

# For LEASE 1648 10<sup>th</sup> St. Santa Monica Creative Studio & Office

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[www.LasPalmasRealtyPalmSprings.com](http://www.LasPalmasRealtyPalmSprings.com)

760-617-1054

**SIZE:** 9900 RSF **TERM:** Negotiable **RATE:** \$2.50 SF NNN **OCCUPANCY:** Immediate **PARKING:** 14 FRONT PLUS up to 14 in BACK LOT behind gates

**Ground floor features:** 25 foot exposed ceilings, skylights, High end finishes, polished cement flooring as well as carpeted office spaces, approximately 6000 sq.ft. with 7 private offices, large open space areas, multiple meeting/conference rooms, storage room, two multi stall bathrooms plus a single stall bathroom with shower, a full kitchen with a large dining area, and a very spacious bullpen. With its move-in ready condition this exceptional property offers a unique and desirable setting, a prime opportunity for tenants seeking a property in a highly sought-after location

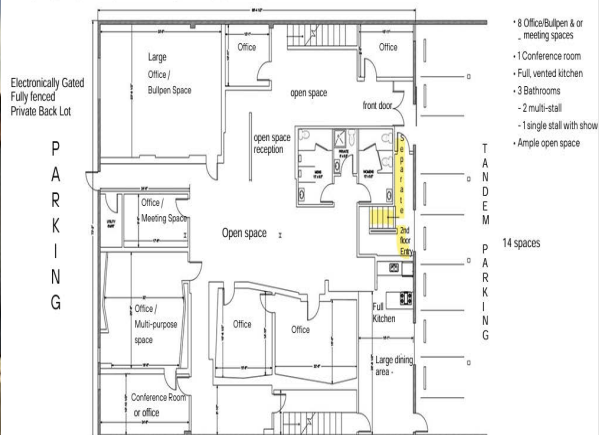
**Second floor features:** approximately 3900 sq.ft. has 8 offices, 5 with large windows, two bathrooms, reception areas, storage room, lobby area and a conference room with walls of glass that views the downstairs open space areas. Three staircases, one of which provides separate private front door entry, perfectly positioned for subletting and flexibility.

**Prime location:** Walkable to all world class amenities of Downtown Santa Monica – Offering a wide variety of dining and retail options including Public transportation–Short walk to EXPO METRO RAIL Line stop in Downtown – Ideal location off Olympic Blvd.- 28 +/- onsite Parking spaces and ample metered street parking – Minutes to the 10 and 405 freeways – Beach and Famous Santa Monica Pier only 10 blocks away.

**Other Info** - Offered for Sale as well - Owner may carry Price: \$7,950,000.



1648 10th St – First Floor Plan Approximately 6000 sq.ft.



1648 10th St – Second Floor Plan Approximately 3900 sq.ft.

