

1630-1634 EUCLID ST SANTA MONICA

FOR SALE ±10,108 RSF
STAND ALONE CREATIVE OFFICE BUILDING



INDUSTRY

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

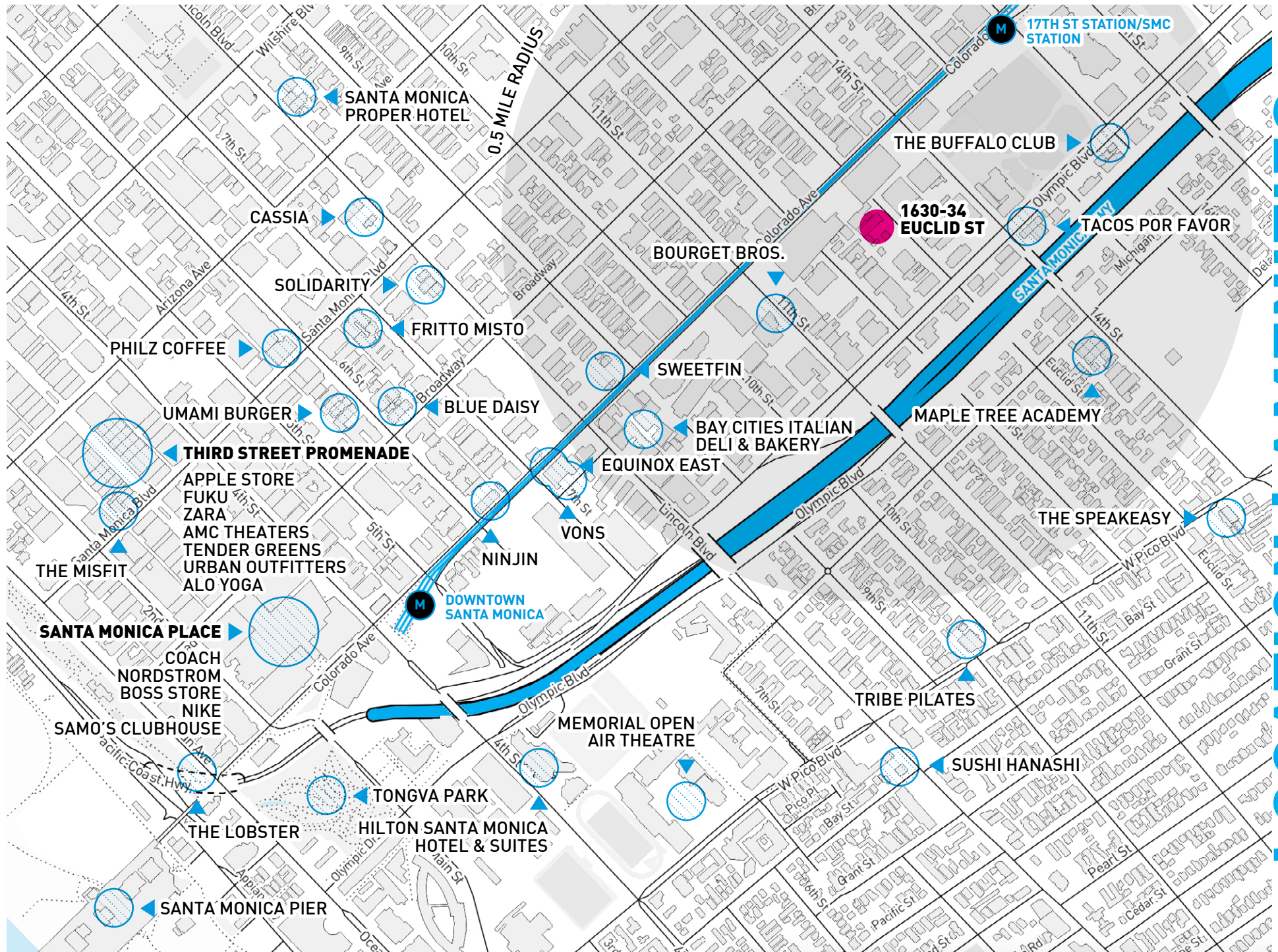
ELLIOT SCHWARTZ
es@industrypartners.com
CA BRE No. 02020686



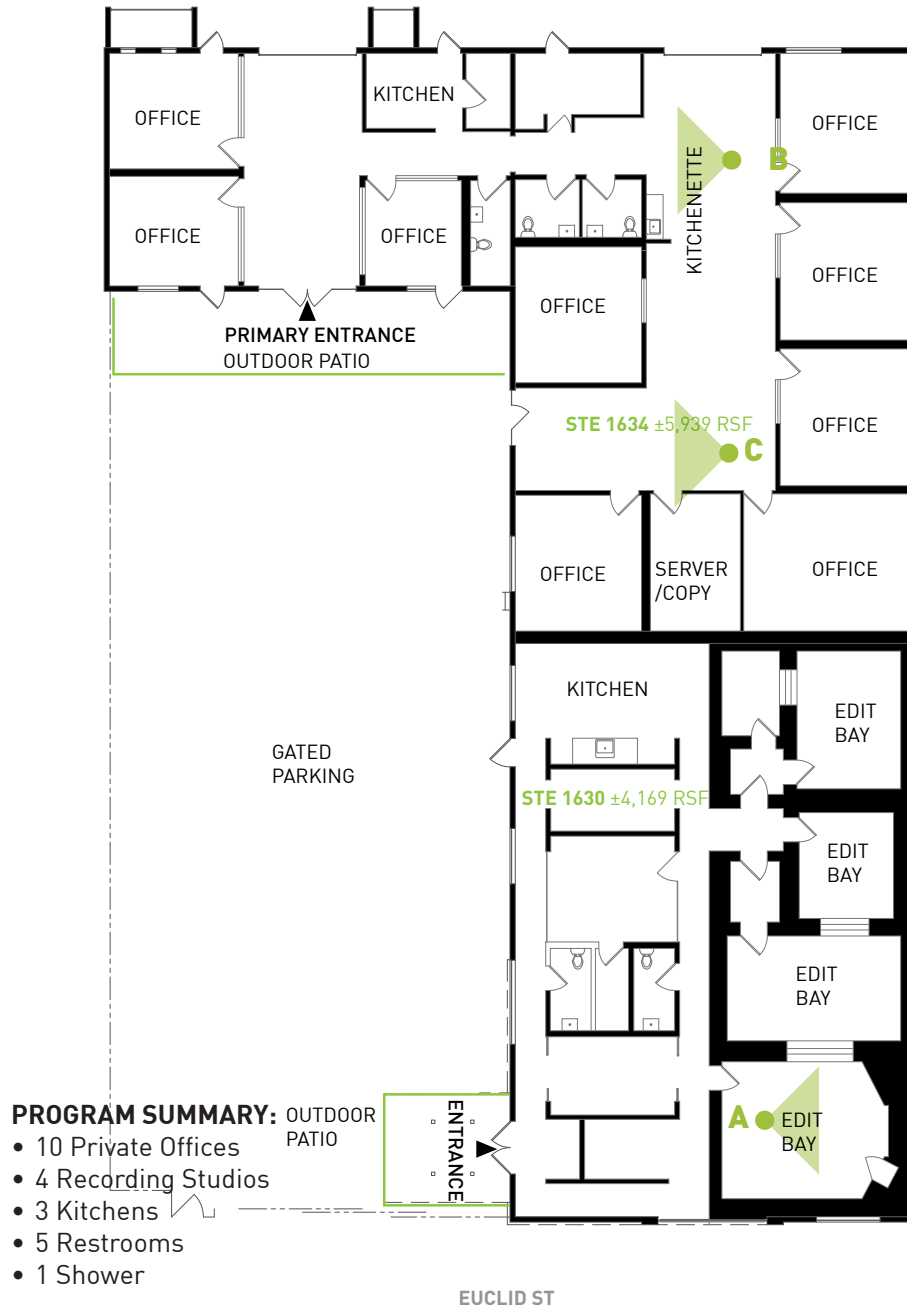
CREATIVE OFFICE

DETAILS

DETAILS		PARKING		WHAT'S DIFFERENT
AVAILABLE AREA	± 10,108 RSF (total)	PARKING	20 parking spaces in secure gated lot	Improvements: · Exposed ceilings with polished concrete floors · Steel operable windows inside-and-out · Multiple skylights provide bright interiors · Fully equipped kitchenette
STE 1630	± 4,169 RSF			
STE 1634	± 5,939 RSF			
LAND AREA	7,250 SF	EXISTING LEASE		
		TENANT	Pico Youth & Family Center	Location: Creative office building with outstanding Euclid Street location, steps away from 17th St/ Santa Monica College Expo Line Station
SALE DETAILS		SIZE	4,169 RSF	
PRICE	Inquire for Pricing	LEASE TERM	11/1/24 to 10/31/27	
APN	4283-007-011	CURRENT RENT	\$2.83/SF, MG (Yr 3 Rent 11/1/26 to 10/31/27: \$2.92/SF MG)	Design: Built with the highest quality materials for a productive and enjoyable work space



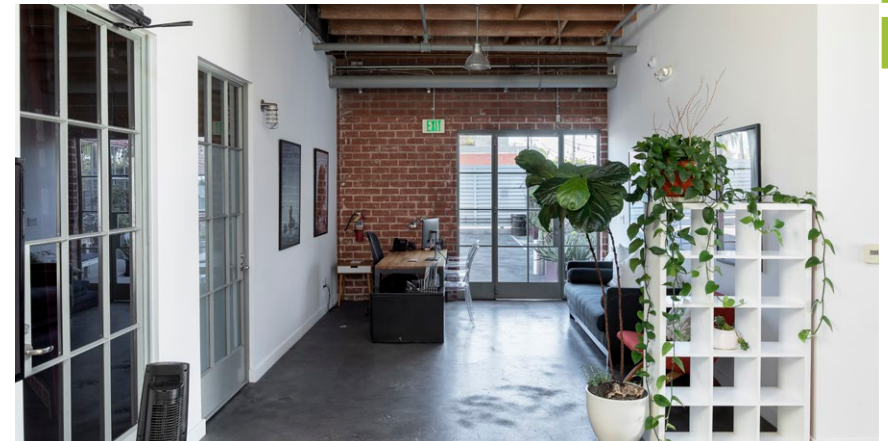
1634 ±4,169 RSF | 1630 ±5,939 RSF | TOTAL ±10,108 RSF



A— STE 1630 / EDIT BAY



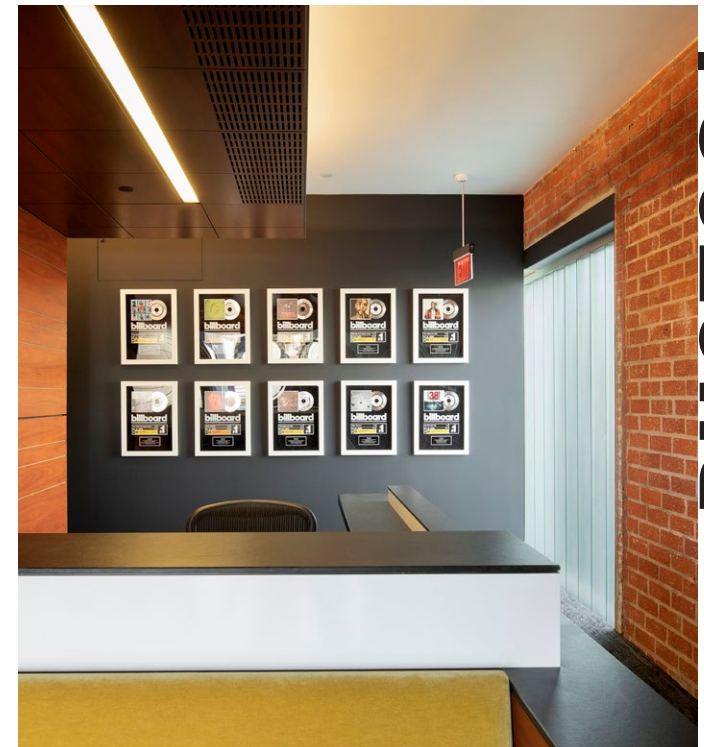
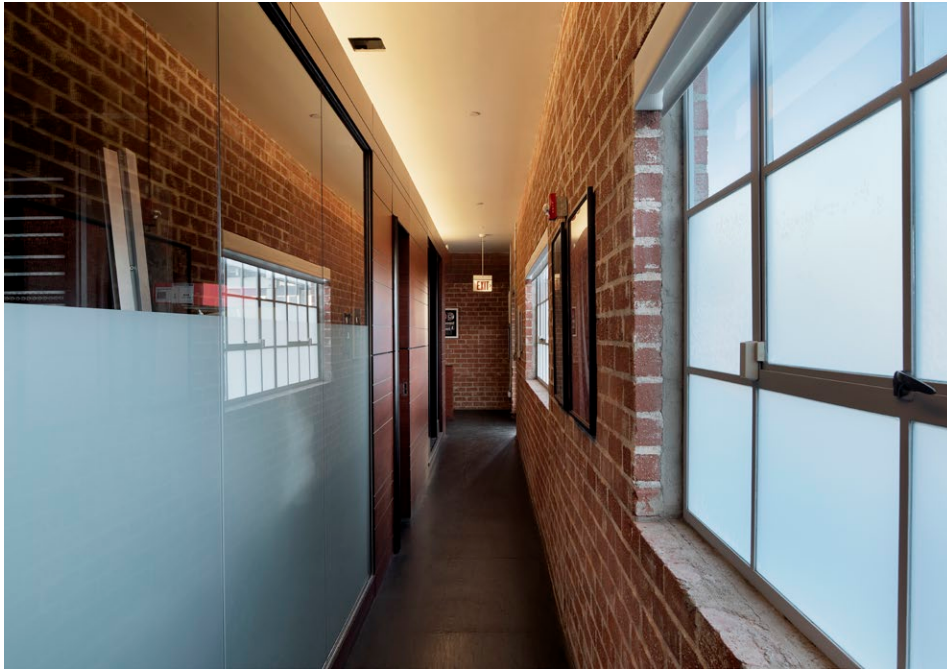
B— STE 1634 / KITCHEN



C— STE 1634 / RECEPTION

FLOOR PLAN

INTERIOR



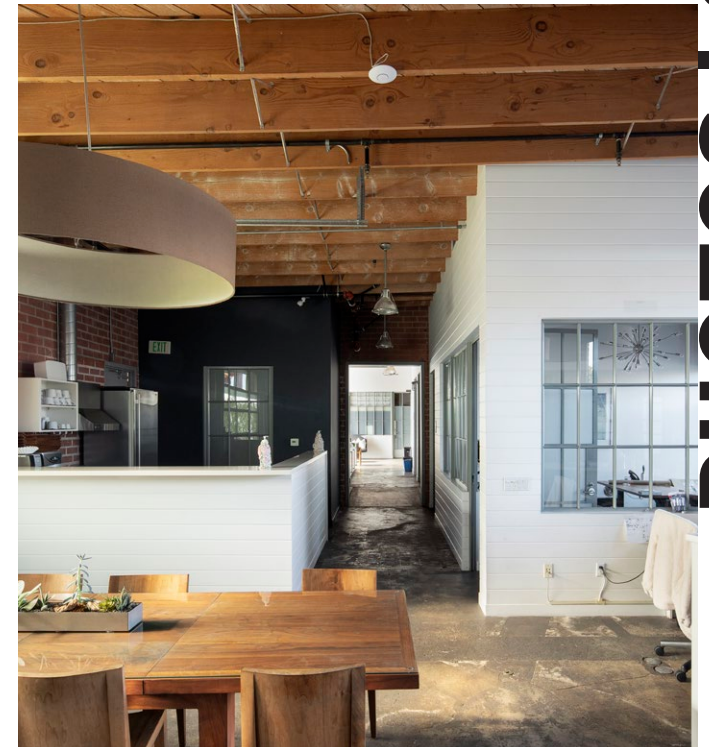
PHOTOS | STE 1630

FOR SALE

CREATIVE OFFICE

1630 - 1634 EUCLID ST

SANTA MONICA CA 90404



INTERIOR

PHOTOS | STE 1634

FOR SALE

CREATIVE OFFICE

1630 - 1634 EUCLID ST

SANTA MONICA CA 90404



EXTERIOR

PHOTOS | EXTERIOR