



1655 26TH STREET  
SANTA MONICA, CA 90404



**STANDALONE BUILDING FOR LEASE**



<b>PREMISES</b>	± 52,831 SF
<b>RENT</b>	\$5.00/SF, NNN (Nets Approx. \$0.22/SF)
<b>OCCUPANCY</b>	30 Days Notice
<b>TERM</b>	5 - 10 Years
<b>ZONING</b>	SMLMSD*
<b>PARKING</b>	124 Striped Spaces, 184 with Single Stackers on Perimeter \$150/Space/Month (Additional Parking Available Nearby)
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>- Plug &amp; Play</li> <li>- Entire Building, No Shared Space</li> <li>- Private Parking</li> <li>- Exposed Ceilings</li> <li>- Exposed Brick</li> <li>- Glass Offices</li> <li>- Private Offices and Open Work Spaces</li> <li>- Modern Kitchen</li> <li>- 38,831 SF First Floor</li> <li>- 14,000 SF Second Floor</li> <li>- Located in the Highly Desirable Santa Monica Media District</li> </ul>

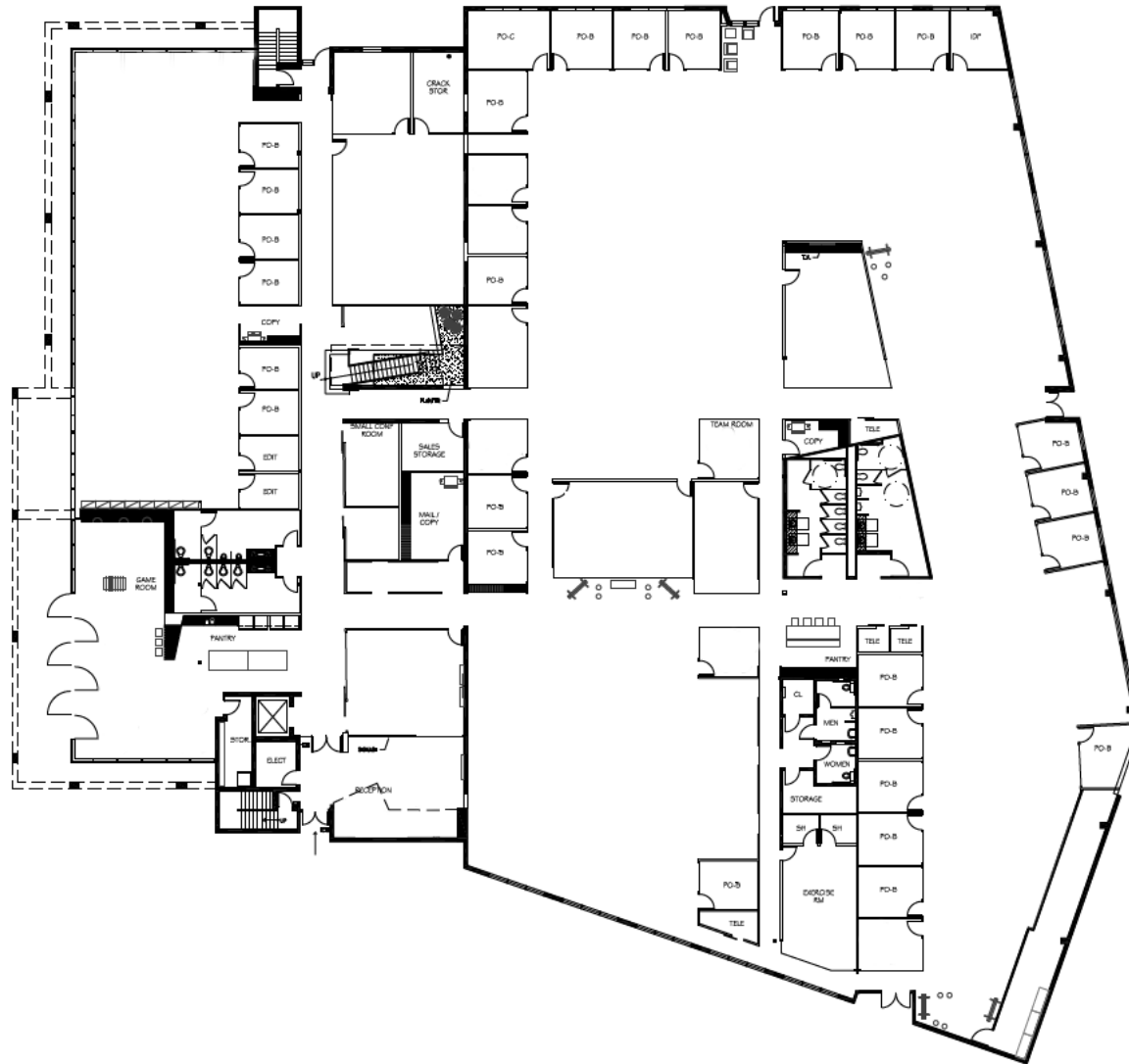
Welcome to 1655 on 26th Street. A place where creative, collaborative and forward thinkers can call home. This single tenant, stand-alone building with a rich Santa Monica history has been designed for a modern day tenant. With multiple points of access, a combination of open work space, private offices and conference rooms with glass walls. Cafeteria like eating areas gives comfort for not just eating but meeting as well, a flex indoor / outdoor area that allows for some fresh outdoor oxygen, custom lighting, detailed brickwork, and exposed ceilings brings out the character of this original industrial use building. With the majority of the foot print on the first floor, there is a 14,000 square foot beautifully designed mezzanine space with multiple staircase access and an elevator for convenience and/or handicap capabilities. As a stand-alone building, the tenant will have complete control of the open air parking lot with 124 striped parking spaces or additional parking with valet service.



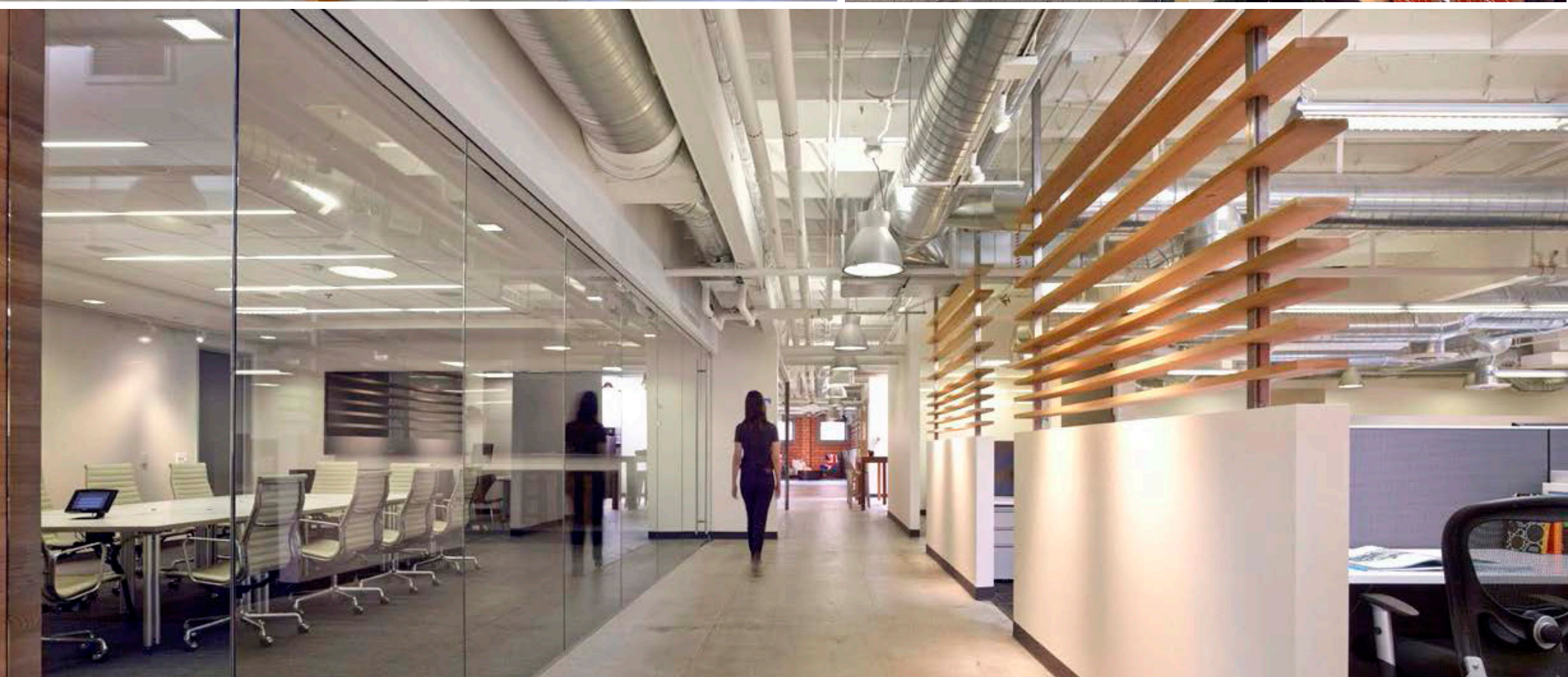
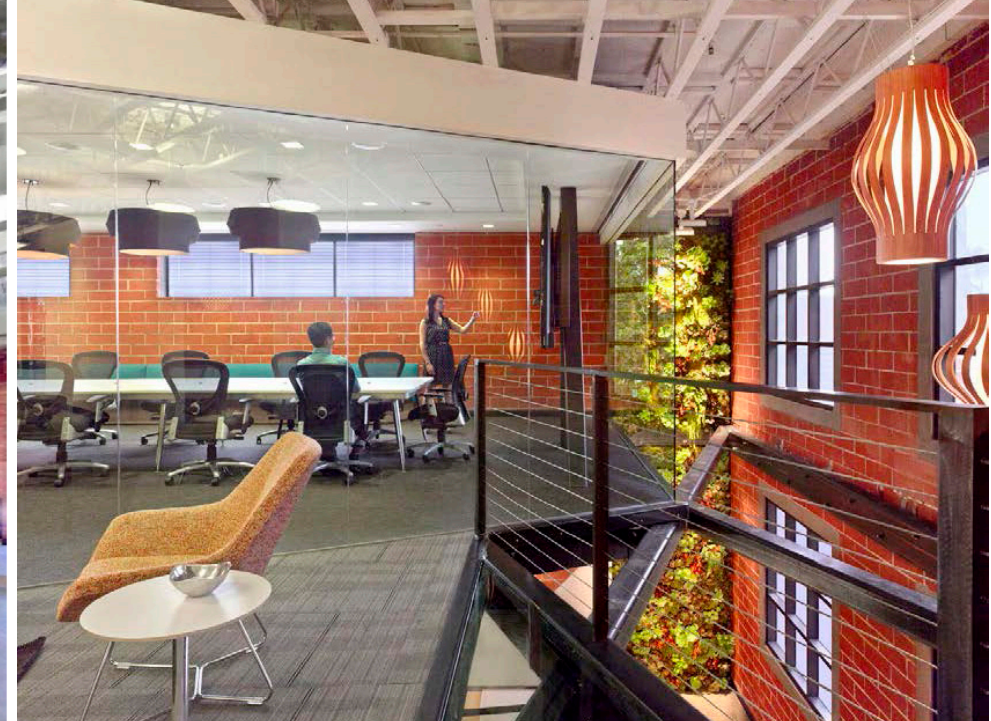
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



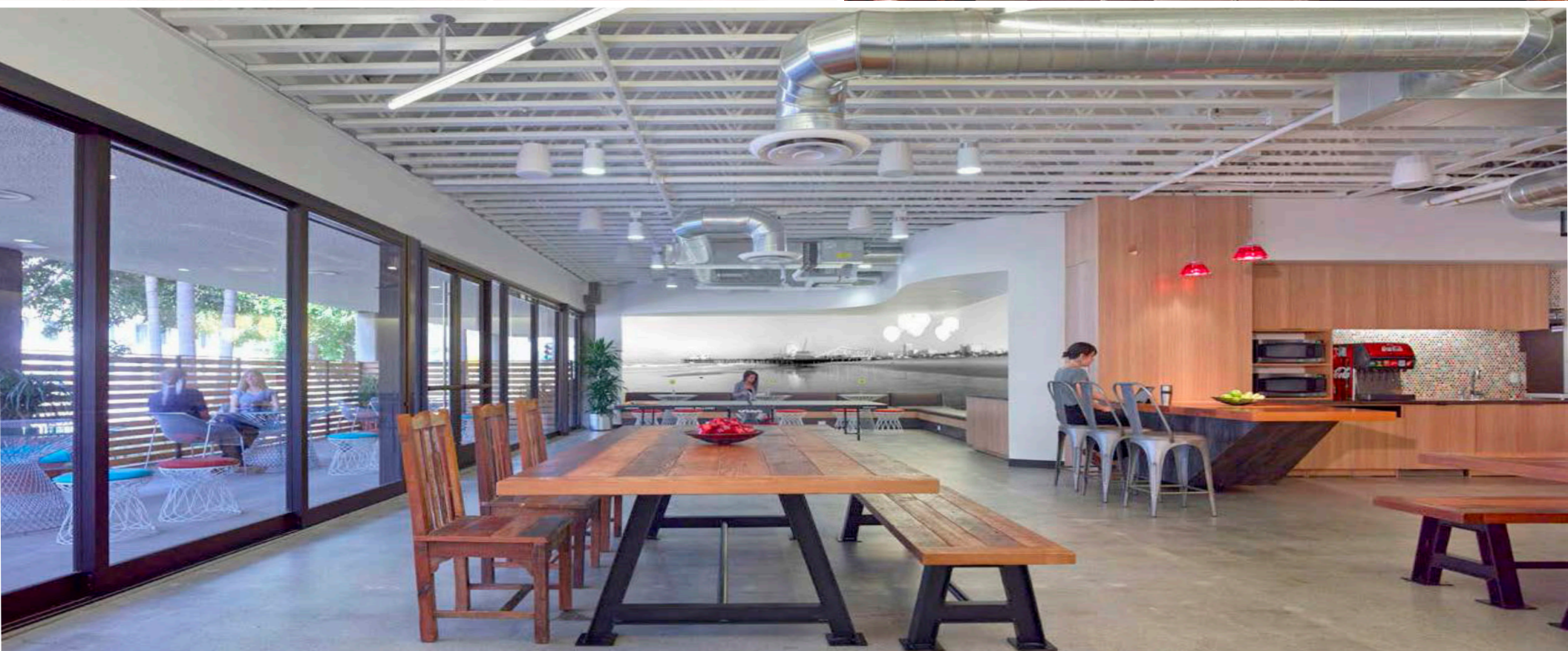
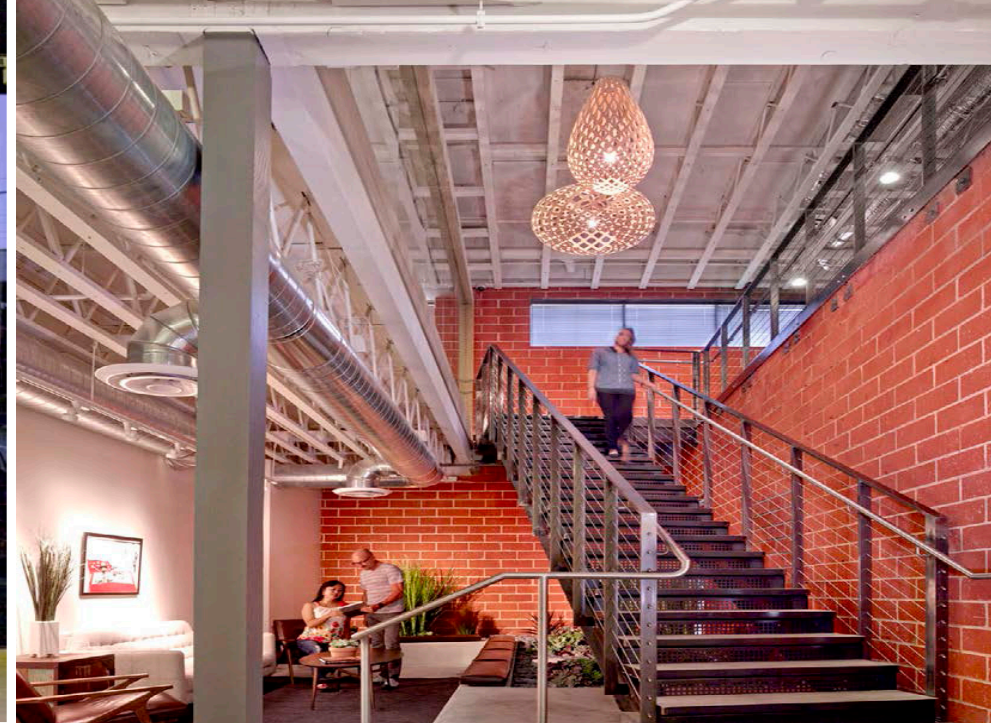
# FLOOR PLAN



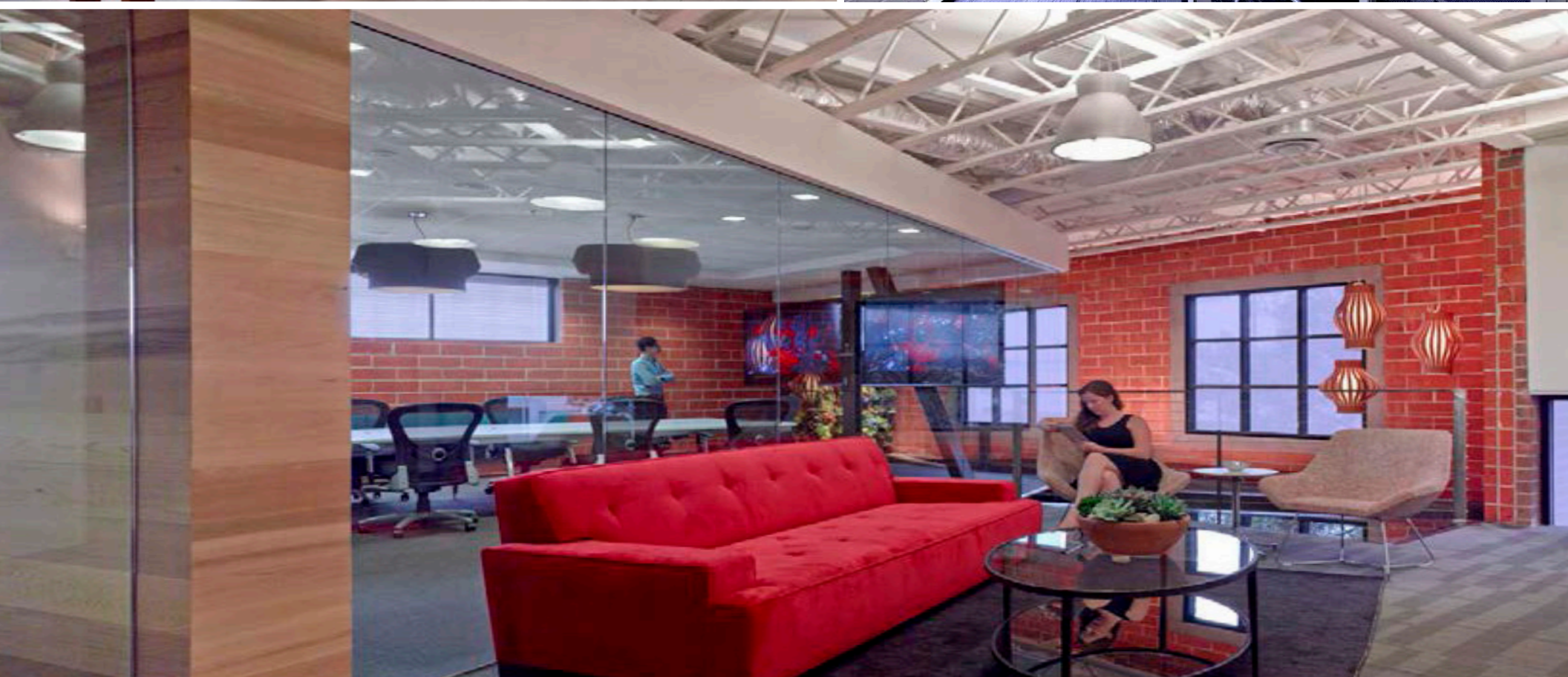


















# SITE PLAN AERIAL







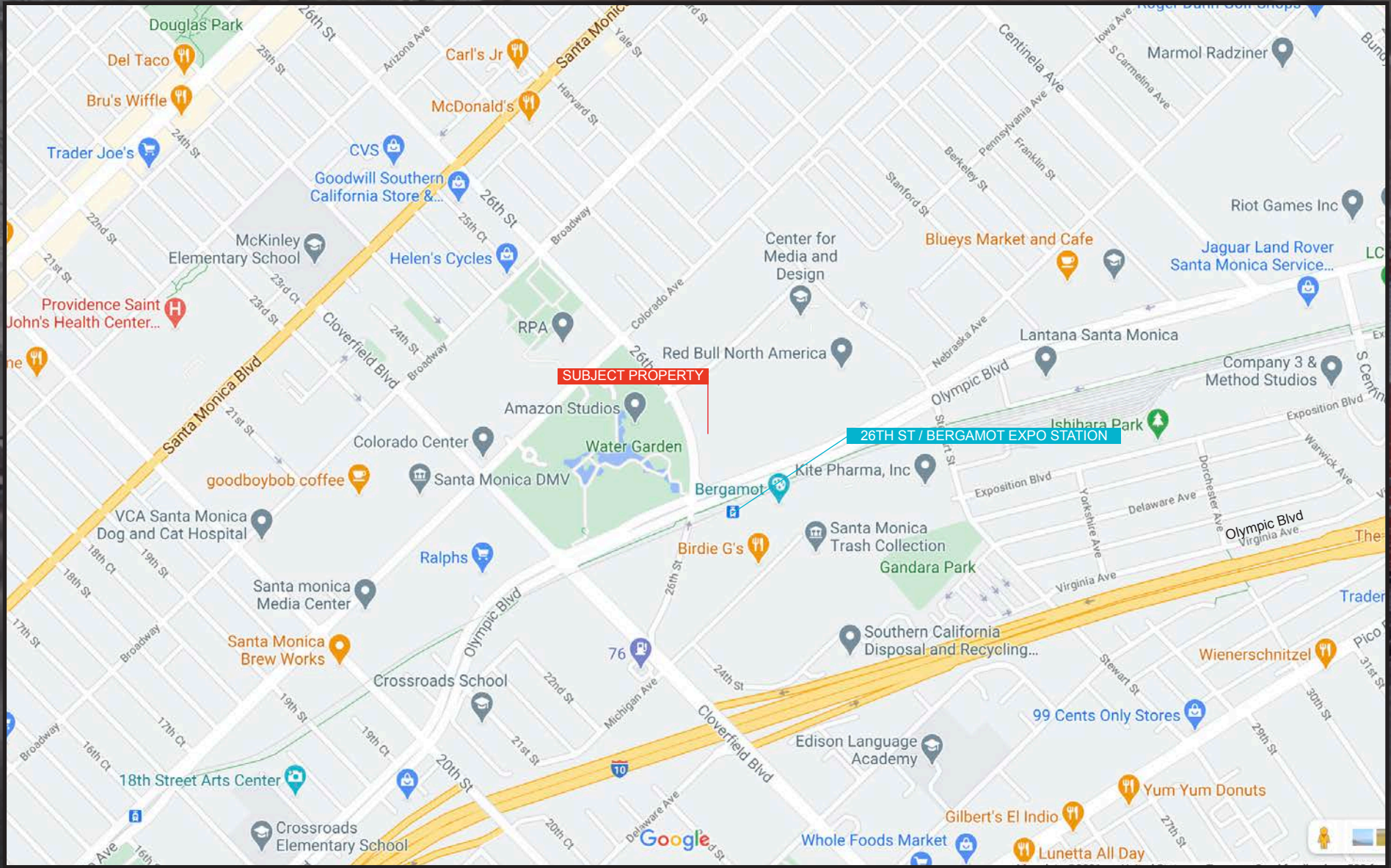
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# SANTA MONICA TENANTS



# EXPO LINE

Walking distance to the 26th St/Bergamot Station



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# CONTACT



F. Ronald Rader, SIOR  
310.899.2743  
rrader@leewestla.com  
BKR DRE 00452728



Alex Rivera  
310.899.2742  
arivera@leewestla.com  
BKR DRE 01328712



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