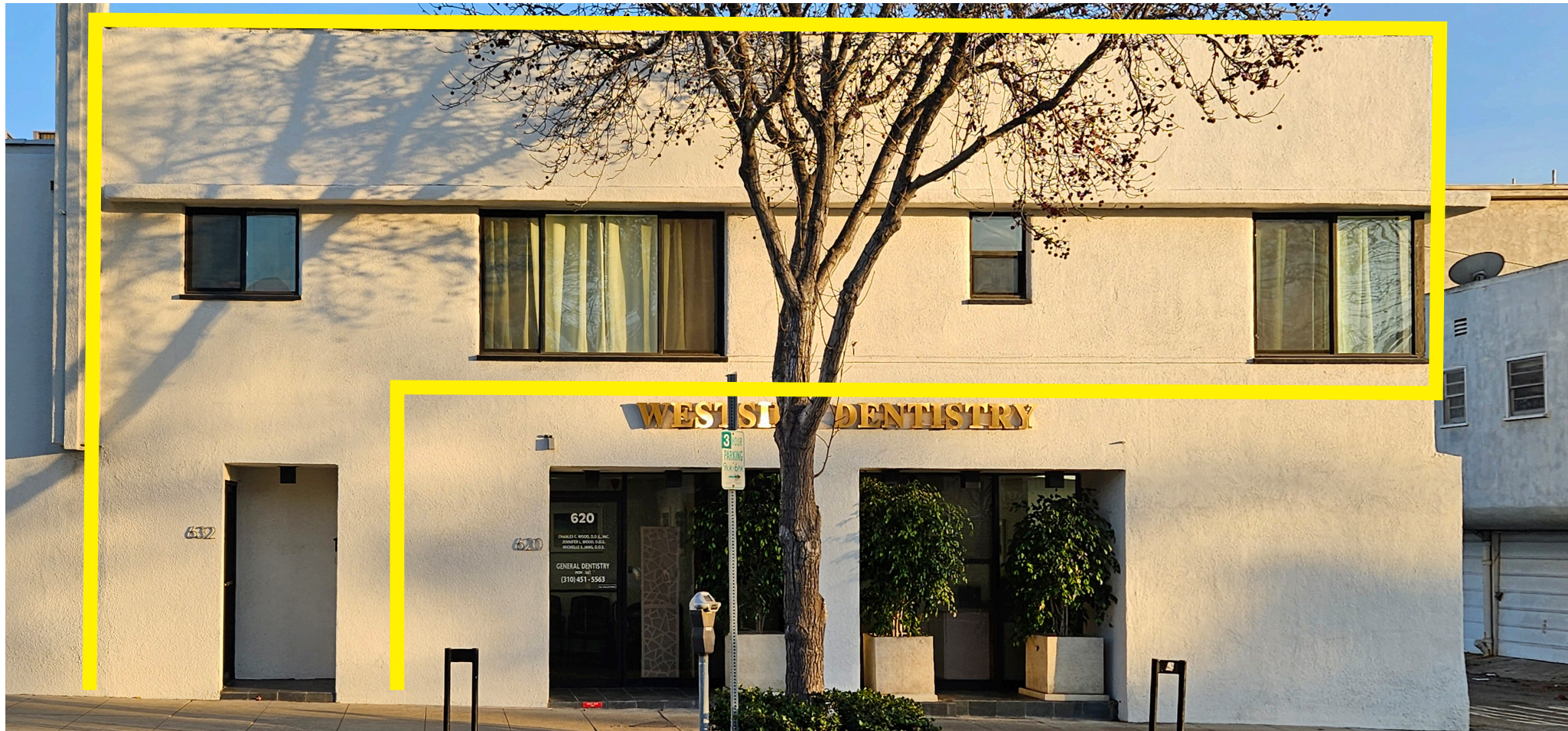


SECOND FLOOR OFFICE SPACE

FOR LEASE



632 MONTANA AVENUE, SANTA MONICA, CA 90403



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ENTIRE SECOND FLOOR OF THE BUILDING

SIZE: Approximately 1,370 rentable square feet of second floor space

RATE: \$7,150 per month, MG (tenant pays utilities and janitorial)

RENT ESCALATIONS: C.P.I. annually; Minimum 3%

PARKING: Twenty (20) shared parking spaces included at no cost

REQUIRED DEPOSIT: First month's rent (\$7,150.00) and two (2) months security (\$14,300.00); Total = \$21,450.00

TERM: Negotiable

AVAILABLE: Immediately



DESCRIPTION:

A two story, Art Deco style building situated on the western end of trendy Montana Avenue. The premises consists of the entire second floor which has been completely remodeled with operable windows, allowing for natural ocean breezes. The main entrance is off of Montana Avenue with possible signage.



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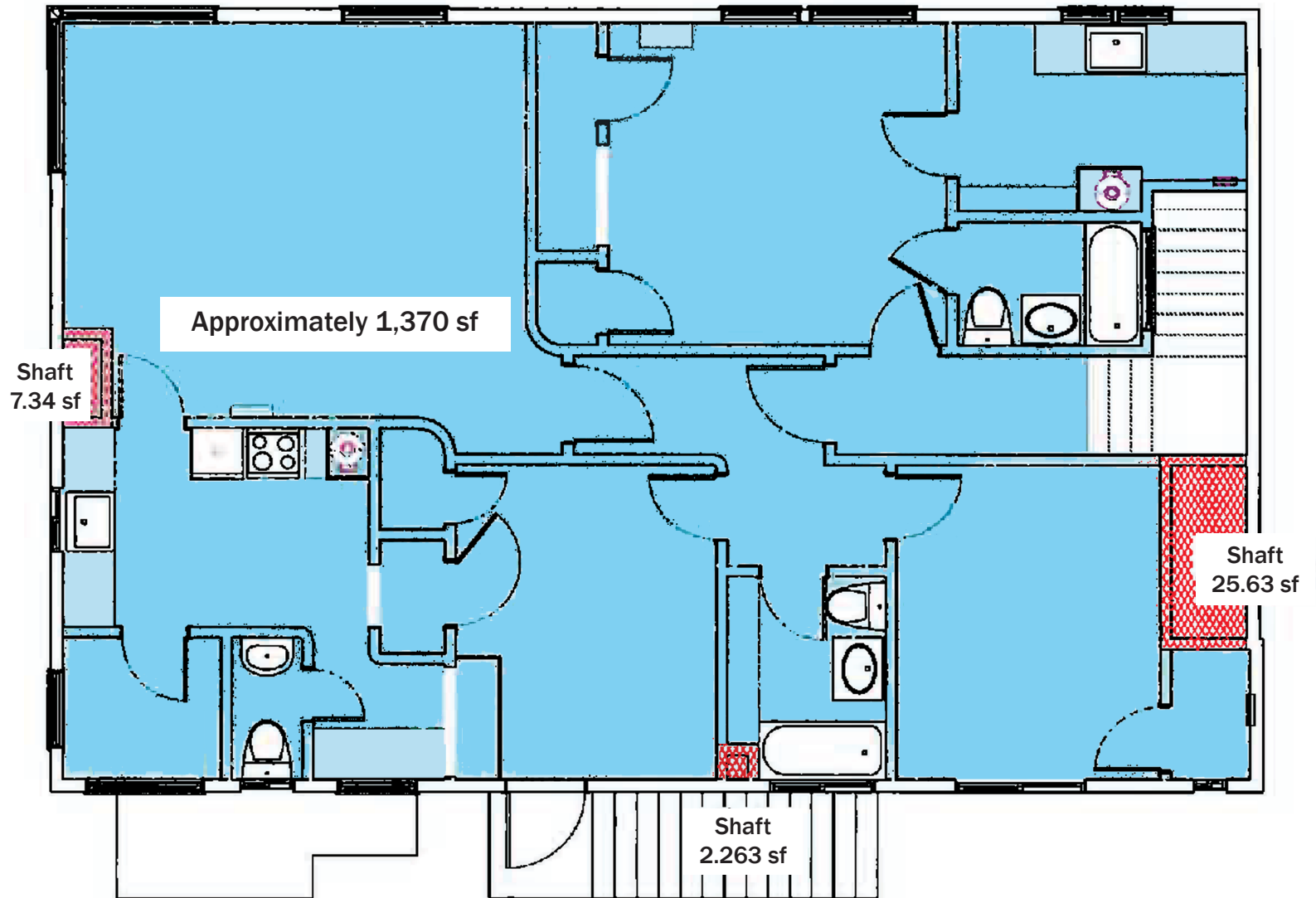
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MONTANA AVENUE



FEATURES

- 3 large executive offices
- Reception area
- Bullpen area
- Copy/storage room
- 2 full kitchens
- 3 private bathrooms



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SANTA M O N I C A

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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