**

SALE PRICE	<del>\$3,850,000</del> <del>\$3,950,000</del>
LEASE RATE	<del>\$3.50</del> <del>\$4.25</del> per square foot, per month, net net net.
BUILDING	Approximately 4,000 square feet (Buyer to Verify)
LAND	Approximately 7,500 square feet (Buyer to Verify)
ZONING	SMC4*
APN	#4282-022-003
BUILT	1969 / 1980 Remodeled extensively by current owner
PARKING	» Approximately seven [7] secured and single spaces + one [1] handicapped space (rear alleyway access off Santa Monica Boulevard & Broadway)
LAYOUT	» Three [3] private offices, server room, kitchen, two [2] restrooms, rear warehouse space, with glass rollup-door and additional open areas. » High exposed ceilings with great natural light throughout the space
USE	» A multitude of uses can be accommodated in the subject building
POWER/HVAC	» 225 Amps / Three [3] phase » Two [2] five-ton HVAC units



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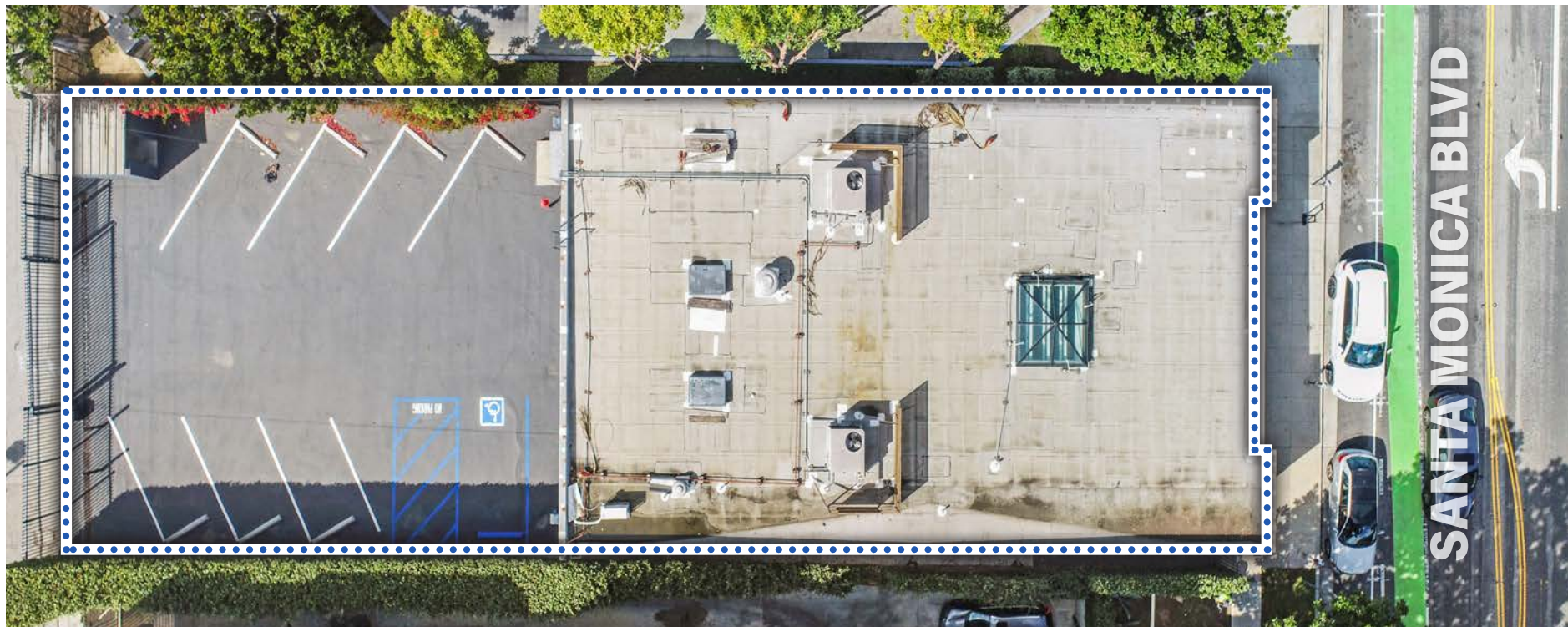
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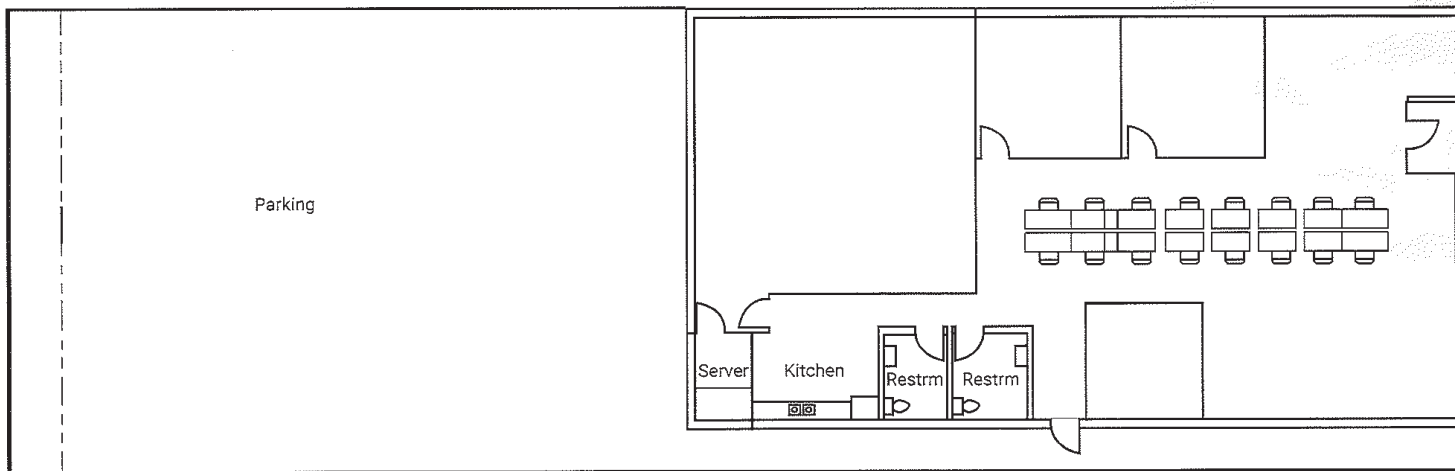
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**SANTA MONICA BLVD**



\*Floor Plan Not to Scale

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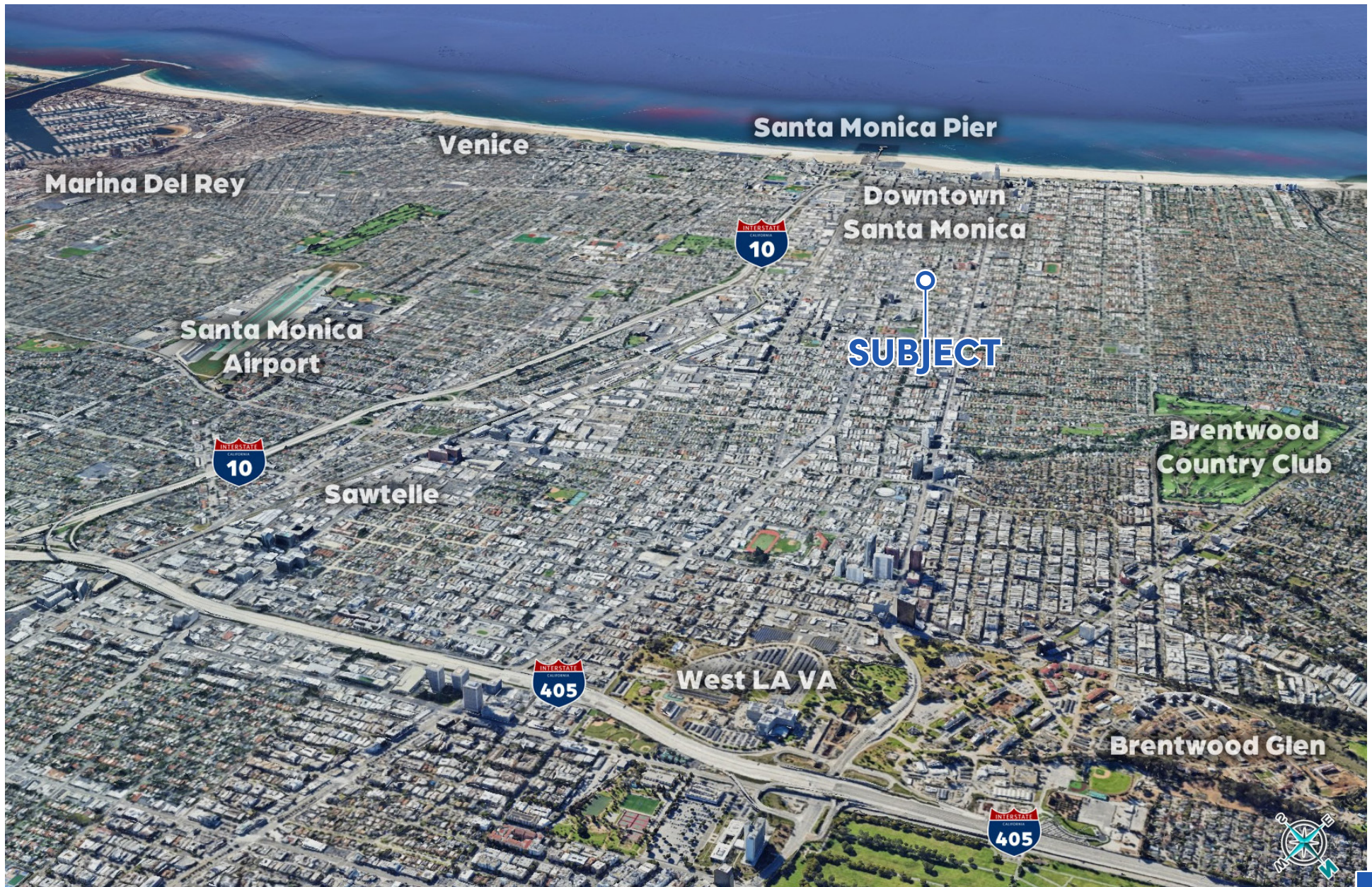
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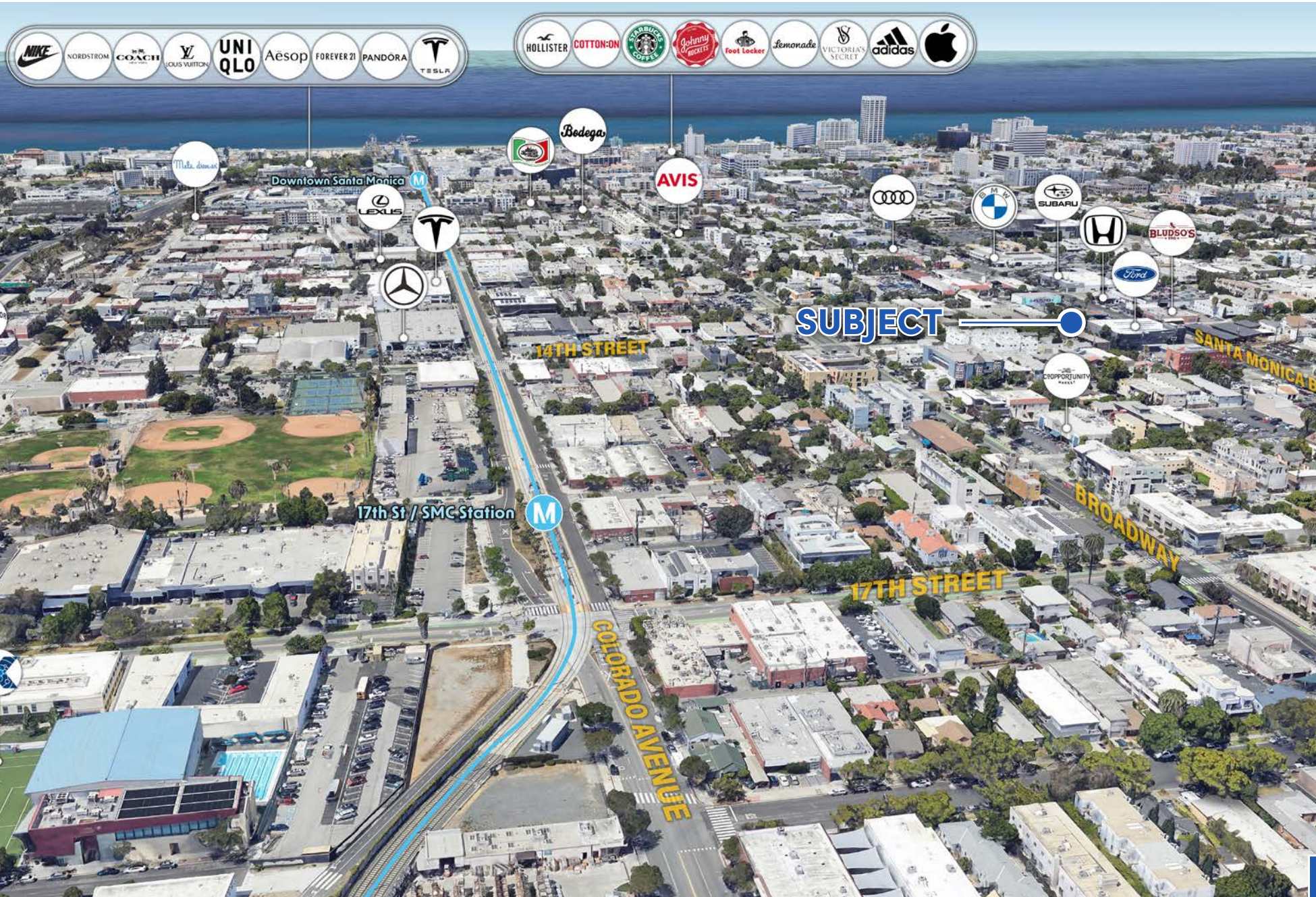
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CLICK HERE TO VIEW THE  
PROPERTY AERIAL VIDEO

1412 14TH STREET — □

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