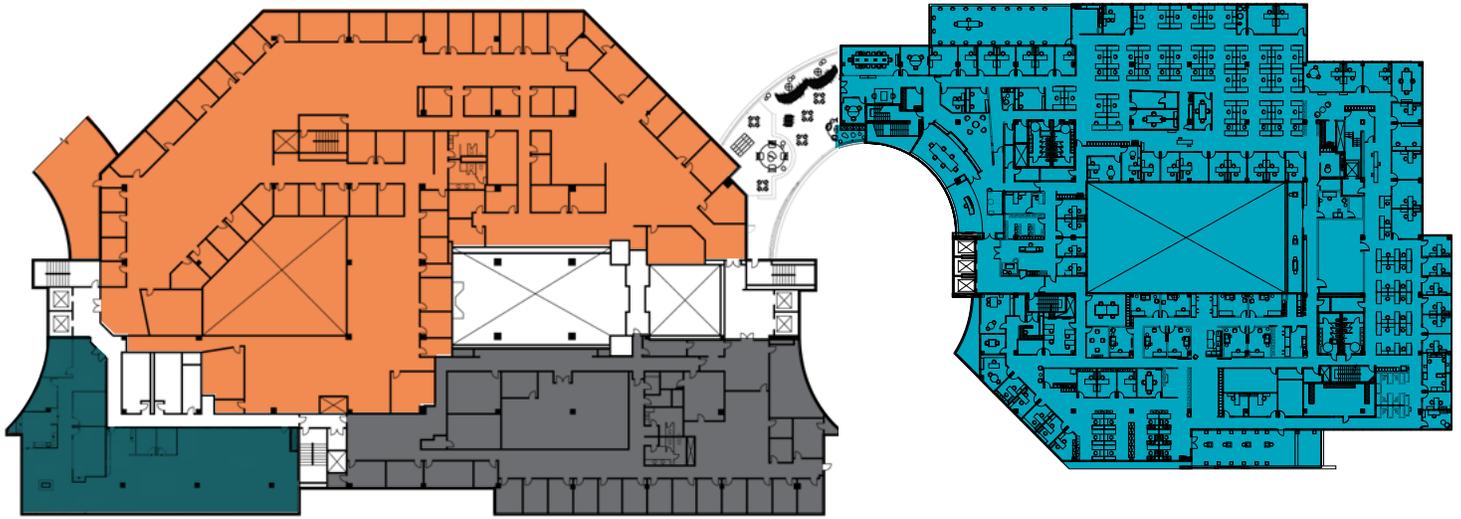


SUBLEASE

# 2425-2501 COLORADO AVE

Santa Monica, CA 90404





LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid black;"></span>	Suite 1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #009682; border: 1px solid black;"></span>	Suite 2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2c3e50; border: 1px solid black;"></span>	Suite 3

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**SUBLEASE DETAILS**

- » **Premises:** Partial 2nd floor | 100,530 SF
  - » Suite 1: 35,588 SF
  - » Suite 2: 58,338 SF
  - » Suite 3: 6,604 SF
- » **Term:** Negotiable (term runs through June 30, 2033)
- » **Rate:**
  - » Suite 1: \$1.95/SF FSG
  - » Suite 2: \$2.50/SF FSG
  - » Suite 3: \$2.50/SF FSG
- » **Tenant Improvement Allowance:**
  - » Suite 1: \$30.00/SF
  - » Suite 2: \$26.25/SF
  - » Suite 3: As-is
- » **Availability:** Immediately
- » **Parking:** 4/1000

**SPACE NOTES**

- » Located within Santa Monica’s premier creative office campus.
- » Ability to deliver up to 100,000 to one user or deliver each space to multiple users.
- » Amenities include:
  - » On site-gym and yoga studio
  - » 3.5-acre park
  - » Indoor lap pool
  - » Three story subterranean parking garage with valet service, EV charging stations, and car wash
  - » Plentiful outdoor space
  - » Close proximity to walkable amenities (Walk Score: 92)

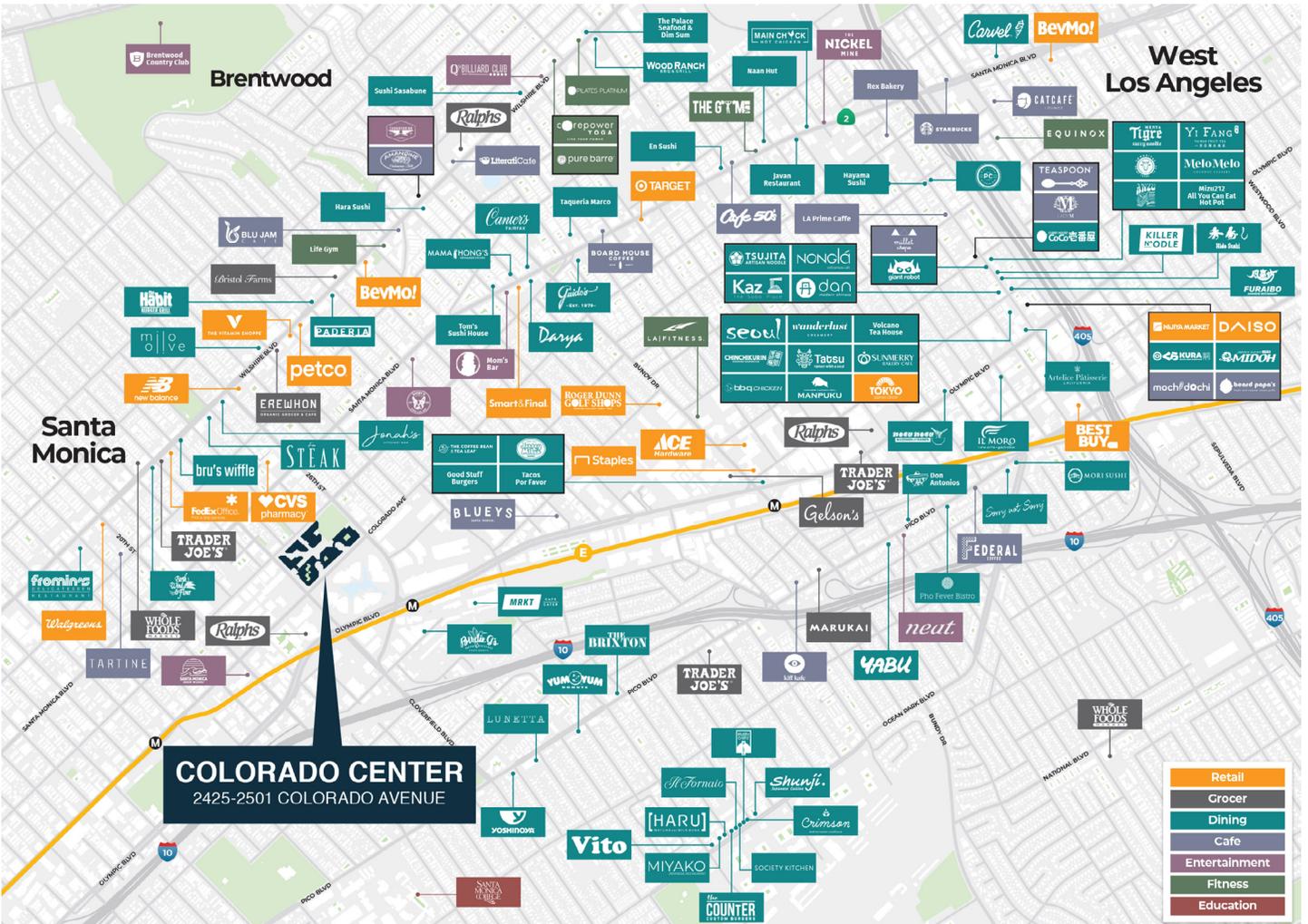


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# 2425-2501 COLORADO AVE

Santa Monica, CA 90404

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