

FOR LEASE



ZACUTO GROUP
COMMERCIAL REAL ESTATE



PROMENADE
CREATIVE OFFICES

1427
3RD STREET PROMENADE
Santa Monica



Opportunity to occupy full floor office space above the 3rd Street Promenade

SUITE

202 - Total SF ± 2,413 SF

Suite A - 1,359 SF

Suite B - 1,054 SF

AVAILABLE

Now

TERM

Negotiable

PARKING

10 Surface Spaces

@\$325/mo./per space

LISTING AGENTS

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JACKIE LUBRANO

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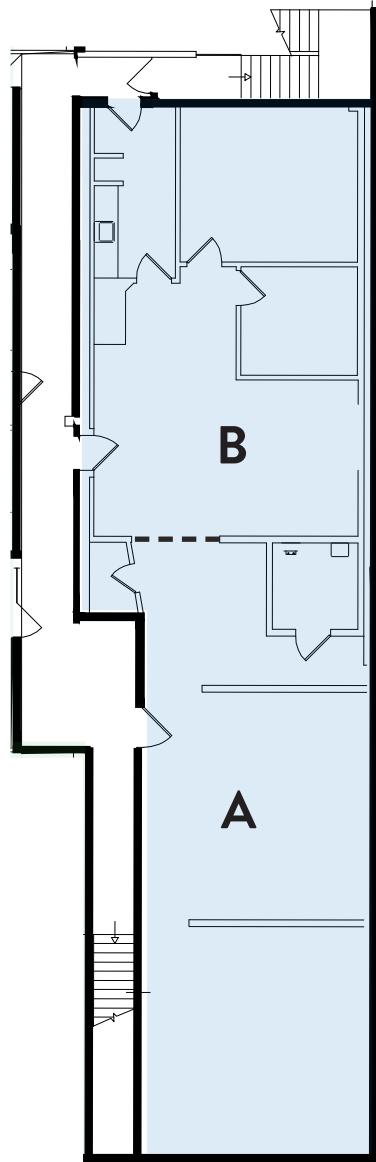


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1425 / 1427 3RD STREET PROMENADE, SANTA MONICA, CA

REAR ALLEY / PARKING



**1427 3RD STREET
SUITE 202**

TOTAL ±2,413 RSF

AVAILABLE: NOW

B - 1,054SF

A - 1,359 SF

1427

3RD STREET PROMENADE

Santa Monica



Floor-thru office space with secured accessibility



Creative/Industrial style interiors offer exposed brick, open ceilings, sky lights and new floors



On-site surface parking for up to 10 vehicles



Private in suite kitchen and bathroom



Coveted Downtown Santa Monica Location



Metro

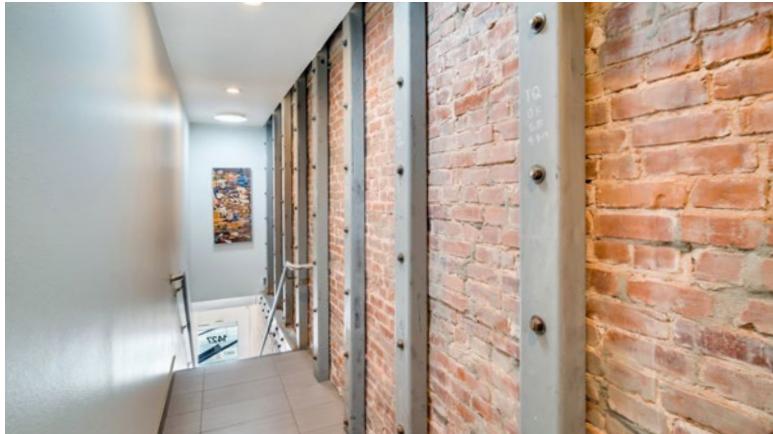
Two blocks from the Expo Line Station at 4th / Colorado



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PHOTOS



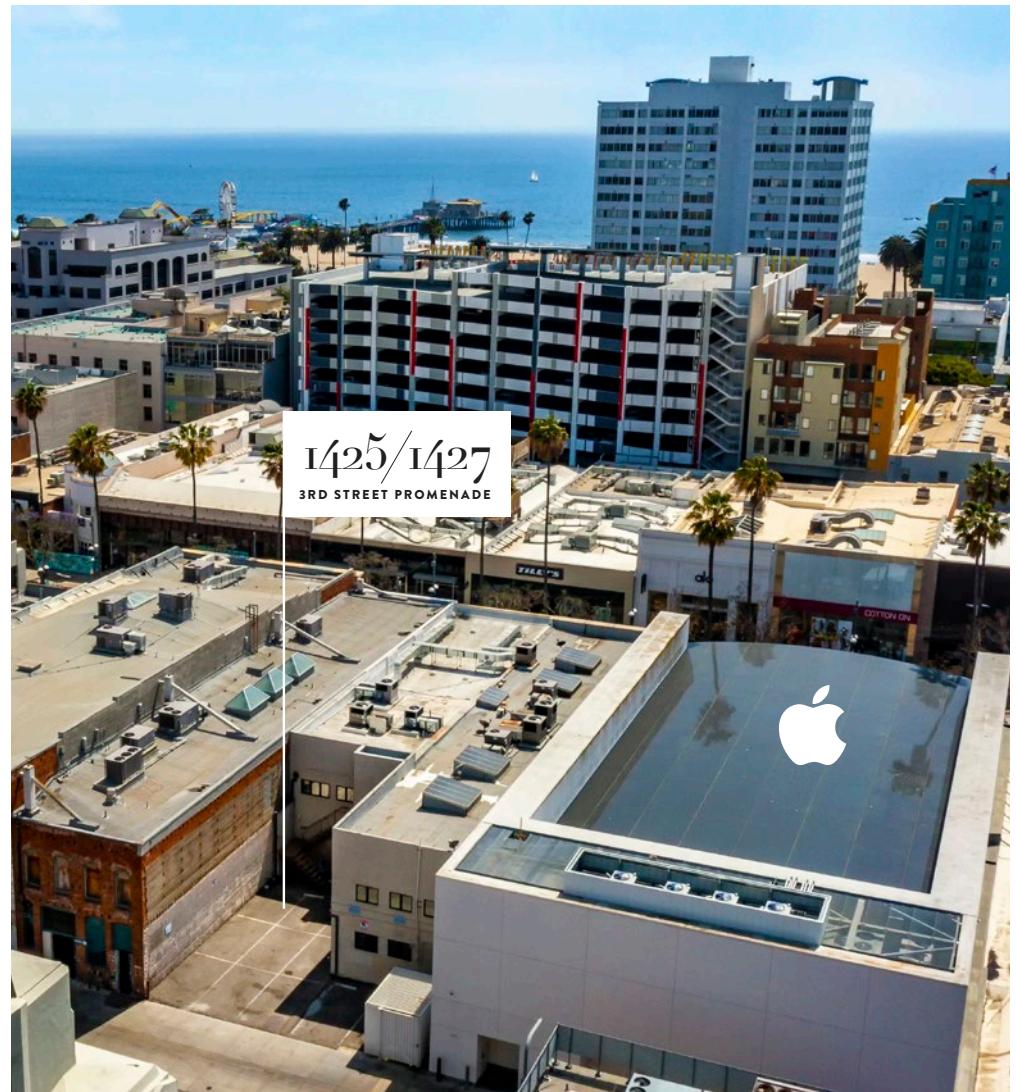
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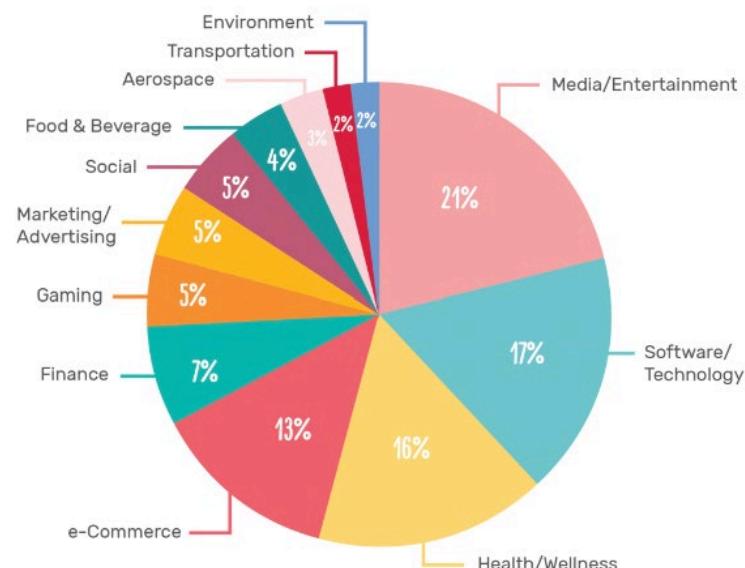


92 WALKSCORE
LOCATION



SILICON BEACH

BY THE NUMBERS



Source: Mediakix

COMPANIES MAKING WAVES

HEADSPACE

HULU

THE AEROSPACE CORP

CHOWNOW

GOOGLE

SNAP INC.

PATIENTPOP

POSTMATES

SYSTEM1

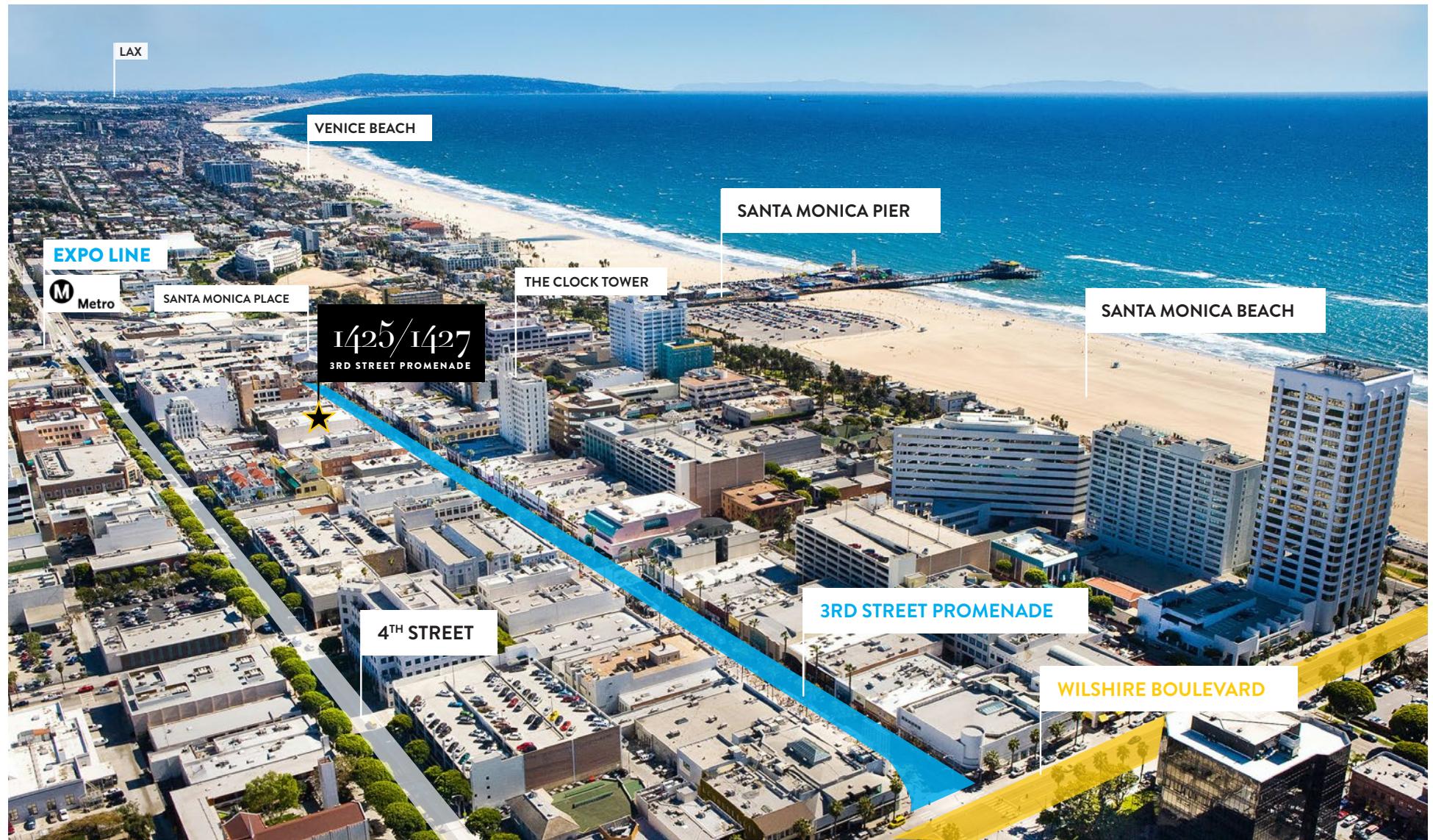
WPROMOTE

GUMGUM

GEM

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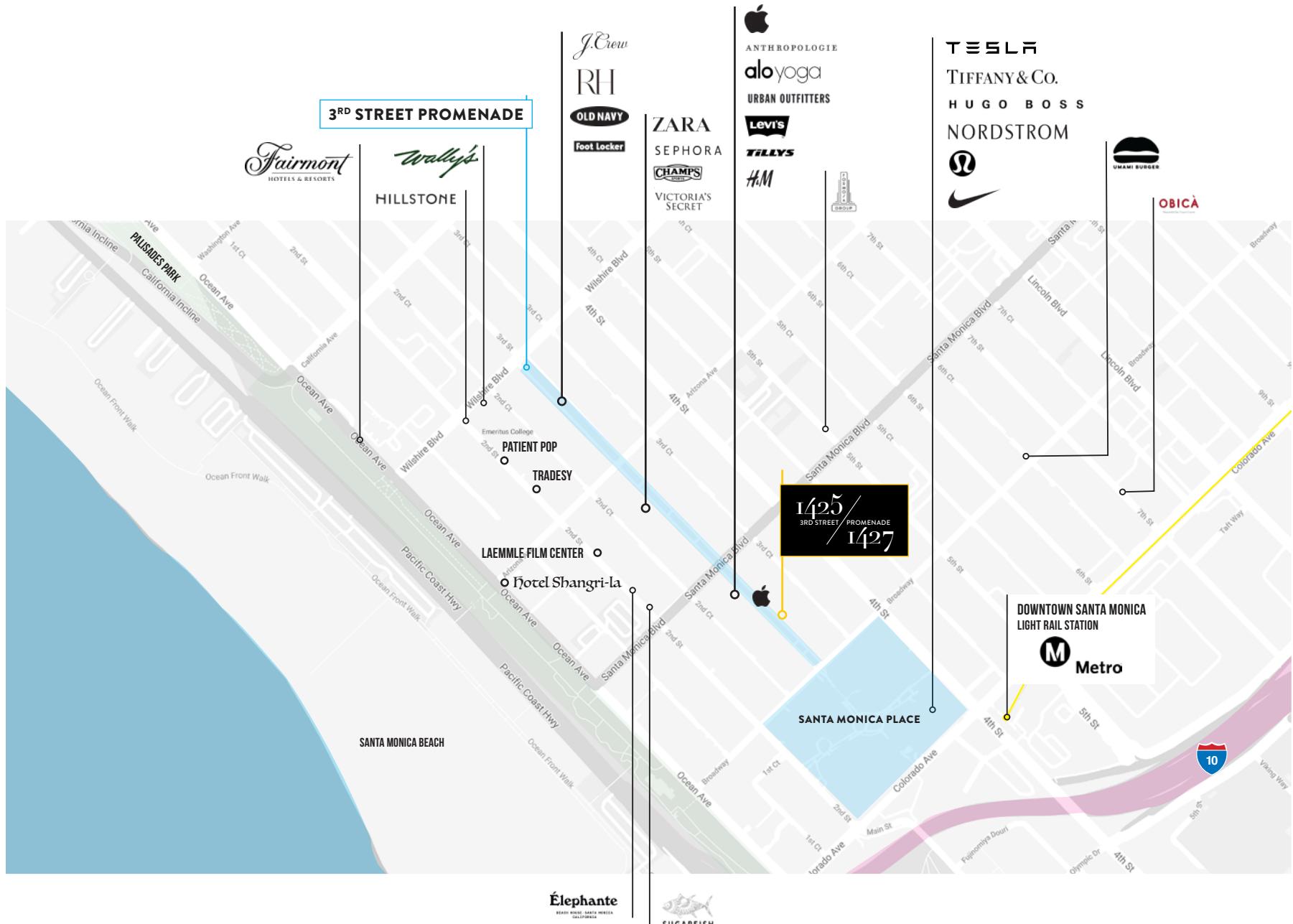
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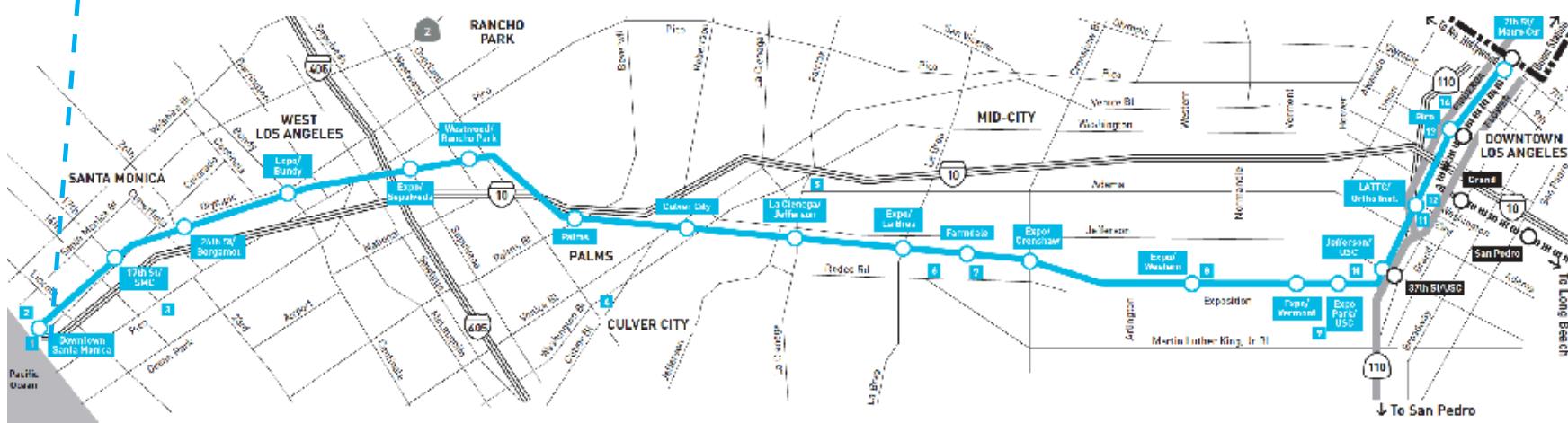
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EXPO/METRO LINE



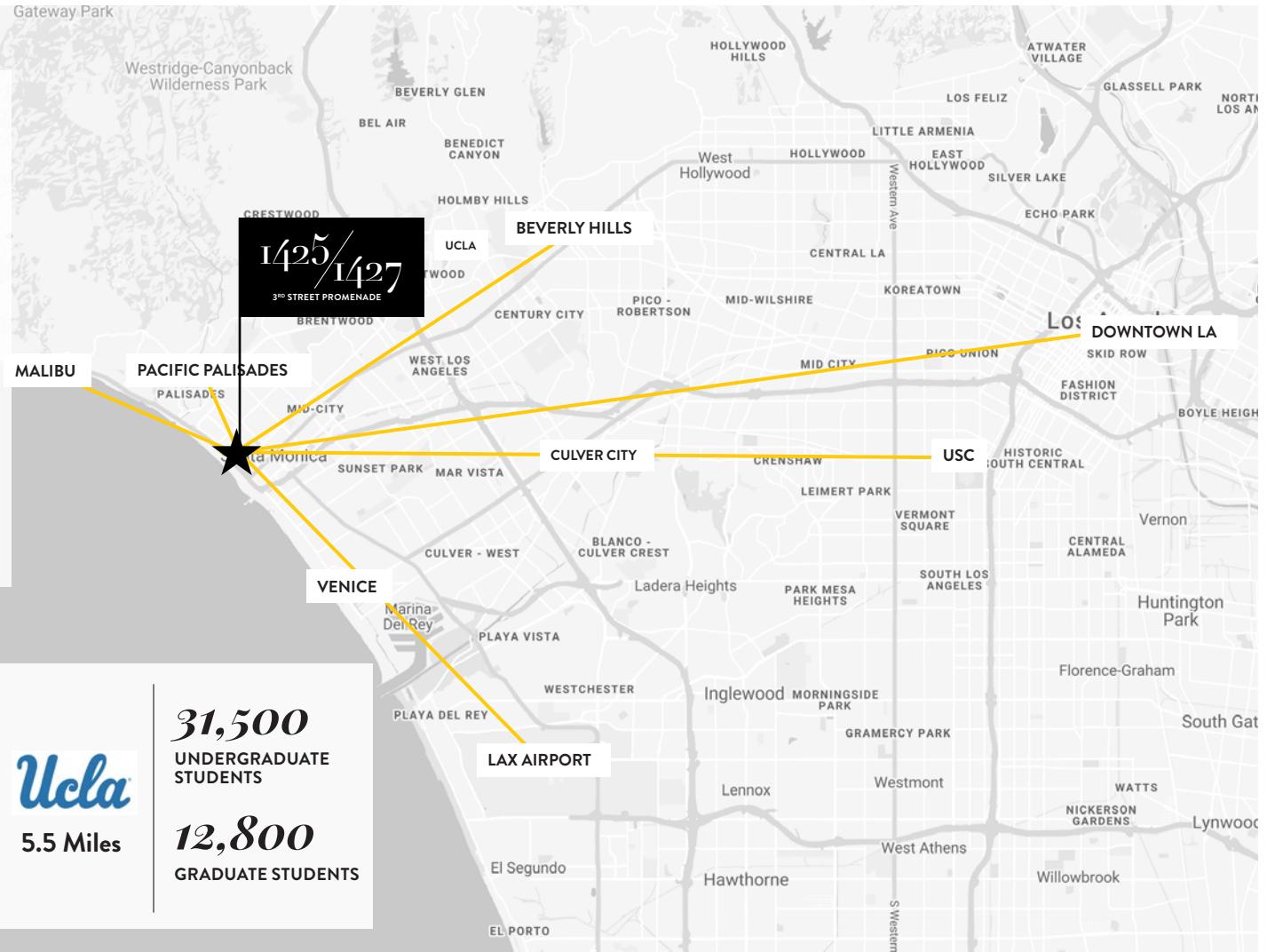
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- **Montana Avenue - 1.0 mile**
- **Venice - 1.8 miles**
- **Pacific Palisades - 2.4 miles**
- **Brentwood - 4.2 miles**
- **Malibu - 5.4 miles**
- **Beverly Hills - 6.7 miles**
- **LAX - 9.0 miles**
- **Downtown LA - 16.0 miles**



1.6 Miles

28,800

ENROLLED STUDENTS AT
SANTA MONICA COLLEGE



5.5 Miles

31,500

UNDERGRADUATE
STUDENTS

12,800

GRADUATE STUDENTS



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