

1250 6TH STREET
Santa Monica, CA 90401

**OFFICE/MEDICAL SPACE
FOR LEASE**

**A HEALTHY ALTERNATIVE TO
TRADITIONAL OFFICE BUILDINGS**

- No contact office access
- Open lobby, hallways and main stairwell provide fresh air flow



- Each suite has its own HVAC airflow system separated from the HVAC airflow of other office suites



RAFAEL PADILLA
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LIC#01255469

1250 6TH Street, #300 & #302, Santa Monica, CA 90401

SIZE: Approximately 3,519 total square feet of offices and 1,300 square feet terraces

Divisible to approximately 1,278 square feet + approximately 2,241 square feet (both offices included private balconies)

RATE: \$4.75 per square foot per month for indoor office Full Service Gross (No additional charge for terraces)

TERM: 3-5 years

PARKING: On-site parking available

AVAILABLE: Immediately



- **FIRST TIME AVAILABLE IN 39 YEARS**
- **One of a kind indoor/outdoor suite**
- **8 private windowed offices, kitchen and bullpen**
- **Large private balconies**
- **On-site owner/manager**
- **Mediterranean style building combines old-world charm with modern design and technology**
- **Landscaped courtyard with artistic water feature**
- **Easy access to building parking**
- **A short walk to Third Street Promenade and Palisades Park**



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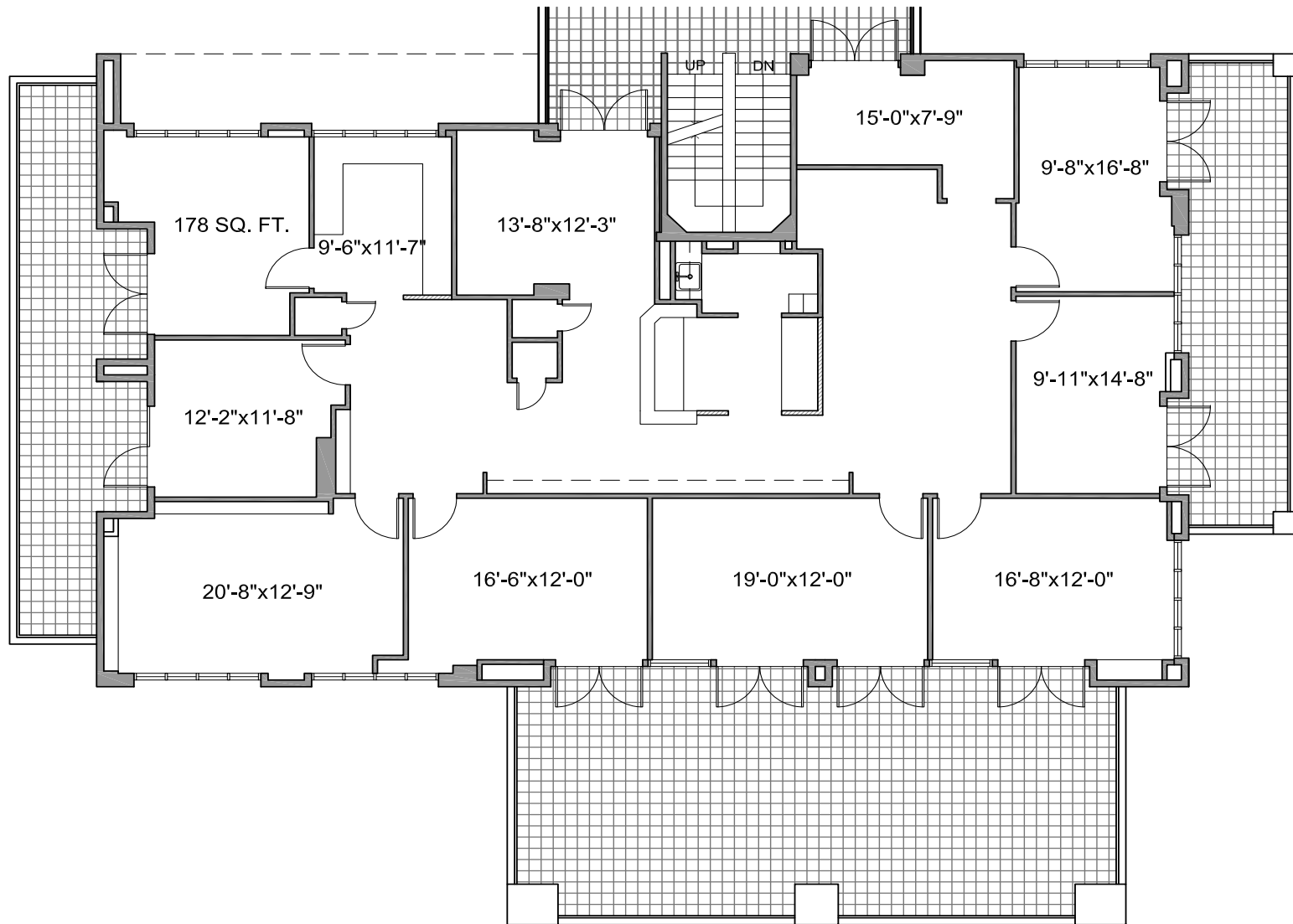
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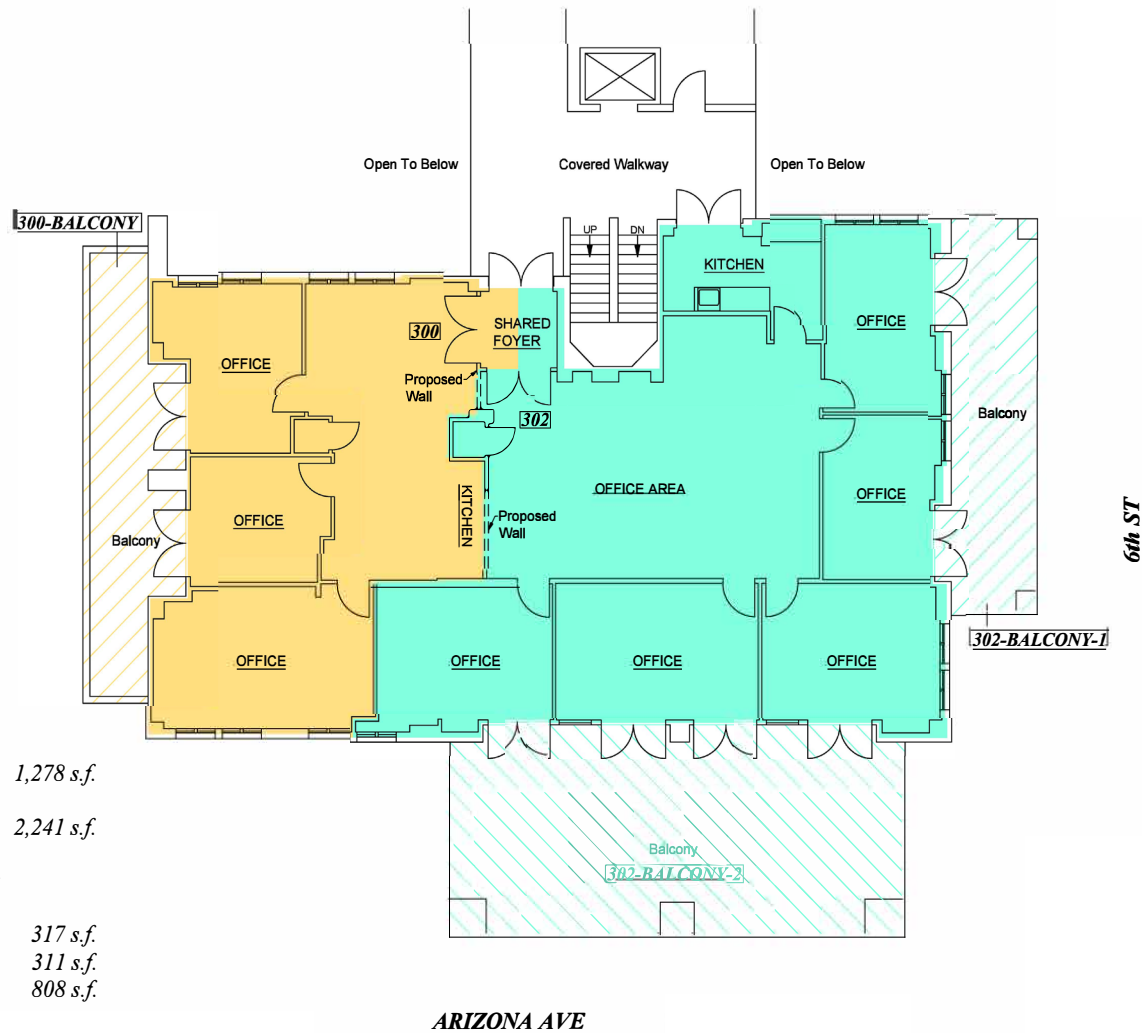
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- Suite 300 Rentable Area: 1,278 s.f.
- Suite 302 Rentable Area: 2,241 s.f.
- Balcony at no additional charge:*
- 300 Balcony Area: 317 s.f.
- 302 Balcony-1 Area: 311 s.f.
- 302 Balcony-2 Area: 808 s.f.



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AREA
MAP



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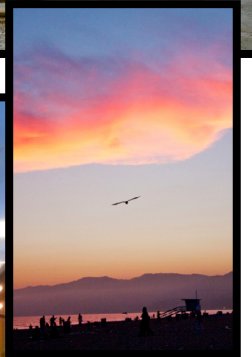
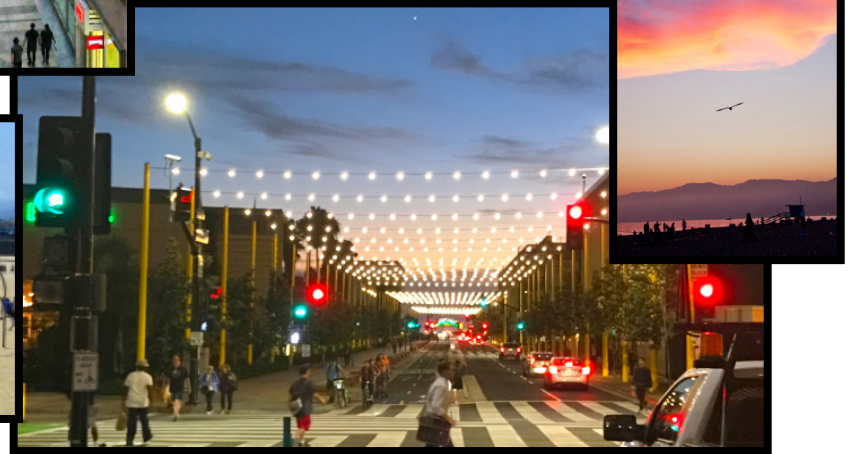
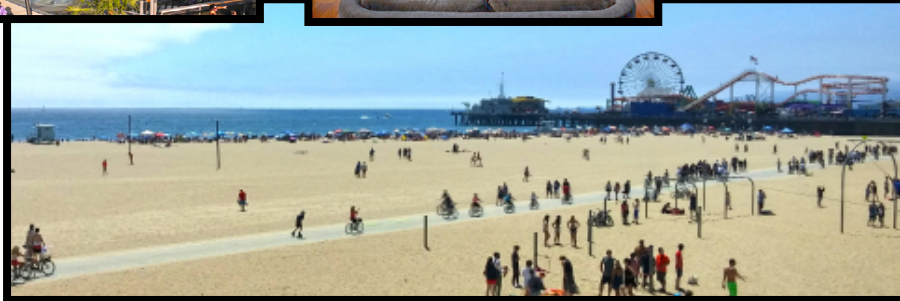
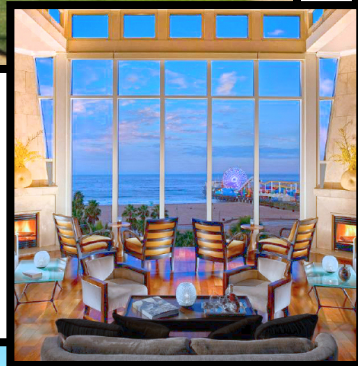
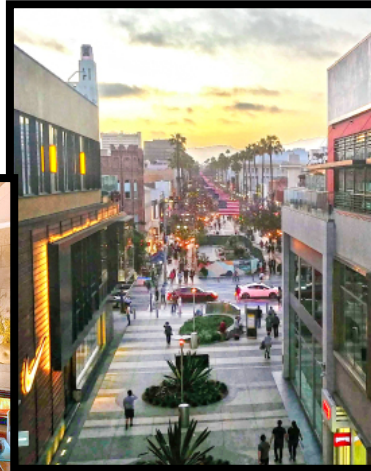
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Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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