



TAMARACK
REAL ESTATE SERVICES



FOR LEASE CREATIVE OFFICE

1,425 – 3,475 RSF
2nd Floor Office or
Live/Work

\$1.99 / SF NNN for the First Year

1347 19th Street
Santa Monica, CA 90404



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3,475 RSF + BALCONIES
SECOND FLOOR
CREATIVE OFFICE SPACE



ARTIST STUDIO
MIXED USED
LIVE/WORK



EXCELLENT SANTA MONICA
LOCATION, ADJACENT TO
ST JOHN'S HOSPITAL

PROPERTY HIGHLIGHTS



Property Features:



Highly creative
office environment



Entire second-
story available



Keyed building
access & secure
gated parking



18 ft. high ceilings with
floor to ceiling glass



Secure entry/exit via
private stairwell & elevator



Built in 2017



Three private offices &
Two private balconies

PROPERTY DESCRIPTION

Address

1347 19th St. Suites 201-203
Santa Monica, CA 90404

Rental Rate

~~\$3.75~~ \$1.99 / SF NNN for the First Year

Rental Options

1. Entire 2nd Floor = 3,475 SF + balconies
2. Suite 201-202 = 2,050 RSF
3. Suite 203 = 1,425 RSF

Parking

4 Car Parking (2 inside the gate, 2 outside)
\$150 per space/mo.

Year Built

2017

Use

Creative Office / Artist Studio
Live/Work / Mixed Use

- **Artist Studio | Live/Work | Mixed Use**
- Highly creative office environment
- 2017 construction
- Elevator served
- 18 ft. high ceilings with mezzanine
- Extra large aperture for large format art installation/removal
- Incredible natural light
- Above standard finishes
- Private balcony
- Operable windows
- Private restroom with shower/tub
- Full kitchen with 2 sinks, microwave and gas stovetop/oven
- Fiber and CAT 6
- HVAC, Sprinklers and Separately metered
- Keyed building access & secured gated parking

PROPERTY DESCRIPTION

PROPERTY PHOTOS





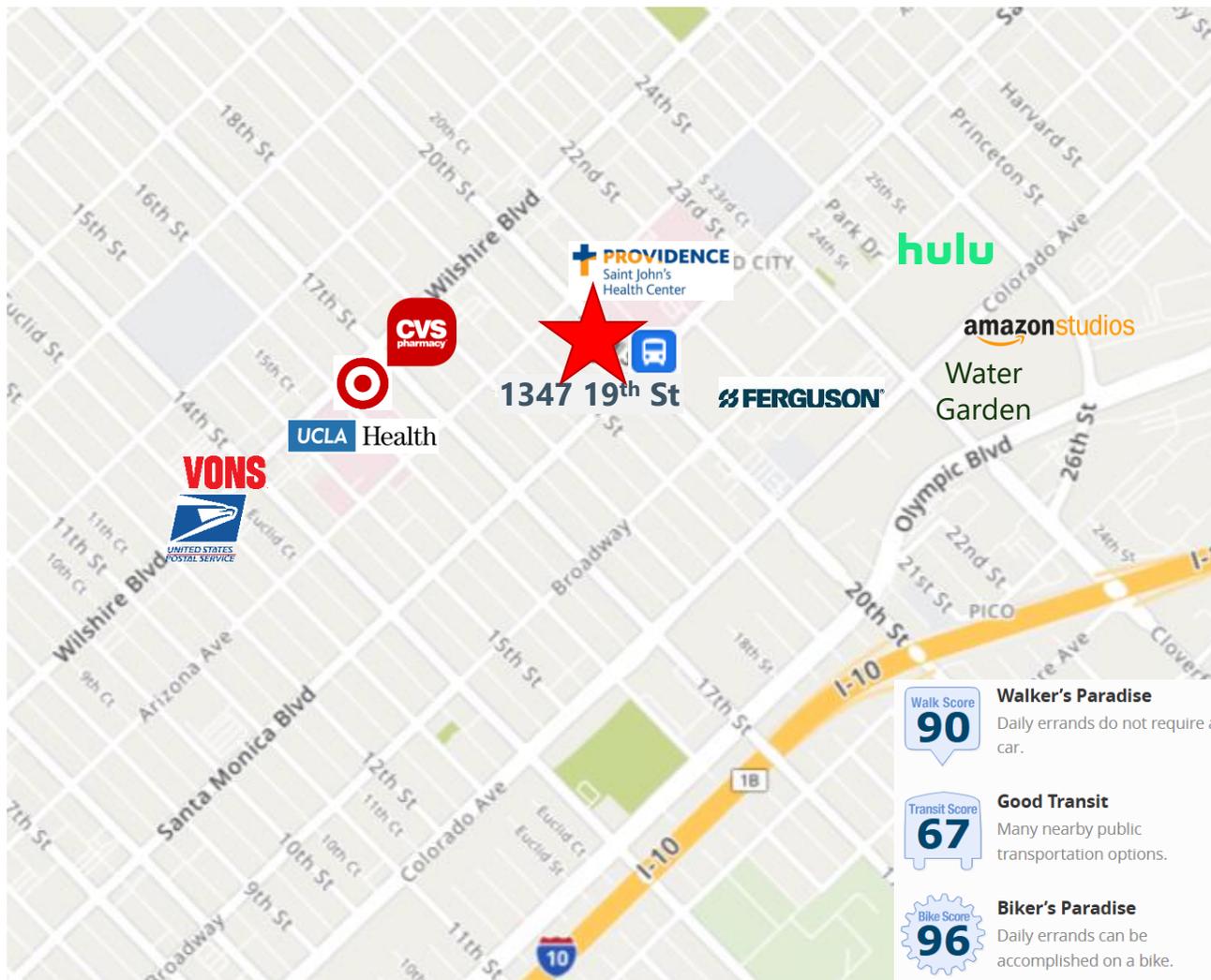
PROPERTY PHOTOS

Nearby Amenities

- DMV
- Ferguson Plumbing Supply
- Fire Dept. Station
- Petco
- Providence St. Johns
- Target / CVS / Trader Joe's
- Erewhon / Whole Foods
- UCLA Santa Monica
- USPS
- VCA Animal Hospital
- Douglas Park
- Bergamot Station Arts Center

Nearby Restaurants

- 10 Speed Coffee
- Bagel Nosh Deli
- California Chicken Cafe
- Chipotle
- The Courtyard Kitchen
- Earth Wind & Flour
- El Cholo
- Forma Restaurant & Cheese Bar
- Fromin's
- La La Land Kind Café
- Milo & Olive
- New York Bagel Deli
- Noma Sushi
- Rustic Canyon
- Santa Monica Brew Works
- Santa Monica Seafood
- Socalo
- Tartine
- Thai Dishes
- Veggie Grill



LOCATION

FOR LEASE

CREATIVE OFFICE

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Santa Monica, CA 90404

COREY I. SPOUND Lic # 01142655

Principal

Tamarack Real Estate Services

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Executive Vice President

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