

FOR LEASE

DOWNTOWN SANTA MONICA
CREATIVE OFFICE

1ST YEAR TEASER RATE

\$3.00/SF year one [1] of a minimum
three [3] year deal!

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1442 2nd Street

SANTA MONICA, CA 90401

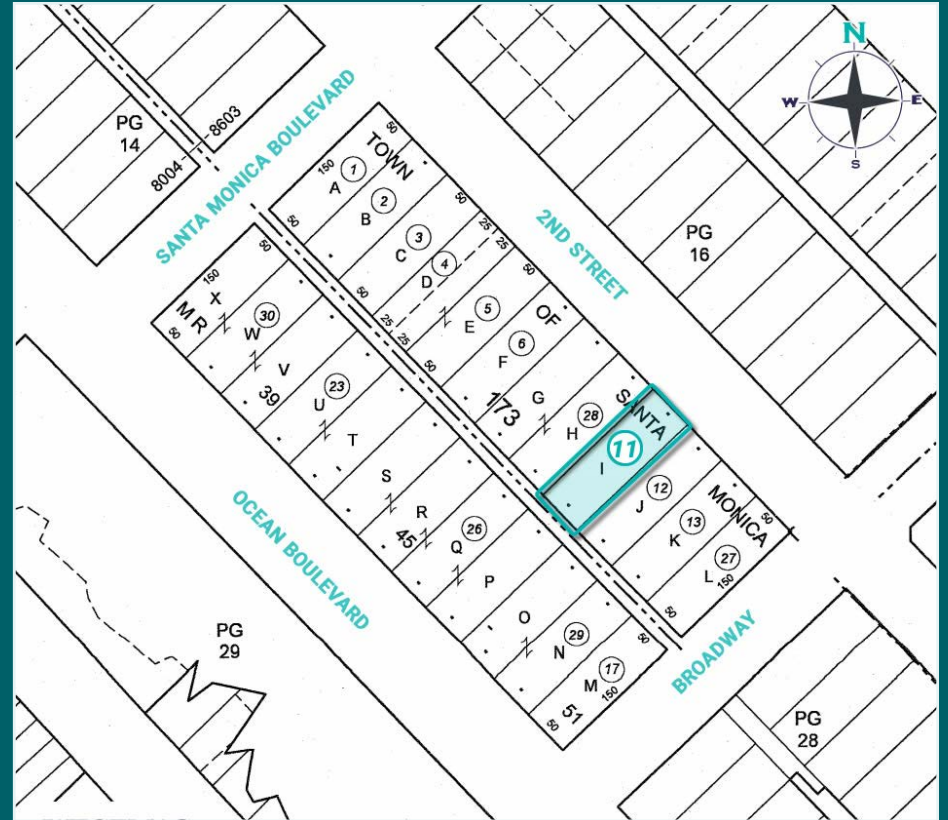


PROPERTY INFORMATION

ADDRESS	1442 2nd Street Santa Monica, CA 90401
BUILDING	Approximately 17,200 SF; Three [3] stories
AVAILABLE	Approximately 9,700 square feet <i>(not-divisible)</i> ±5,733 SF on second floor ±3,967 SF on third floor
TYPE	Creative Office Space
TERM	One [1] to ten [10] years
RENTAL RATE	\$4.25 per square foot, per month, net net net
NNN CHARGES	Approximately \$0.82/SF

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



- ## FEATURES
- » Exterior balcony off the 2nd floor conference room overlooking 2nd street.
 - » Operable windows with partial ocean views.
 - » High ceilings with state-of-the-art lighting.
 - » Private bathrooms on each floor.
 - » The subject space includes conference rooms, a gourmet kitchen, private offices, open areas, storage, IT room, and more.
 - » One [1] private elevator with the ability to customize access.
 - » Landlord planning on common area refurbishment

LOCATION FEATURES

WALKER'S
PARADISE

92

Walk Score (CoStar)

EXCELLENT
TRANSIT

87

Transit Score (CoStar)

- » Walking distance to the Third Street Promenade, Santa Monica Pier and the Metro Rail.
- » Immediate access to an array of world-class amenities.
- » Month to month parking directly across the street in the City of Santa Monica public parking lots.
- » Excellent exterior signage potential.
- » Stand-alone and secured building that allows for optimal safety and easy access.
- » Subject space is located above North Italia restaurant.

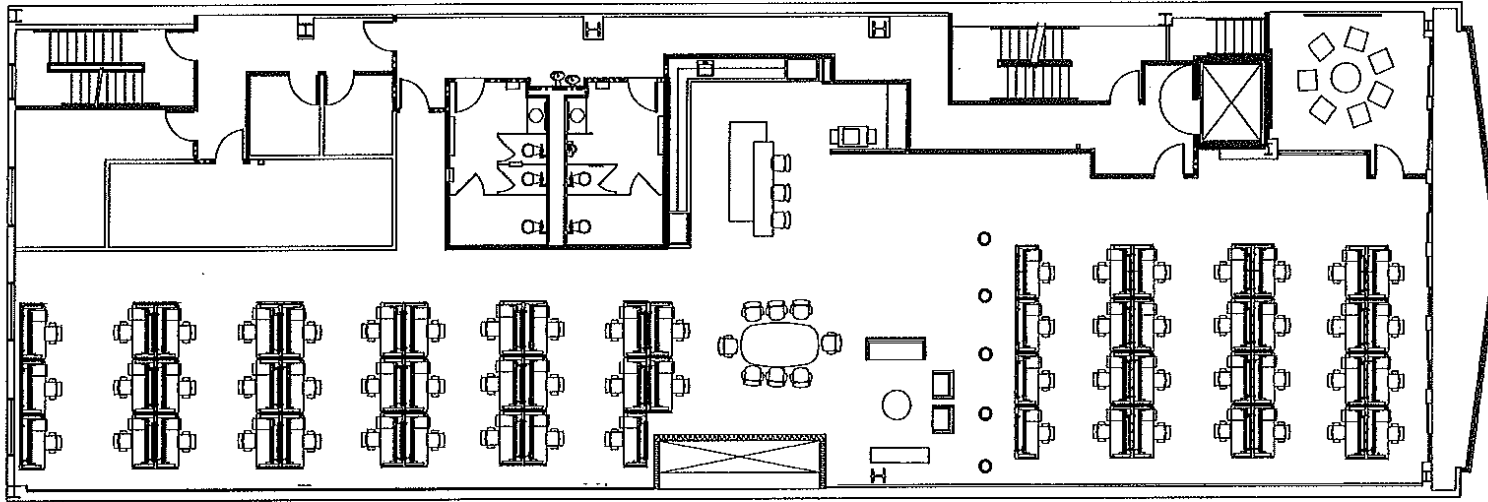


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AREA AMENITIES

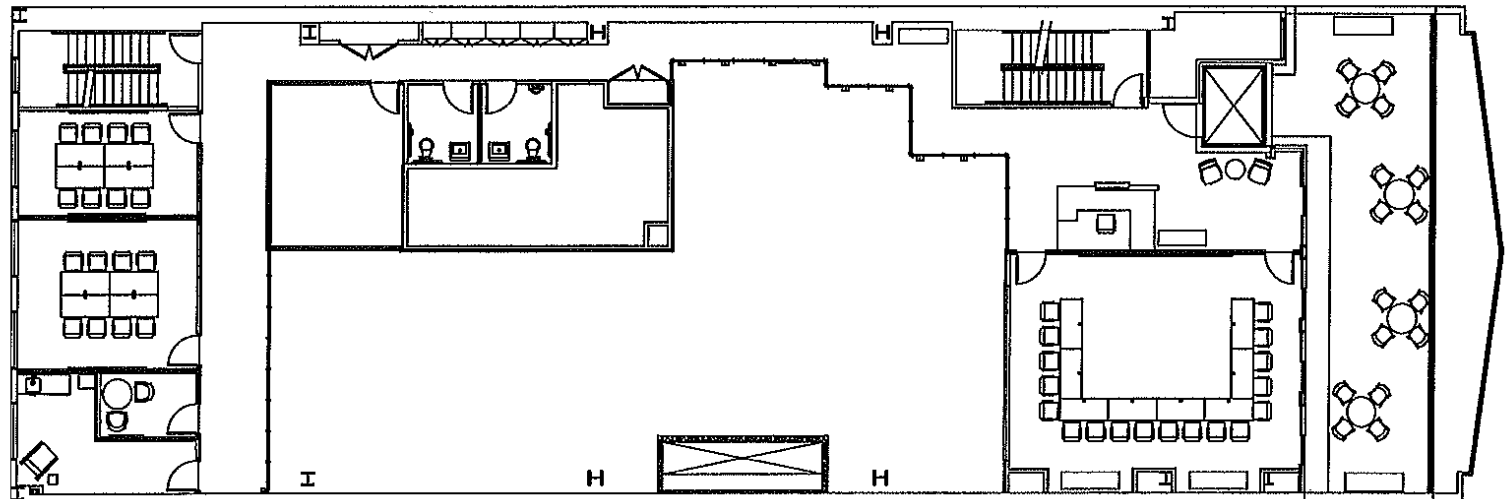


FLOOR PLANS



SECOND
FLOOR
1442
2nd Street

THIRD
FLOOR
1442
2nd Street



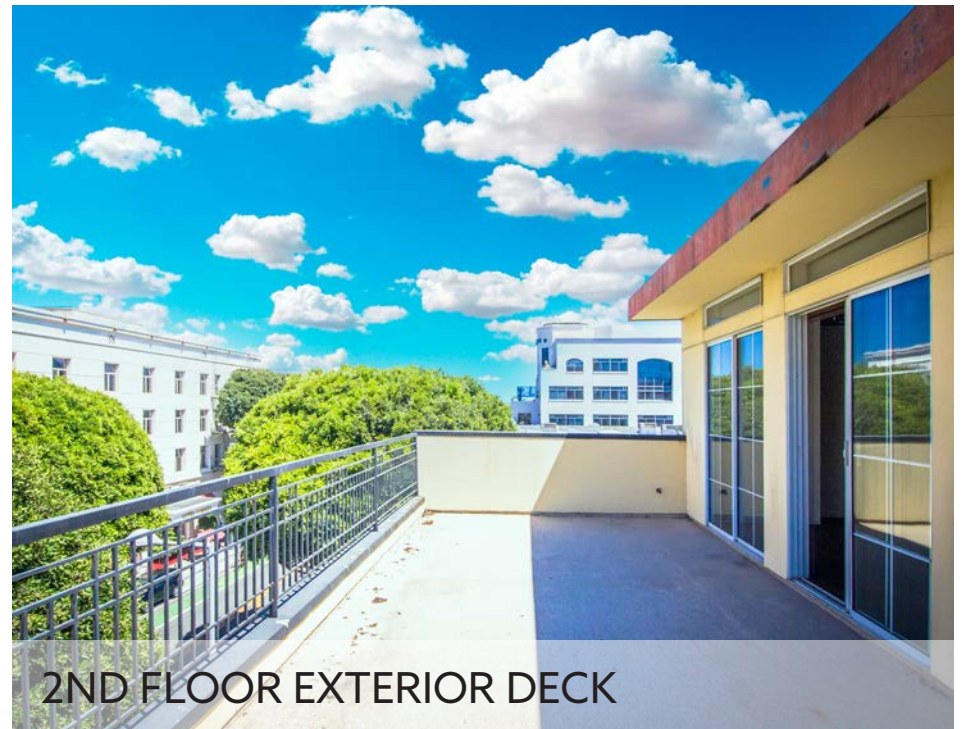
INTERIOR PHOTOS



GROUND FLOOR LOBBY



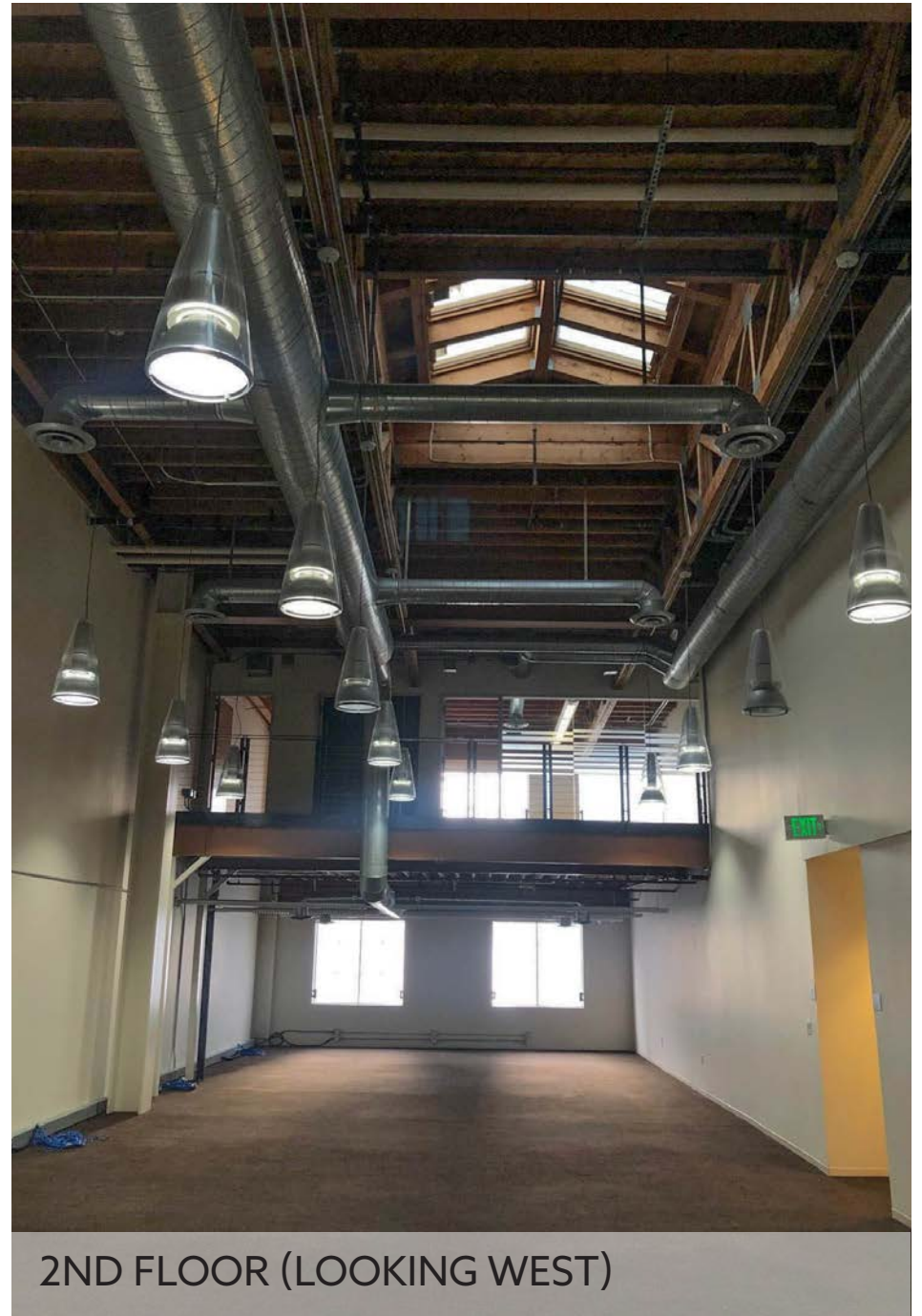
2ND FLOOR CONFERENCE ROOM



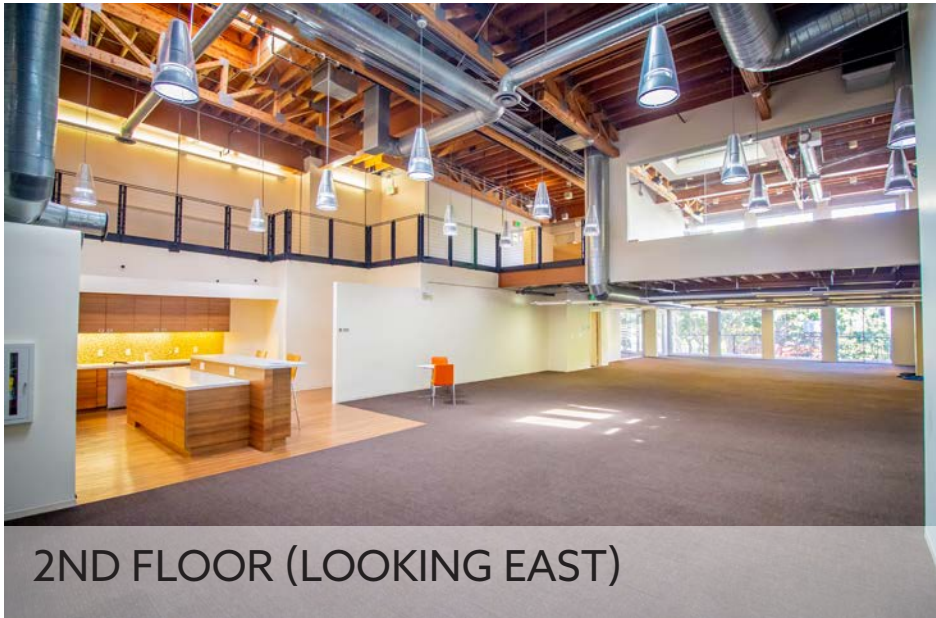
2ND FLOOR EXTERIOR DECK



GROUND FLOOR ELEVATOR



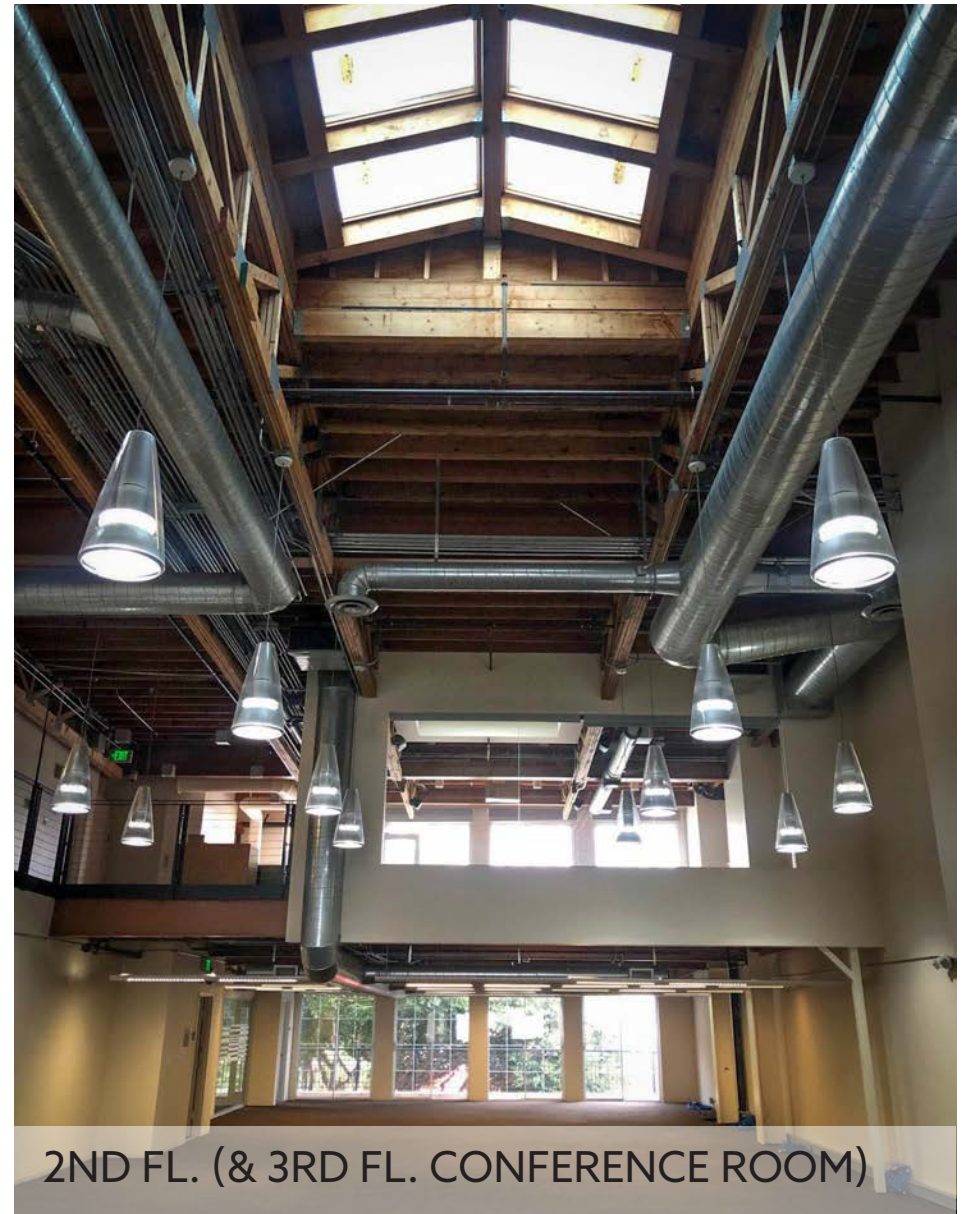
2ND FLOOR (LOOKING WEST)



2ND FLOOR (LOOKING EAST)



2ND FLOOR KITCHEN



2ND FL. (& 3RD FL. CONFERENCE ROOM)

