

1507 20th Street,
Santa Monica, CA
90404

EXTRAORDINARY SINGLE-TENANT
CREATIVE OFFICE PROPERTY



CENTRE REALTY

CONTACT:

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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.



Building Size:	5,942 square feet
Rental Rate:	\$5.05 modified gross, per square foot per month. Parking is included in the rent (Landlord pays property tax and property insurance)
Land Size:	7,496 square feet
Parking:	17 spaces: Reserved, single and covered – Free of Charge
Property Type:	Creative Office
Year Built:	2009



Extraordinary Single Tenant Occupancy Opportunity

One of a Kind Creative Compound

Unparalleled Design Features

Magnificent Use of Glass and Light

Inspiring Flow and Space Utilization

Expansive Rooftop Deck with Ocean Views

Large Operable Windows for Ocean Breeze

Extensive Security Systems for Privacy

Exciting and Unique Private Offices

High Bay Collaborative Open Work Spaces

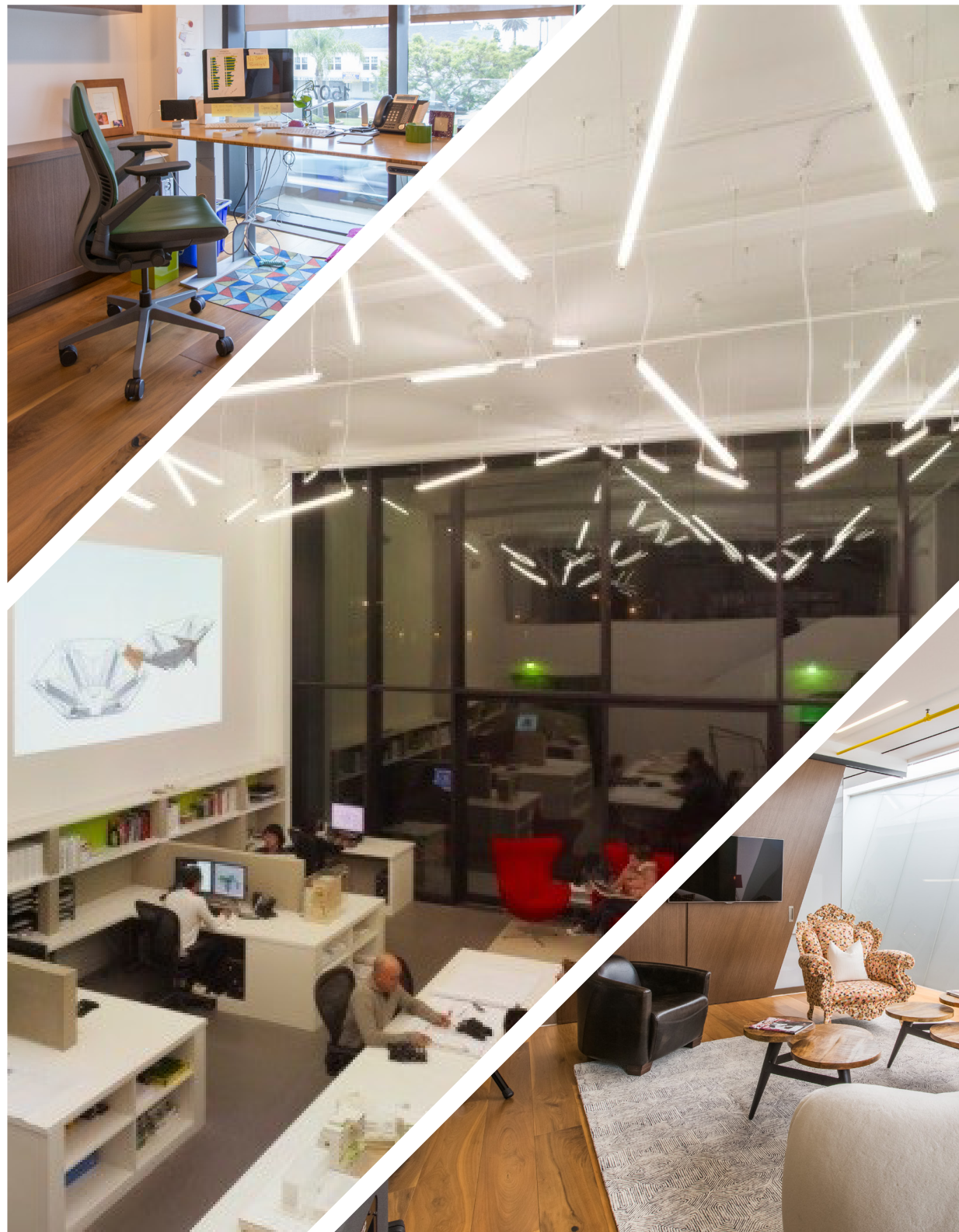
State of the Art Sound Studio and Editing Bay

Environmental LEED Certified Gold Building

Designed by Renown Architect Hagy Belzberg

Interior Design Magazine Best of Year Award 2009

Architectural Foundation of LA: 2009 Design Green
Award for Exceptional Design, Highest Honors

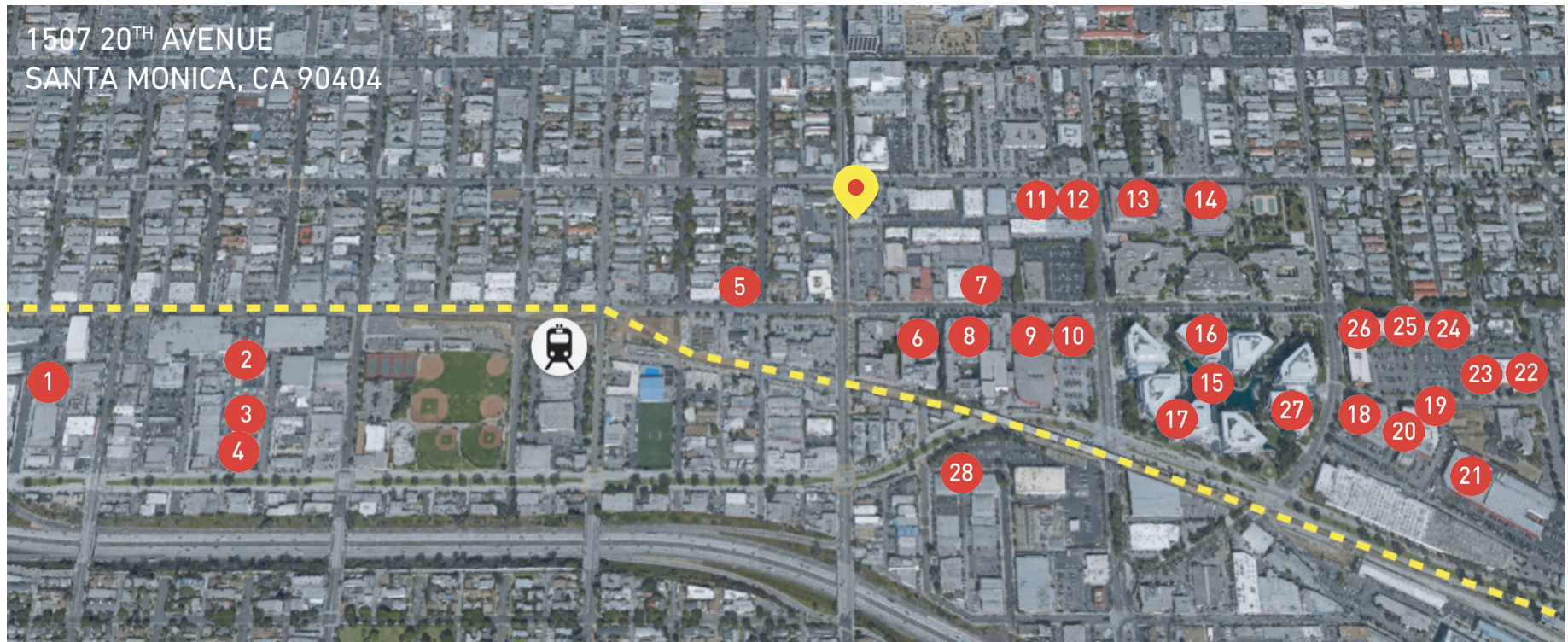




MAP



CENTRE REALTY



1. Jerry Bruckheimer Films
2. Final Cut LA
3. Indian Paintbrush Productions
4. Bad Robot Productions
5. Stardust Studios
6. Game Shoe Network
7. Reel FX

8. Universal Music
9. Interscope Records
10. Geffen Records
11. Illumination Entertainment
12. Rock Paper Scissors
13. Mimran Schur Productions
14. HBO

15. The Water Garden
16. Miramax
17. Microsoft Corporation
18. Demand Media
19. The Honest Company
20. Yahoo!
21. Red Bull

22. Summit Entertainment
23. Sony Computer Entertainment
24. Viacom/MTV
25. Comedy Central
26. Lionsgate Entertainment
27. CBS Television
28. Matt Groening Productions

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