

FOR LEASE

SMALL
OFFICE SUITE

2510 MAIN STREET
SANTA MONICA, CA 90405



RAFAEL PADILLA

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PROPERTY OVERVIEW

2510 MAIN STREET
SANTA MONICA, CA 90405



AVAILABLE: Suite 200 - 589 SF (With Three Offices)

RENTAL RATE: \$1,750 per month, Plus NNN
(NNN Fees Estimated at \$700 per month).

BUILDING FEATURES

Operable Windows, 24 Hour Secured Access, Within Walking Distance to Popular Restaurants, Retail, and Santa Monica & Venice Beaches.

PARKING

- » 3/1000 parking available at \$90/month for single reserved and \$140/month for tandem.
- » Large paid City of Santa Monica public lot behind the building.

NEIGHBORING TENANTS & AREA MARKETS

- » Nearby tenants include Urth Caffe, Shoops's Deli, Rabano Cafe, The Victorian, Samosa House, The Gallery, Manchego and Jinya Ramen Bar.
- » Located in the heart of Main Street with convenient access to the 10 freeway, Downtown Santa Monica, Abbot Kinney, and Rose Avenue.

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BUILDING FLOOR PLAN

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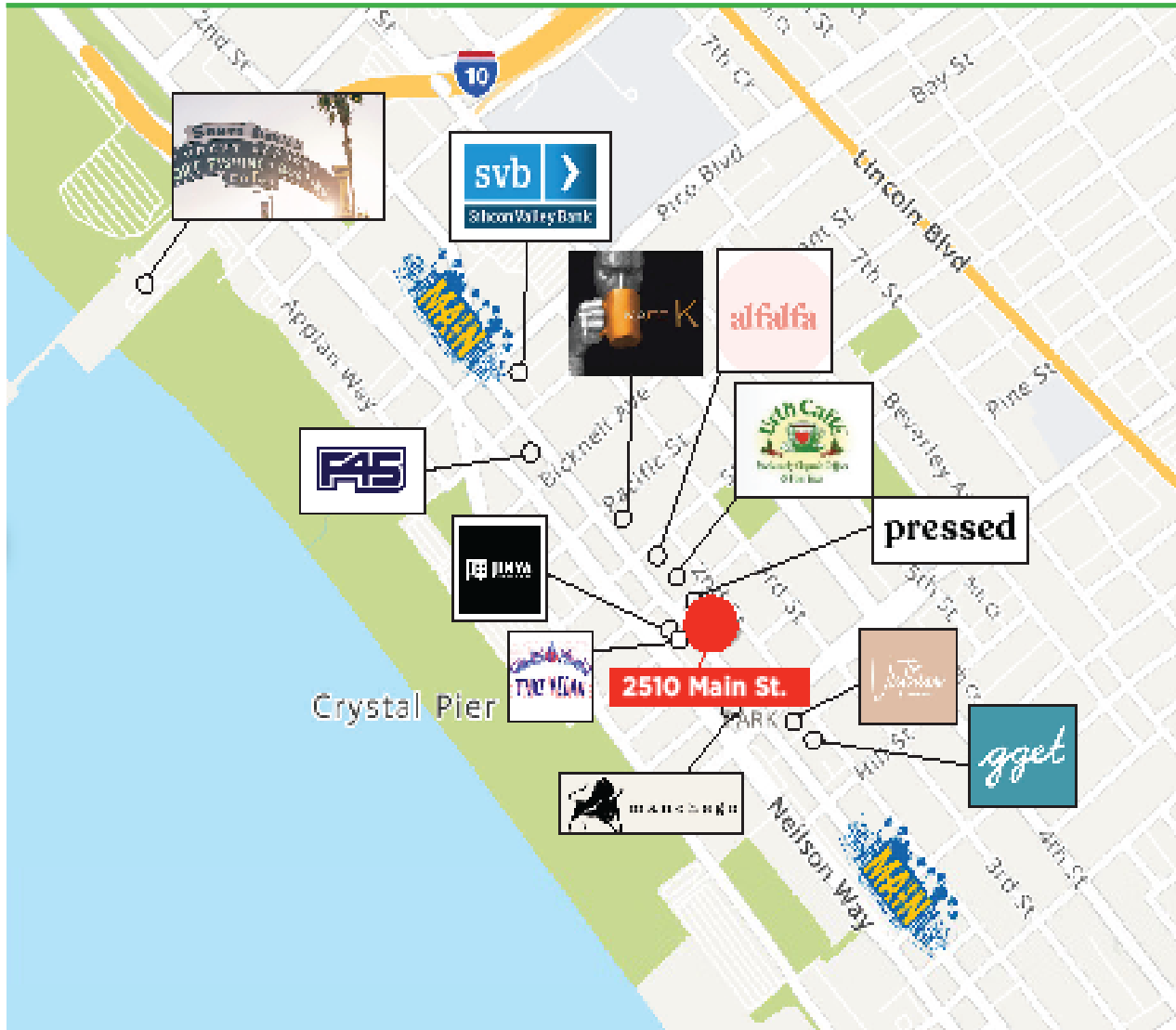


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AREA AMENITIES

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This building is situated on Main Street, in historic Ocean Park, just two blocks from the beach. There are many bars and restaurants and eclectic cafes, some with al-fresco dining. There are also many boutique retail shops that line both sides of the street.

Main Street is a wonderful walking street for both tourists and locals alike. Seasonal events like the Christmas tree lighting and strolling carolers, and the July 4th Main Street Parade, the Farmers' Market every Sunday, and periodic street closures for different festivals. A great place to have an office!

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