

# FOR LEASE

CREATIVE OFFICE SPACE

# 1347

## 19th Street

SANTA MONICA, CA 90404

**1ST YEAR RENTAL REDUCTION RATE**



For more information contact:

**CHRISTIAN C. HOLLAND**  
Managing Director

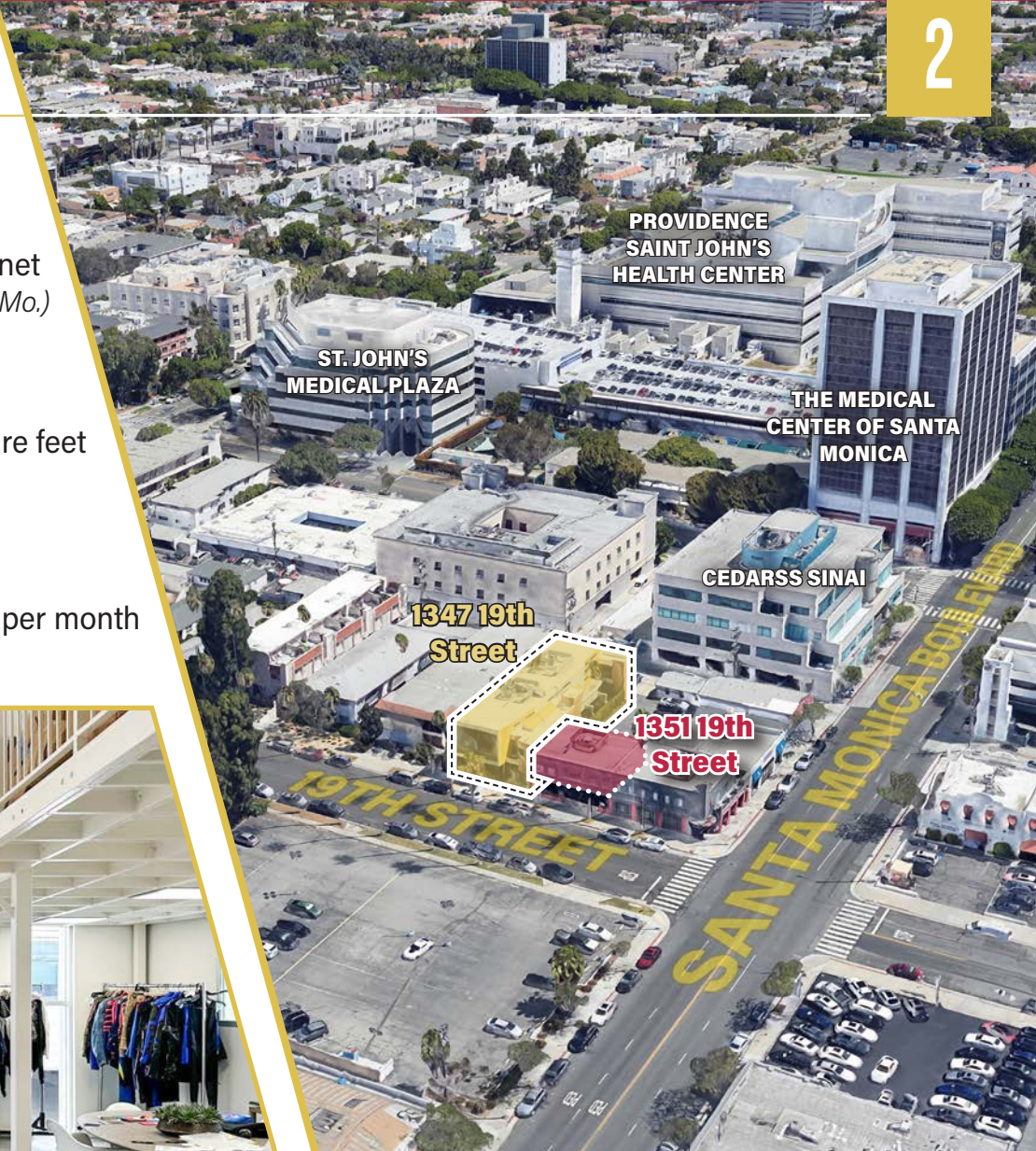
[holland@westmac.com](mailto:holland@westmac.com)  
310.966.4350  
DRE# 00942434

**WESTMAC**  
Commercial Brokerage Company

# Listing Information

2

<b>RENTAL RATE</b>	\$4.75 per square foot, per month, net net net (Triple net charges are approximately \$1.15/SF/Mo.)
<b>AVAILABLE</b>	Immediately
<b>SIZE</b>	2nd floor space approximately 3,475 square feet (not including mezzanine)
<b>TERM</b>	Three [3] - Five [5] years
<b>PARKING</b>	Six [6] single-stall spaces at \$150 per car, per month



Neighboring 1351 19th Street has ±1,911 SF of 2nd Floor Space Available. Contact Agent for More Details.

©2024 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

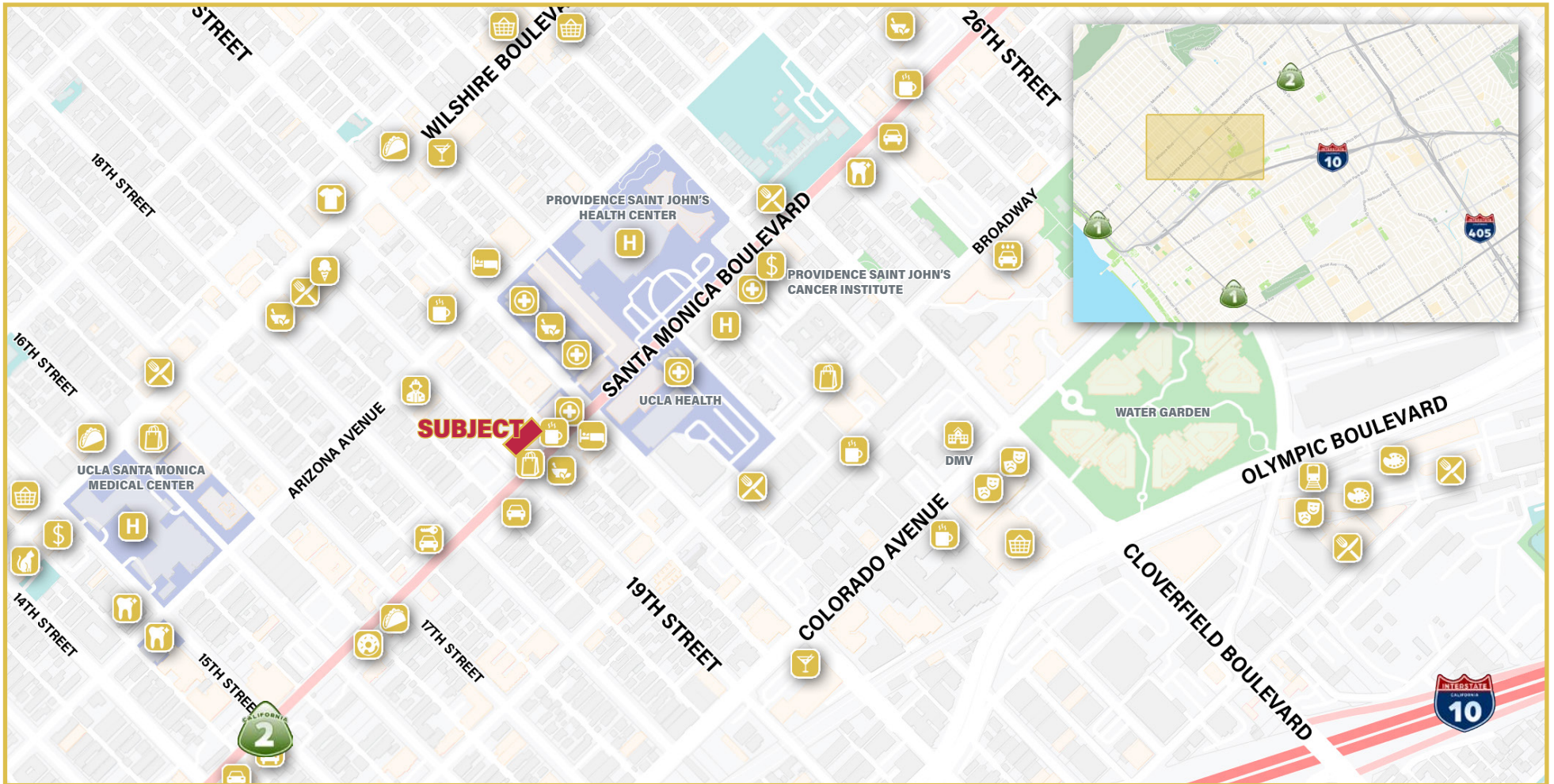
**WESTMAC**

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Boulevard, Los Angeles, CA 90025-3311 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

# Property Features

- ▶ Secure entry/exit to the subject space via private stairwell and elevator.
- ▶ Fantastic natural light throughout the space.
- ▶ High and exposed ceilings with mezzanine space.
- ▶ Partial-to-full kitchen, break and hang area.
- ▶ Layout consists of open area, conference rooms, offices, and more. Rear patio space.
- ▶ Easy parking areas via rear alleyway.



©2024 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

# Property Photos

Please contact the agent for more information or a tour.



©2024 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

# FOR LEASE

CREATIVE OFFICE SPACE

# 1347 19th Street

SANTA MONICA, CA 90404



For more information contact:

**CHRISTIAN C. HOLLAND**

Managing Director

[holland@westmac.com](mailto:holland@westmac.com)

310.966.4350

DRE# 00942434

This offering has been prepared solely for informational purposes. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or by the Landlord. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested Tenants should be aware that the Landlord is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative lease rate and terms of any other offer.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

**WESTMAC**  
Commercial Brokerage Company