

# FOR LEASE

±3,200 SF OF STUDIO / CREATIVE OFFICE / CONTENT  
SPACE ON THE GROUND FLOOR OF A STAND-ALONE BUILDING

# 1848 LINCOLN BLVD

SANTA MONICA, CA 90404



A DIVISION OF



LEE &  
ASSOCIATES

## PAUL BREHME

Principal  
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DRE# 01476686

## LEE & ASSOCIATES LOS ANGELES WEST, INC.

1508 17<sup>th</sup> St. Santa Monica, CA 90404  
310-899-2700  
www.leewestla.com  
DRE# 01222000



	1848 LINCOLN BLVD
ASKING RATE:	\$2.75 / SF Modified Gross
BUILDING SF:	±3,200 SF
SPACE TYPE:	Creative Office / Content Studio Space
OCCUPANCY:	Immediate
PARKING:	Up to 6 Vehicles
NEW TERM:	3-5 Years

## PROPERTY HIGHLIGHTS

- High-end Ground Floor Creative Office / Studio Space in Standalone Building
- 4 Private Offices / Editing Bays
- Exposed Bow Truss Ceiling with Lots of Natural Light
- Kitchen with Pantry and Plenty of Storage
- Dedicated Data Closets
- Parking in Front and Behind Building
- Large Bullpen Area
- Gated and Secure Building

## LOCATION HIGHLIGHTS

- Close proximity to the 10 and 405 Freeways, Santa Monica Beach, Venice, and West Los Angeles.
- Lots of great restaurants and nearby amenities



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### Lee & Associates | Los Angeles West, Inc.

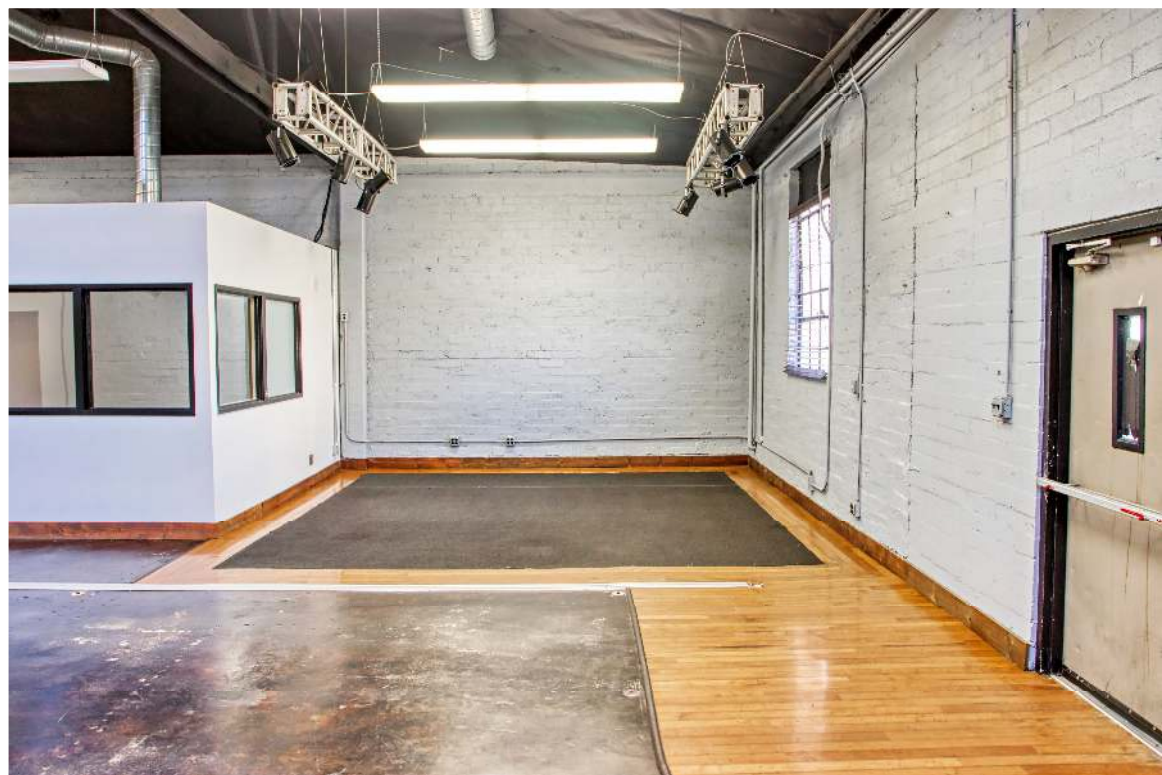
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# EXECUTIVE SUMMARY





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**LEE & ASSOCIATES**

**INTERIOR**





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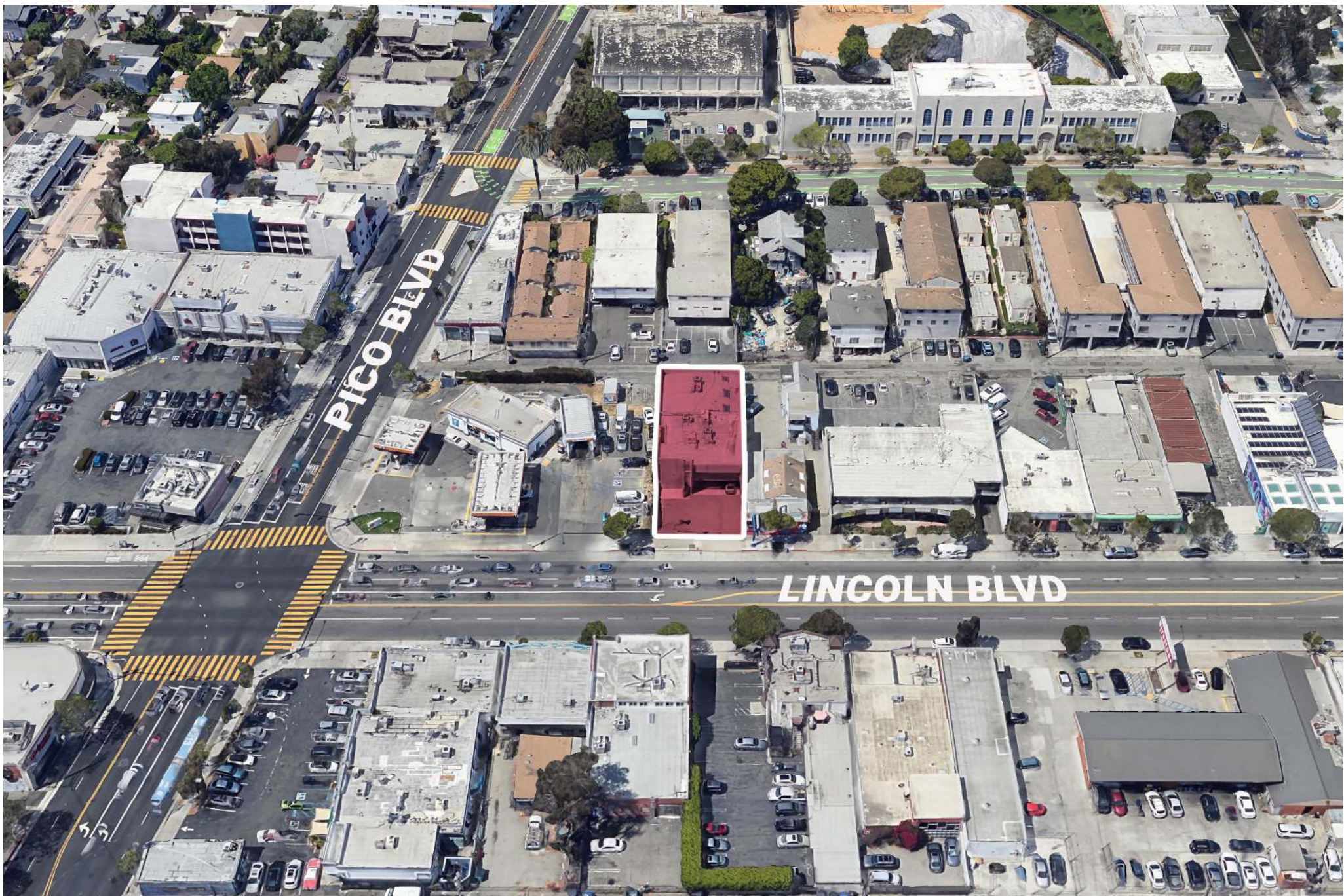












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**AERIAL PHOTO**



