



1630 - 1638 12TH ST

SANTA MONICA, CA 90404

Full Building $\pm 19,335$ RSF
Divisible to Individual $\pm 5,000$ RSF Creative Suites
For Lease

PREMISES (Single Tenant)Full Building: **±19,335 RSF****PREMISES (Multiple Tenant)**Building 1: **±6,005 RSF**Building 2: **±5,878 RSF**Building 3: **±6,845 RSF**Building 4: **±3,508 RSF****Total: ±22,236 RSF****RENT**

\$4.65/SF, NNN

TERM

5 - 10+ Years

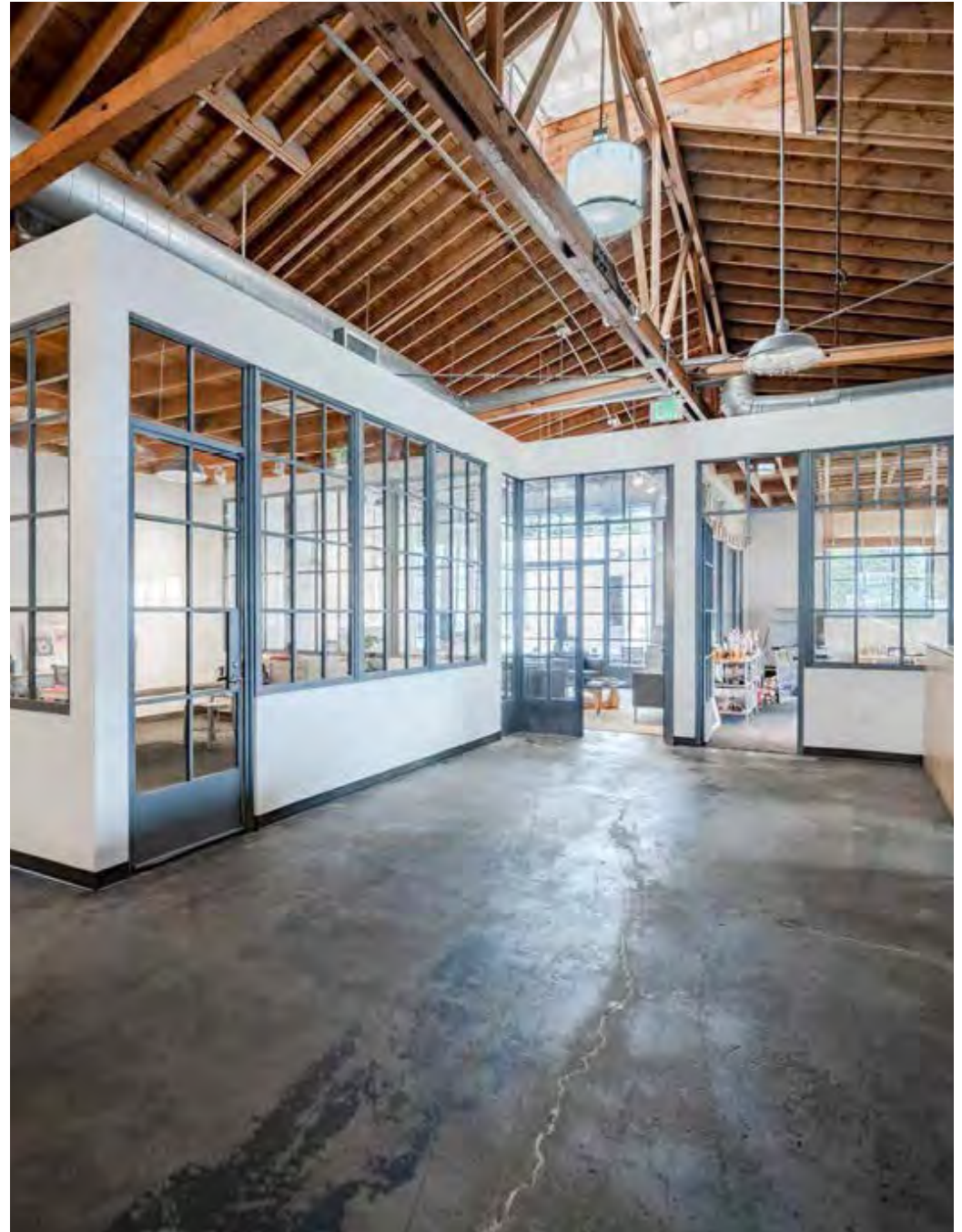
PARKING

32 On-Site Spaces

\$200/space per month

**Optional Valet ±60 Cars
with a Single Attendant***FEATURES**

- Exposed Wood Bow Truss Ceilings
- Skylights Throughout
- Operable Steel Windows
- Polished Concrete Floors
- Sliding Barn Doors
- Multi-Zone HVAC
- Large Kitchen / Break Area
- ±2,000 SF Covered Outdoor Patio
- Separate Auxiliary Building (Ideal for Studio, Casting, Creative Use)

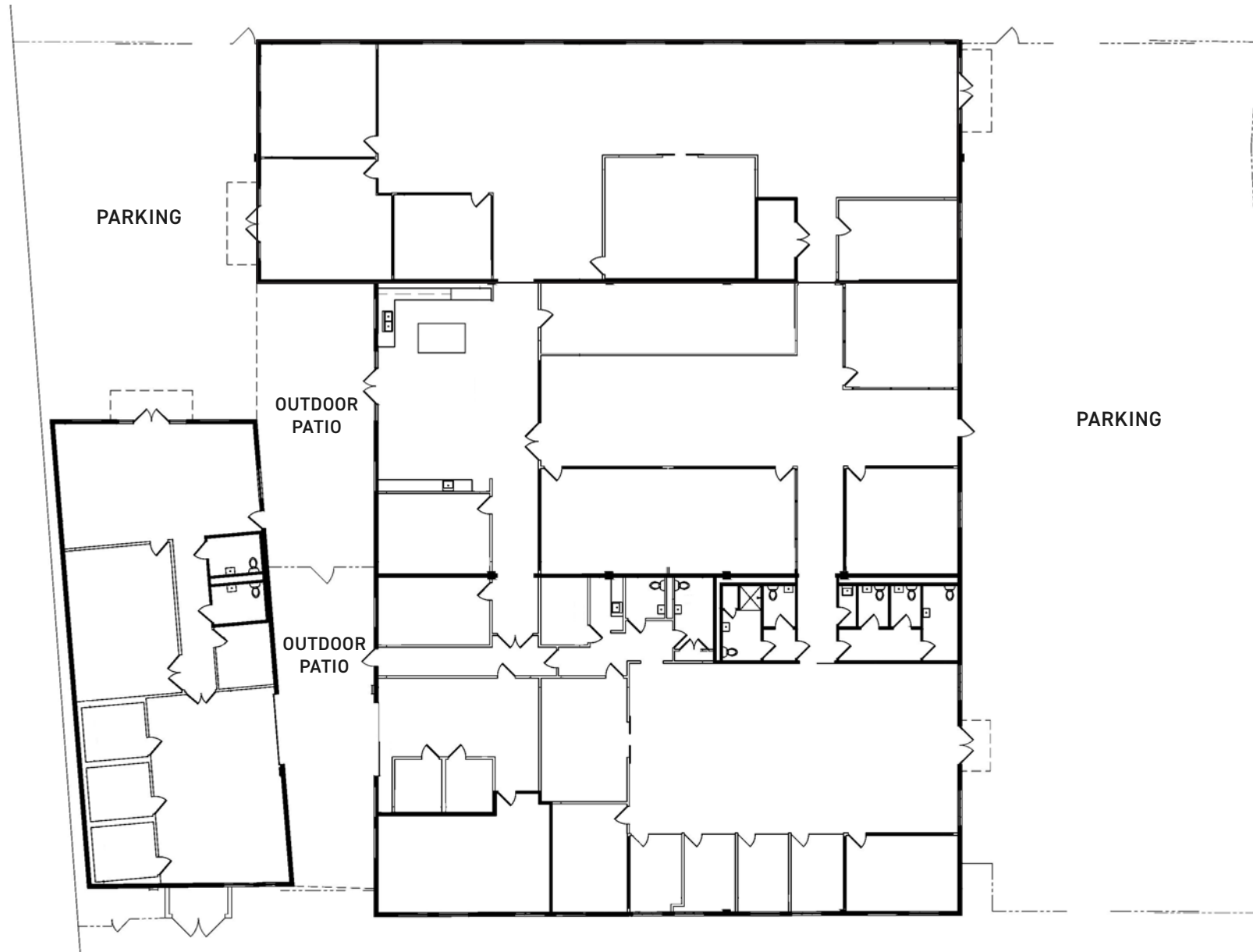




1630-1638 12th Street is available as a full building campus or divisible into four individual creative suites. The building divides naturally along structural lines—each suite occupies its own distinct wing with a private entrance, separate identity, and independent access to parking. Suite sizes range from $\pm 3,508$ to $\pm 6,845$ RSF, making each one a fully self-contained creative office with the feel of a standalone building.

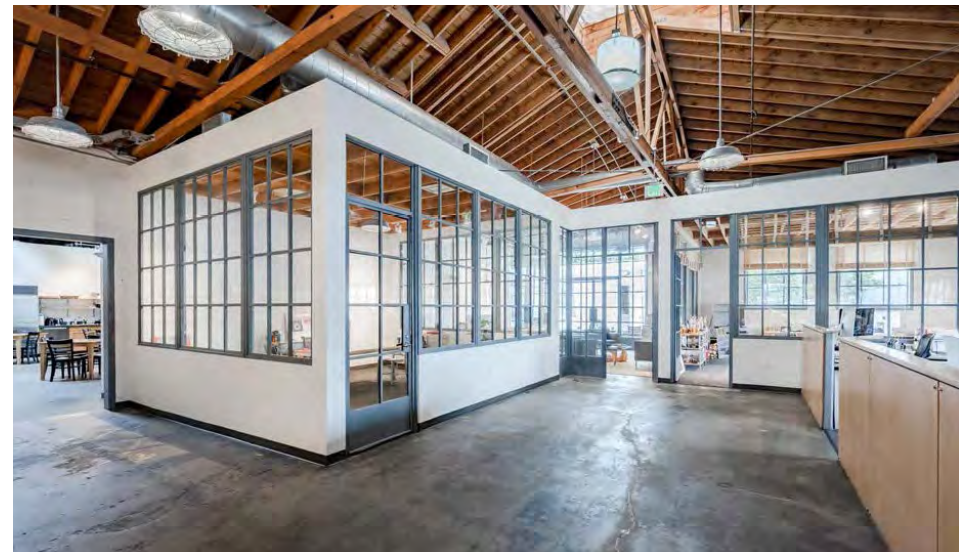
The property sits in the middle of Santa Monica's creative production corridor, neighbored by Indian Paintbrush, Black Bear Pictures, Trafik, Hidden Empire Film Group, and David E. Kelley Productions. Free People's West Coast headquarters is nearby, reflecting the broader mix of creative and brand-driven tenants the area attracts. The property offers convenient access to the 10 Freeway, Olympic Boulevard, and PCH.

12TH STREET

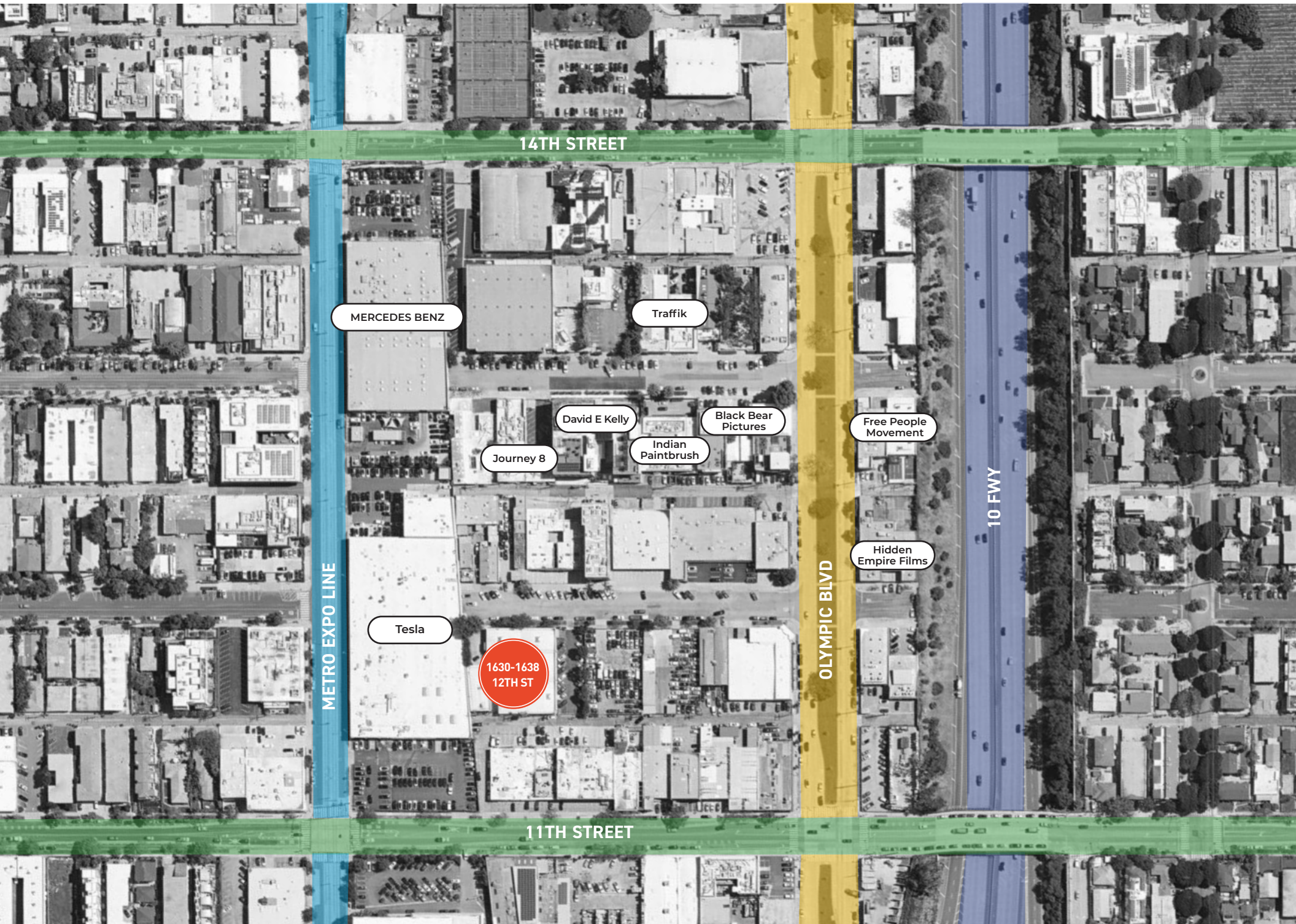












14TH STREET

MERCEDES BENZ

Traffik

David E Kelly

Black Bear Pictures

Free People Movement

Journey 8

Indian Paintbrush

Hidden Empire Films

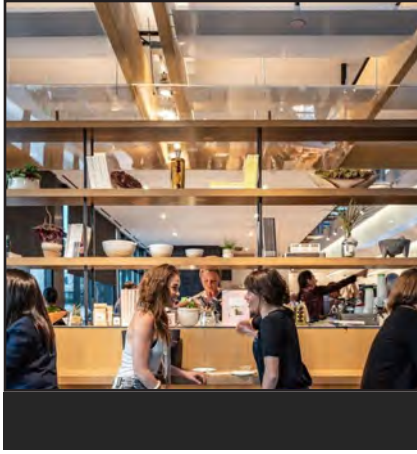
Tesla

1630-1638
12TH ST

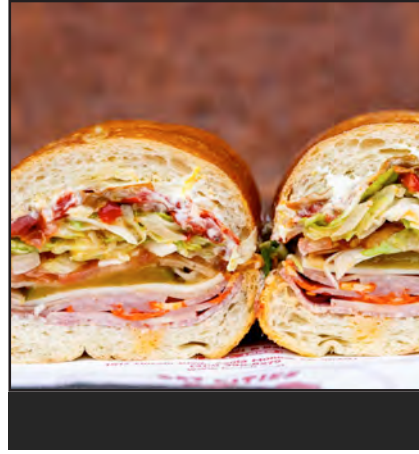
OLYMPIC BLVD

10 FWY

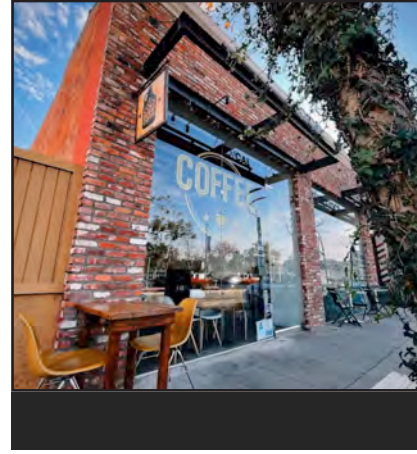
11TH STREET



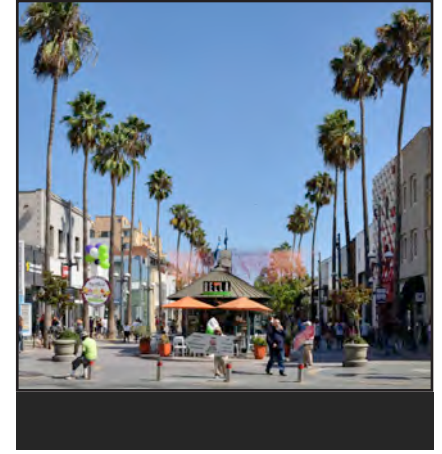
Erewhon Santa Monica is a premier organic market offering elevated groceries, prepared foods, and a refined wellness experience.



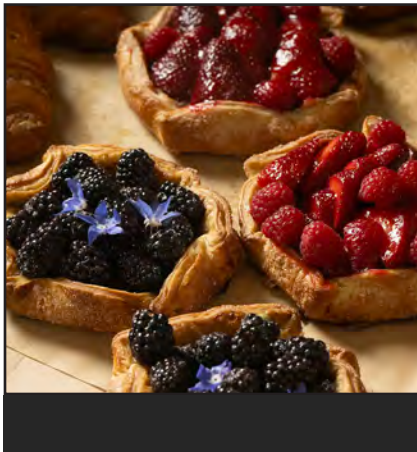
Bay Cities is a legendary Santa Monica deli known for its famous Italian sandwiches, fresh baked bread, and old-school market atmosphere, drawing locals and visitors alike for a quick lunch or gourmet takeaway.



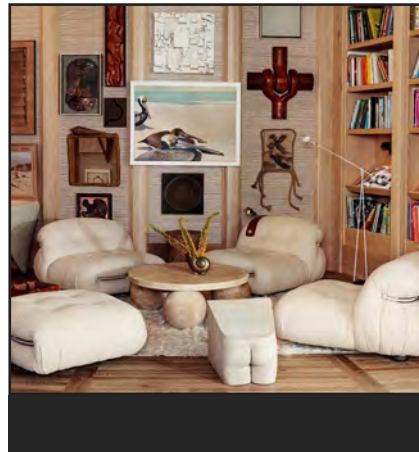
Lo/cal Coffee is a cozy neighborhood café serving craft coffee and light bites in a laid-back setting, making it a favorite spot for morning routines, casual meetings, and afternoon pick-me-ups.



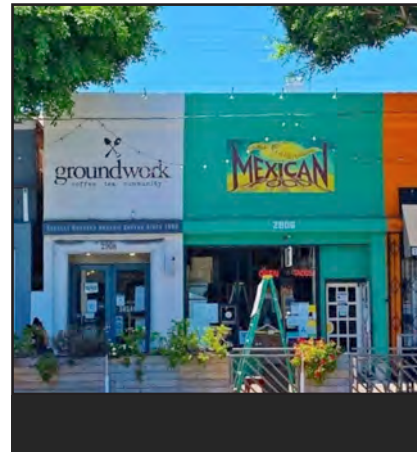
The **Third Street Promenade** is Santa Monica's vibrant pedestrian shopping district, offering an energetic mix of retail, dining, entertainment, and street performers just steps from the beach.



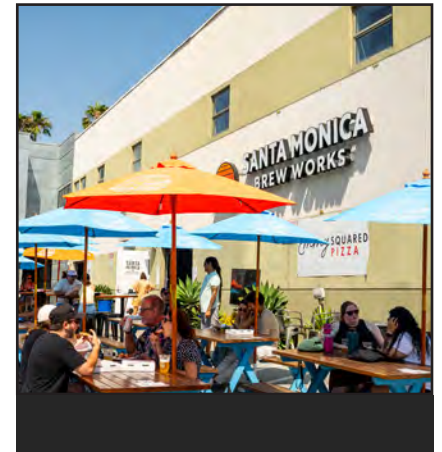
Petitgrain Boulangerie by the sea specializes in croissants, french and mexican pastries baked with california's best grains and produce.



Santa Monica Proper Hotel offers stylish rooms, world-class dining, rooftop views, and lively communal spaces, creating a vibrant coastal escape in the heart of the city.



Main Street Santa Monica is a lively coastal corridor lined with boutique shops, popular restaurants, cafés, and wellness studios, creating a relaxed yet dynamic neighborhood atmosphere near the ocean.



Santa Monica Brew Works is a craft brewery in Santa Monica known for its innovative small-batch beers, relaxed tasting room, and community-focused atmosphere.



George Wilson

PRINCIPAL
gwilson@leewestla.com
310.899.2738
DRE: 02090678

David Wilson

PRINCIPAL
dwilson@leewestla.com
310.899.2707
DRE: 00822760

Lindsay Shuford

ASSOCIATE
lshuford@leewestla.com
310.899.2710
DRE: 02231518