

1750 14th Street

Rare Investment Opportunity for Sale in Santa Monica, CA — Potential for Owner-User

Price Reduction!



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Executive Summary

1750 14th Street presents the rare opportunity to acquire a first-class, multi-tenant investment building located within Santa Monica's West Olympic Corridor, amongst some of the most prolific tech and media firms in the world. The property is nearly 100% occupied, offering immediate stable income and long-term value.

The property features strikingly modern wood-frame stucco architecture with a creative design by a national award-winning architect. It boasts 20' ceilings and operable windows on three sides, creating an abundance of natural light and air circulation.

The building consists of highly creative office space in a high-identity Santa Monica location. It has been meticulously maintained and includes private patios with ocean and mountain views. There is excellent parking, free parking for guests, and ample unrestricted street parking, along with easy ingress and egress to the 10 Freeway.

This is an opportunity to gain an architecturally significant, creative office and timeless asset that rarely comes available in the area.



Property Description

Address

1750 14th Street, Santa Monica, CA 90404

RSF

11,267

Pricing

\$5,633,500

\$5,070,000

Zoning

NC (Neighborhood Commercial)

Lot Size

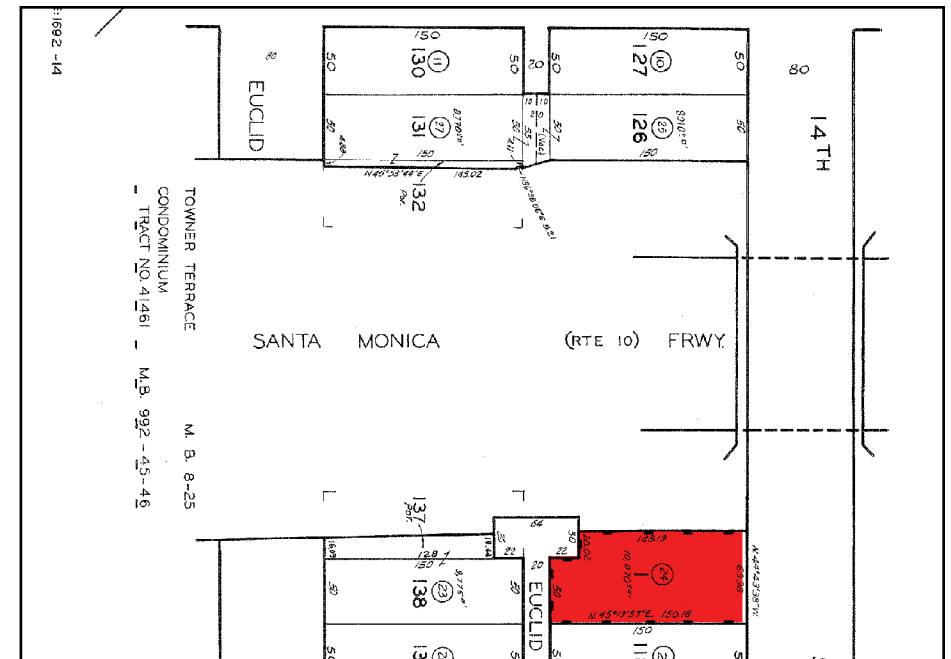
10,019

Parking

26 Striped

Built/Renovated

1982





Property Specs



MICHIGAN AVENUE

11,267 SF Creative Office Space

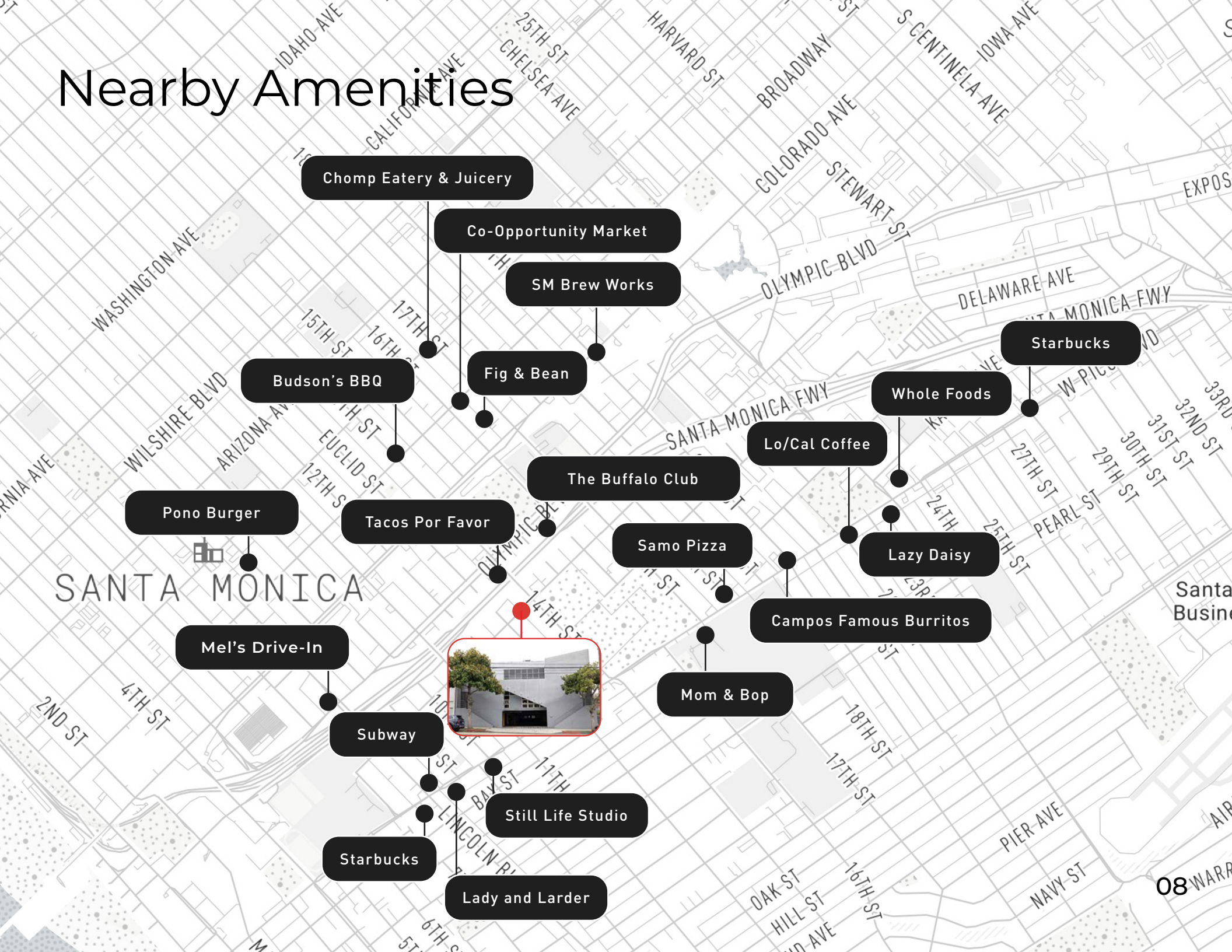


14TH STREET

Neighborhood Map



Nearby Amenities



Disclaimer

Disclaimer: Lee & Associates Los Angeles West, Inc. (hereinafter “LWLA”) is an independent contractor and not an employee of Owner. LWLA has prepared this Offering Memorandum. Neither LWLA nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources LWLA believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of LWLA and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of LWLA or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by LWLA from sources deemed reliable. However, neither the information nor the reliability of LWLA's sources are guaranteed by LWLA or Owner. LWLA and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. LWLA and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from LWLA or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither LWLA nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against LWLA or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.



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