

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 |

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FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

DETAILS

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

3 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

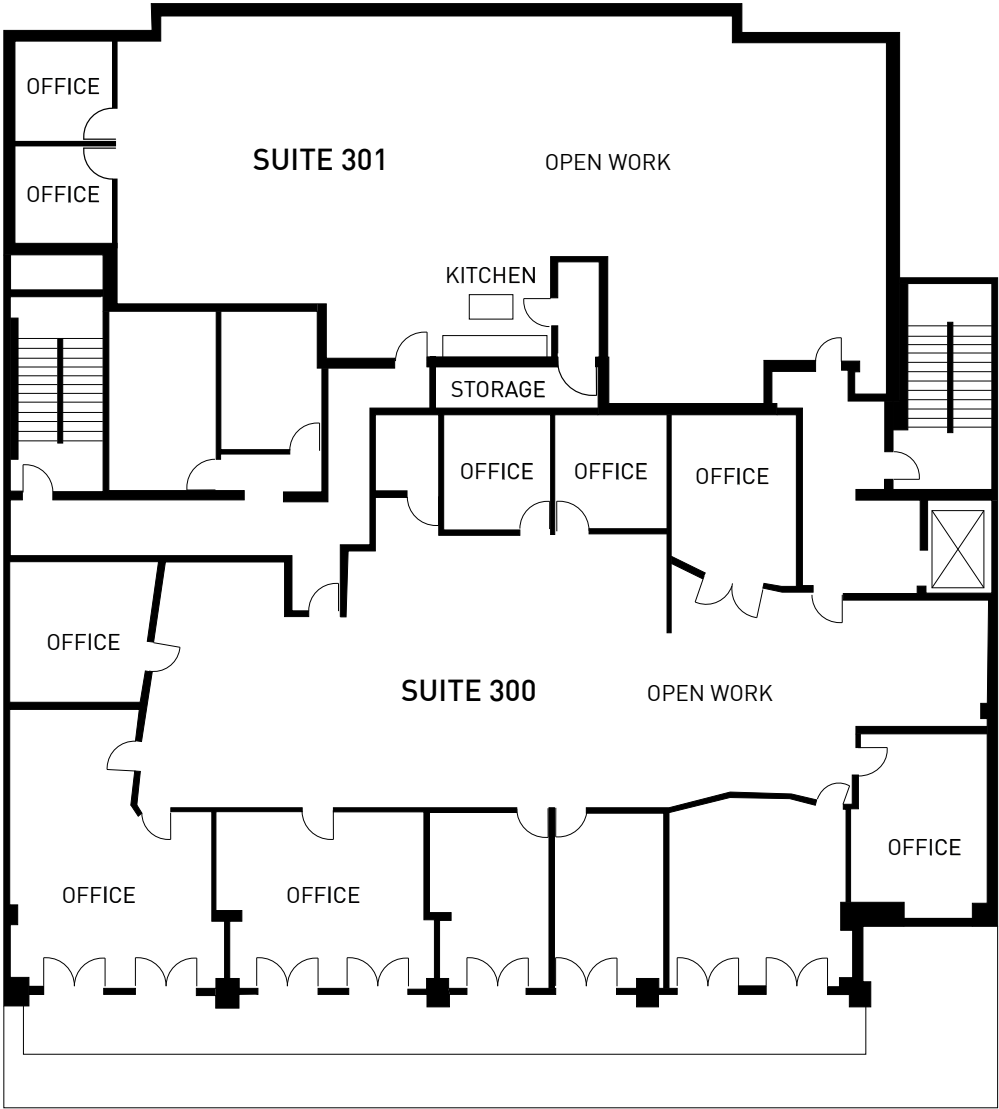
Easy access to the 10 freeway, Pacific Coast Highway and the nearby Downtown Santa Monica Expo Line Station at 4th St and Colorado

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THIRD FLOOR
± 11,457 RSF



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

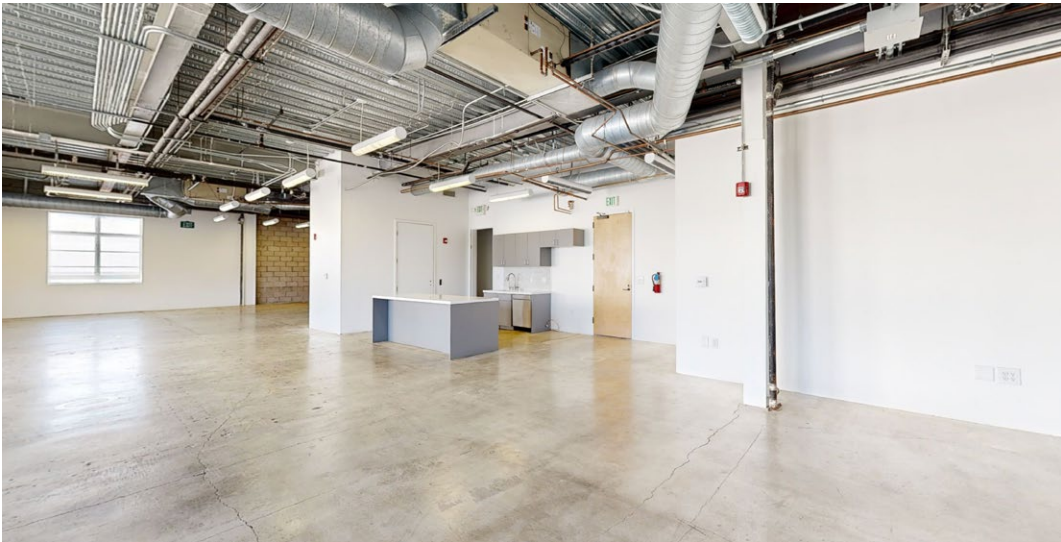
4TH ST

FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

SUITE 301 PHOTOS

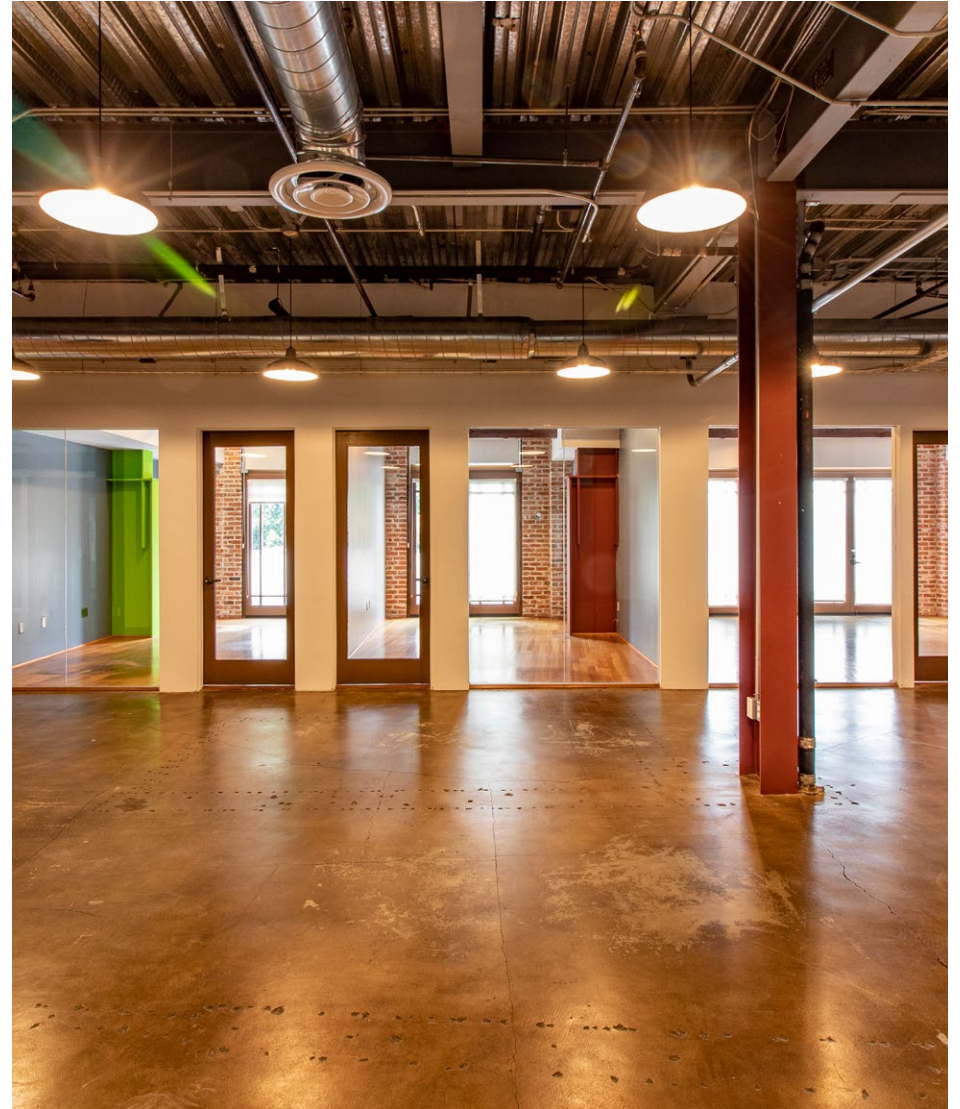


FOR LEASE

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SUITE 300 PHOTOS



FOR LEASE

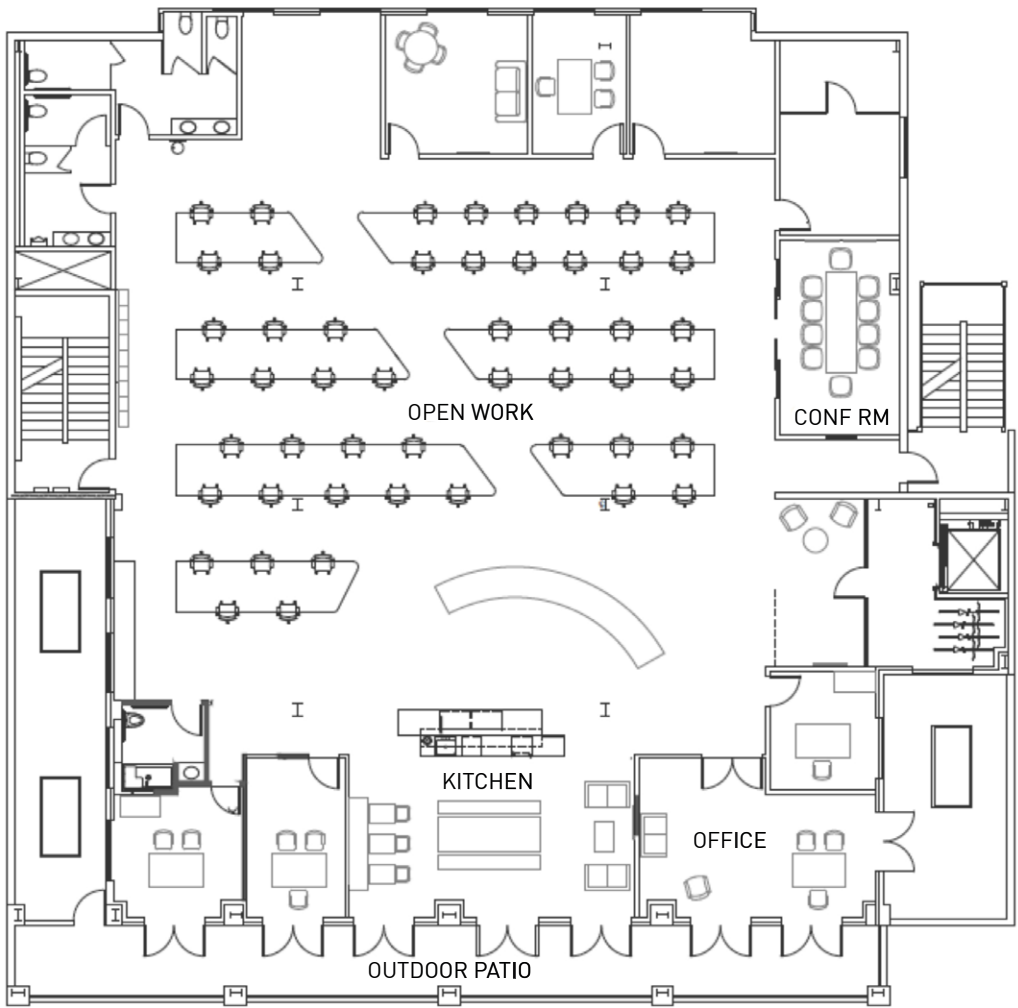
CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

FLOOR PLAN
AS-IS

FOURTH FLOOR

SUITE 400
±10,419 RSF



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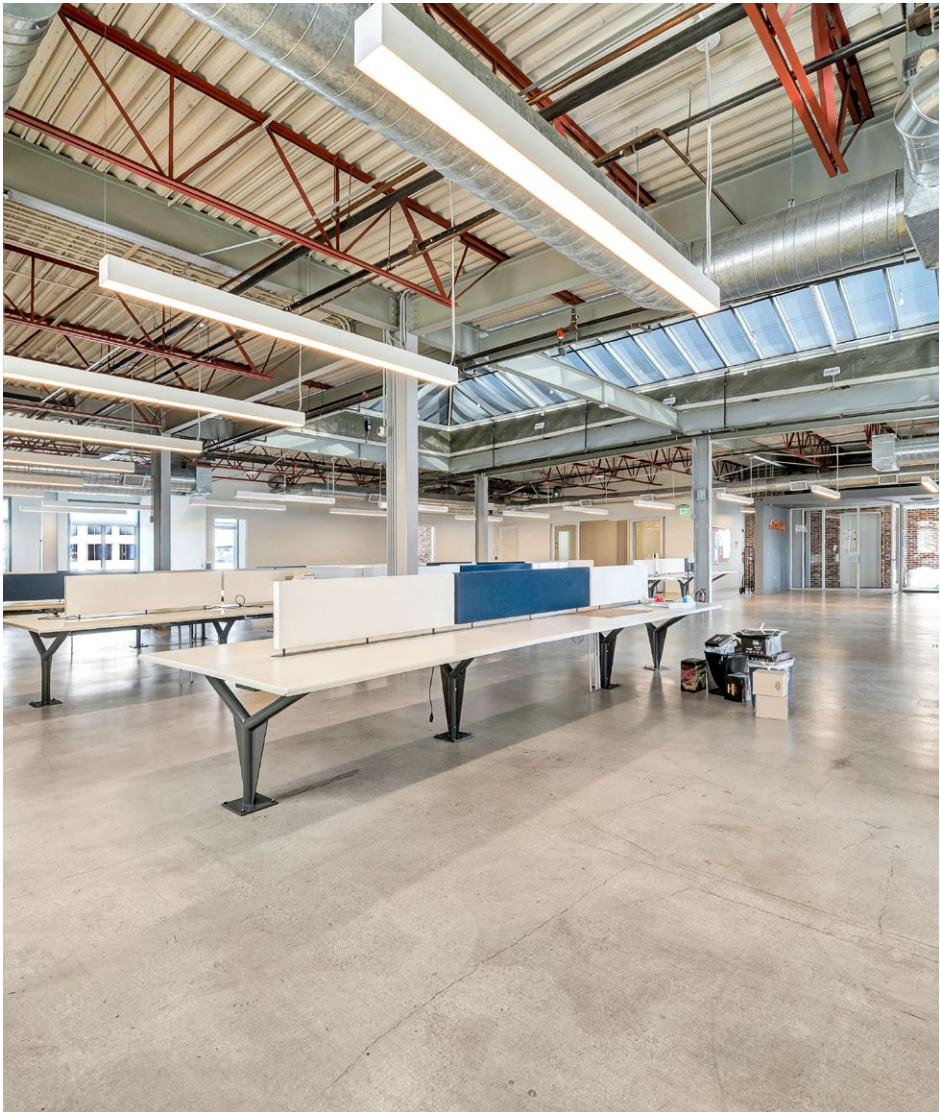
4TH ST

FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

4TH FLOOR PHOTOS



FOR LEASE

CREATIVE OFFICE

1351 4TH STREET SANTA MONICA CA 90401

4TH FLOOR PHOTOS

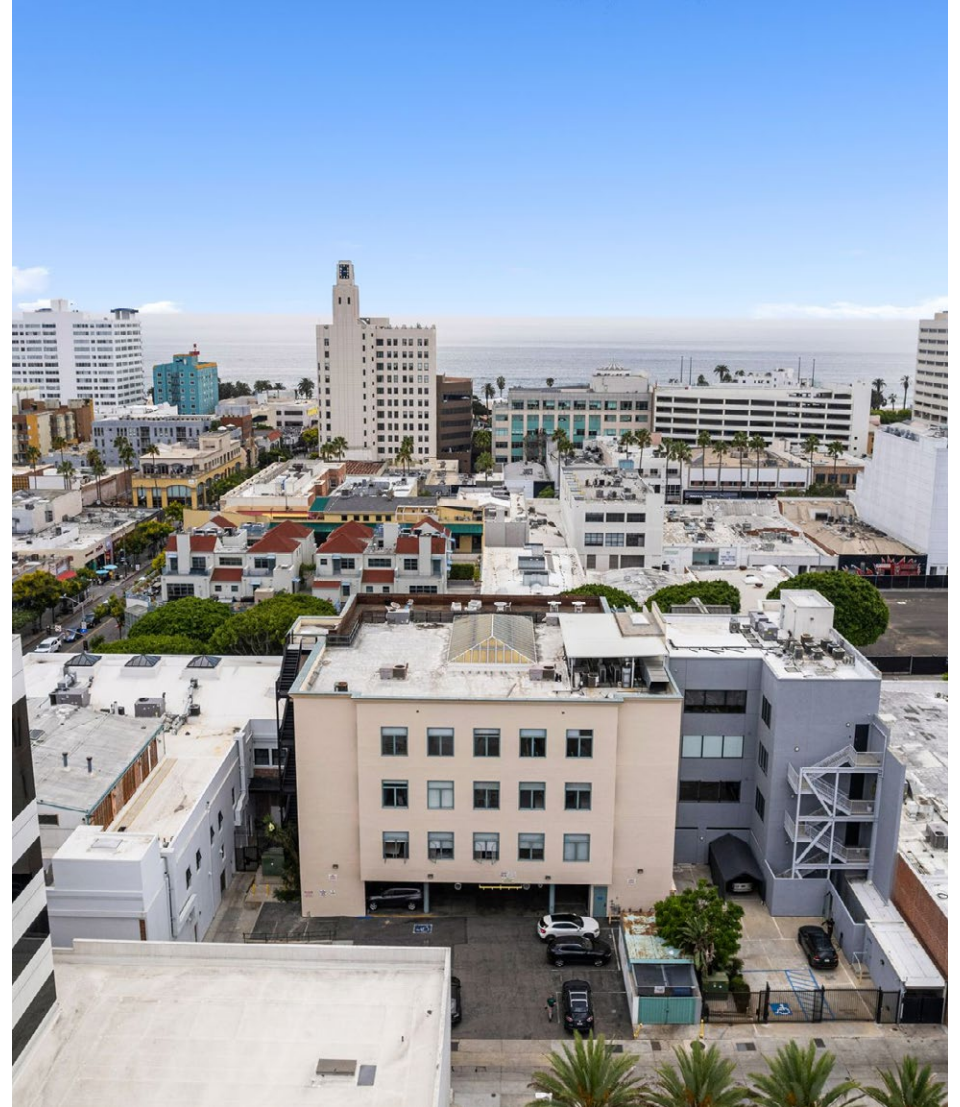


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AERIAL PHOTOS



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LOCATION



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

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