

# 1925 ARIZONA AVE. Santa Monica, CA

OFFICE AND MEDICAL SPACE IN A STUNNING TUDOR REVIVAL STYLE BUILDING



**PRICE REDUCTION TO \$3.75/SF! MOTIVATED LANDLORD!**

\$2.00 broker bonus on deals of 3 years or more

## CURRENT AVAILABILITIES

> **Ground floor** +/- 2,230 Rentable SF

[VIRTUAL WALK-THRU >](#)

> Suites can be customized to your office or medical practice needs.

## PROPERTY HIGHLIGHTS



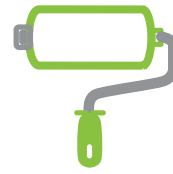
**PARKING**



**WALKER'S PARADISE**



**FIBER INTERNET**



**NEWLY RENOVATED**



**CENTRAL LOCATION**



**FREEWAY ACCESS**

## LOCATION HIGHLIGHTS

- > Walking distance to restaurants, entertainment, and grocery stores.
- > Nearby Providence Saint John's Health Center, UCLA Medical Center, and Kaiser Permanente.
- > Easy access to the Expo Light Rail Line, 10 freeway, and 405 freeway.
- > Short drive or bike ride to downtown Santa Monica.
- > 37 healthcare businesses within 3 miles.
- > Next door to Tartine, Santa Monica.

**Premises**

+/- 2,230 Rentable SF

[VIRTUAL WALK-THRU >](#)**Rate**

\$3.75/SF Modified Gross per month

**Rent**

\$ 8,365 Modified Gross per month

**Occupancy**

Immediate

**Term**

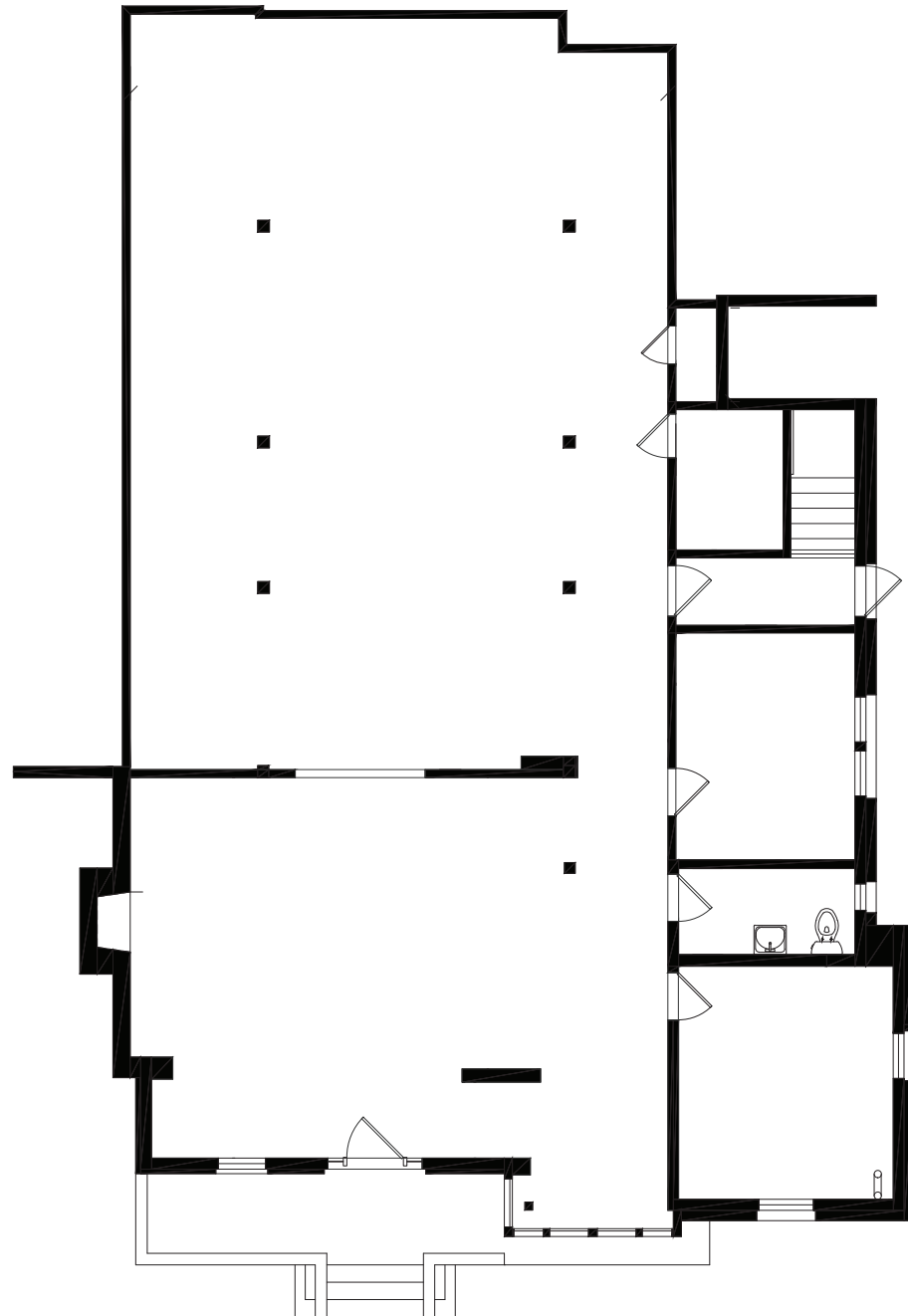
Negotiable

**Parking**

Subject to availability

**LAYOUT & FEATURES**

- Operable windows
- Recessed lighting
- Open floor plan
- Two offices
- Reception area
- In-suite restroom
- Dedicated ground floor entrance



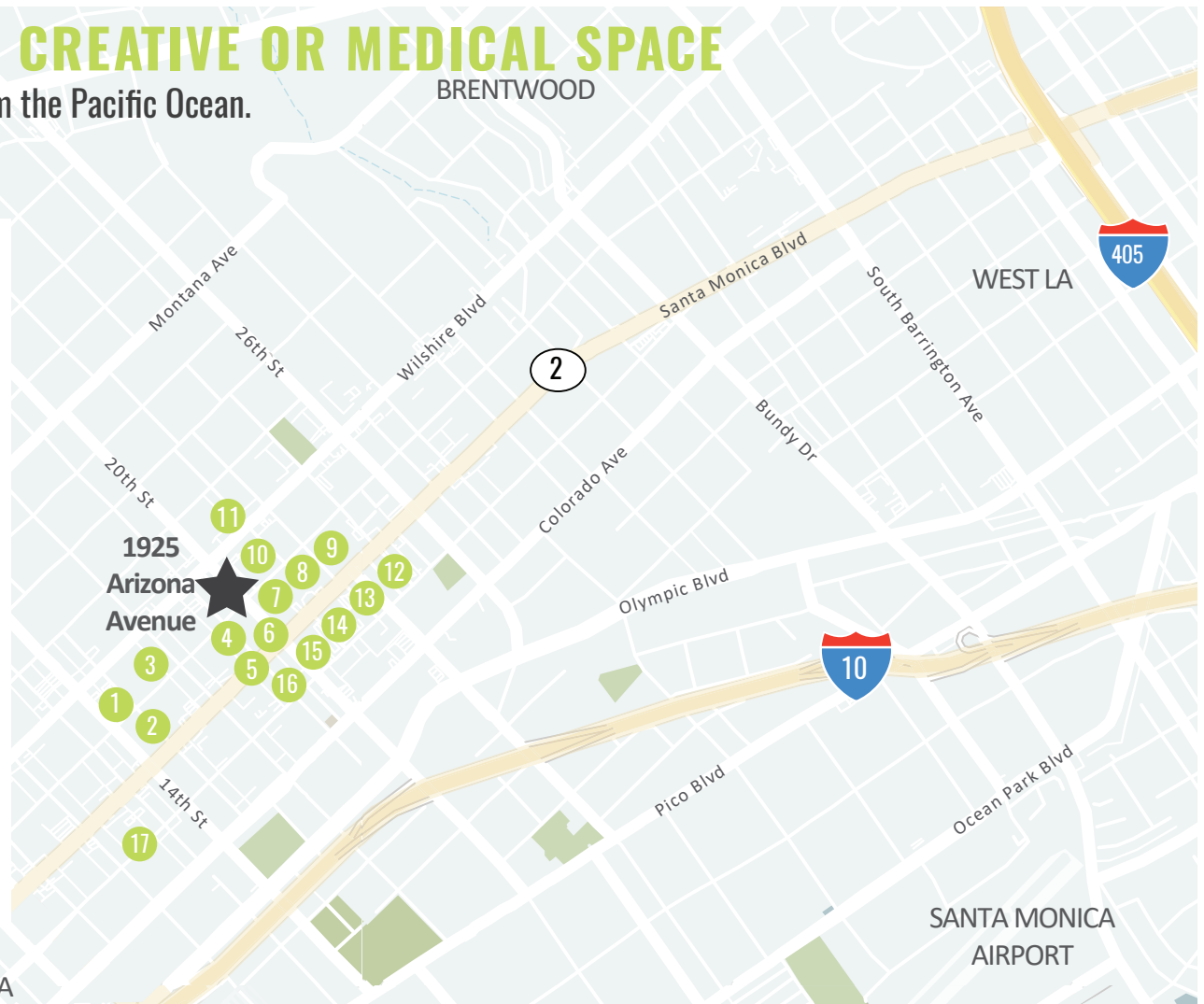


# LOCATION PERFECT FOR CREATIVE OR MEDICAL SPACE

This premium space is just a short drive from the Pacific Ocean.

## NEARBY MEDICAL OFFICES

1. Santa Monica Medical Plaza
2. UCLA Health Family Medicine (15th St)
3. UCLA Medical Center
4. Santa Monica Health Care Center
5. Ronald Reagan UCLA Medical Center
6. Pacific Heart Institute - Santa Monica
7. St John's Medical Plaza Pharmacy
8. Providence Saint John's Health Center
9. Vitality Health Center
10. Berkley East Convalescent Hospital
11. 2121 Wilshire Medical Center
12. UCLA Health Family Medicine (Parkside)
13. Santa Monica Physical Medicine
14. Providence John Wayne Cancer Institute
15. Santa Monica Orthopedic & Sports Medicine
16. Santa Monica Eye Institute
17. Kaiser Permanente Medical Offices



## Restaurants Within 1 Mile

- |                     |                          |
|---------------------|--------------------------|
| Bagel Nosh Deli     | Fromin's Deli            |
| Big Jo's            | Goodboybob coffee        |
| Café Lovi           | Izzy's Deli Restaurant   |
| Chandni             | Kanpai Santa Monica      |
| Chipotle            | New York Bagel & Deli    |
| Cold Stone Creamery | Noma Sushi               |
| DK Donuts & Bakery  | O'Brien's Irish Pub      |
| Earth, Wind & Flour | The Original Thai Dishes |

- Socalo
- Snug Harbor
- Sunshine Cafe & Grill
- Starbucks
- Tartine
- Uppers Cafe & Bakeshop
- Veggie Grill
- 10 Speed coffee

## Retail Within 1 Mile

- |                   |                              |               |
|-------------------|------------------------------|---------------|
| Ann's Flowers     | IRON Fitness                 | Union Bank    |
| Ambrose Hotel     | Nail Therapy                 | Ulta          |
| Bank of America   | Park Avenue Cleaners         | USPS          |
| Citi Bank         | Rite Aid                     | Vons          |
| CVS               | Santa Monica Copy & Printing | Walgreens     |
| Gap               | Sumbody Pilates Studio       | Wells Fargo   |
| Gateway Hotel     | Trader Joes                  | Western Union |
| Hallmark Cleaners |                              | Whole Foods   |

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