

# **FREESTANDING CREATIVE OFFICE WITH PARKING AVAILABLE FOR LEASE**



**1311 BROADWAY**  
**SANTA MONICA, CA 90404**



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**SIZE:** Approximately 3,000 square feet

**RATE:** \$10,000 per month, Modified Gross  
Per Air Industrial/Commercial single tenant lease gross.

**PARKING:** Currently striped for nine (9) cars  
(included in Base Rent)

**TERM:** 3-5 years

**BUILDING:**

- Currently built out with 5 offices, conference room, reception, bull pen, kitchen and 2 bathrooms
- Skylights and windows provide ample natural light
- Private parking lot
- Great building signage / identity

**LOCATION:**

- Great accessibility to the 10 and 405 Freeways as well as the 17th/SMC Metro Station, which is a 10 minute walk
- Adjacent to the largest tech and media employers in the world
- In the Santa Monica Media District
- Short distance from Downtown Santa Monica
- Located amongst many well-known entertainment companies



www.parcommercial.com

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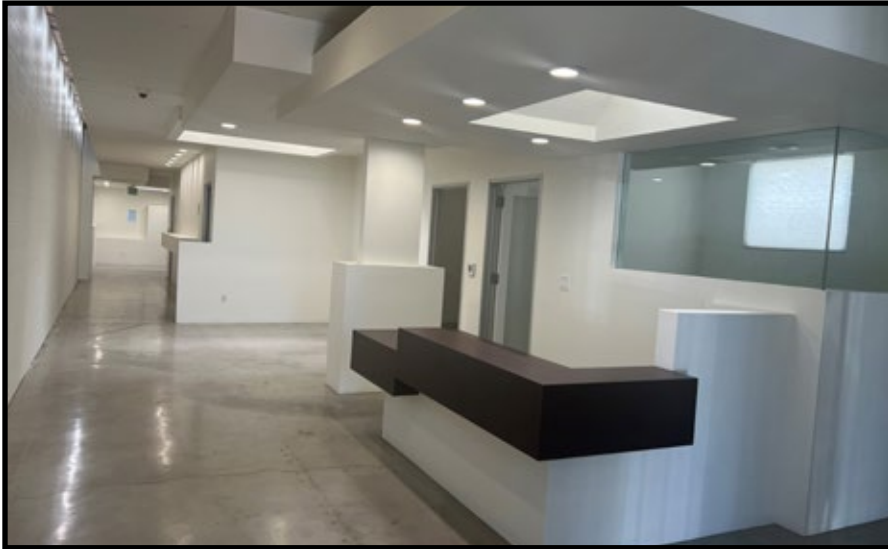
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



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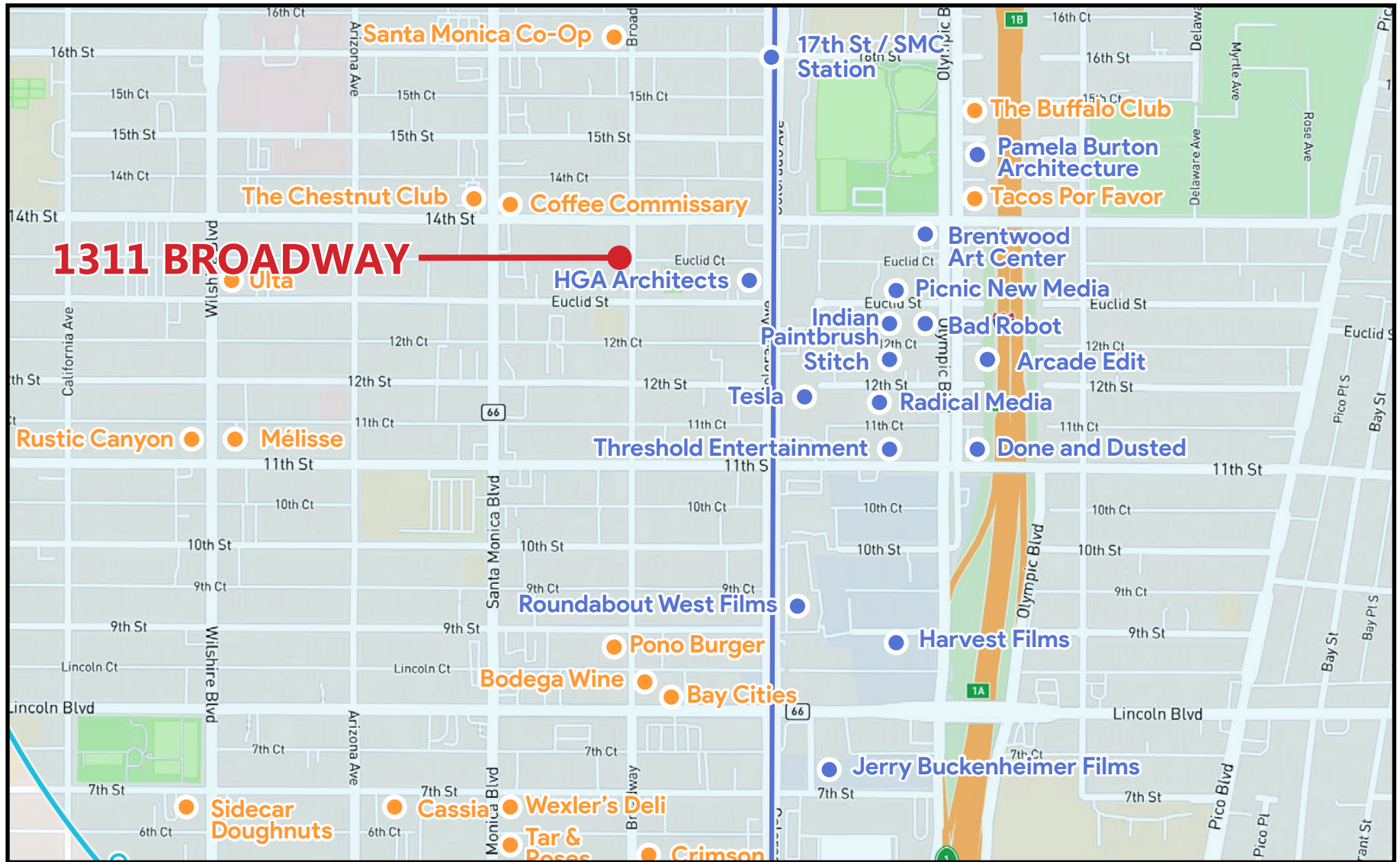
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NEIGHBORHOOD  
MAP



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## WALKING DISTANCE TO:



**BAY CITIES DELI / 1517 LINCOLN BLVD**



**BODEGA WINE BAR / 814 BROADWAY**



**TACOS POR FAVOR / 1408 OLYMPIC BLVD**



**MELS DRIVE IN / 1670 LINCOLN BLVD**



**COFFEE COMMISSARY / 1402 SANTA MONICA**



**17TH STREET EXPO LINE STATION**



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