

**1231 Third Street Promenade  
Santa Monica, CA 90401**

**BC BRANDON COHAN**  
REAL ESTATE // BCRE.LA



**BRANDON COHAN**  
BRANDON@BCRE.LA | 310.654.0200 | LIC. 01903949

**BRANDON ZARRABI**  
ZARRABI@BCRE.LA | 310.492.3597 | LIC. 02184350





# GROUND FLOOR

10,000 SF





**-Ground Floor Is Divisible Into 3k SF  
- Up To 40k SF Available To A Single User  
World Famous 3rd Street Promenade.  
-Retail/Gym/Office/Restaurant Use Permitted**

**-18' Ceiling Height Clearance  
-65' of Frontage  
-All Floors Can Be Leased Separately**



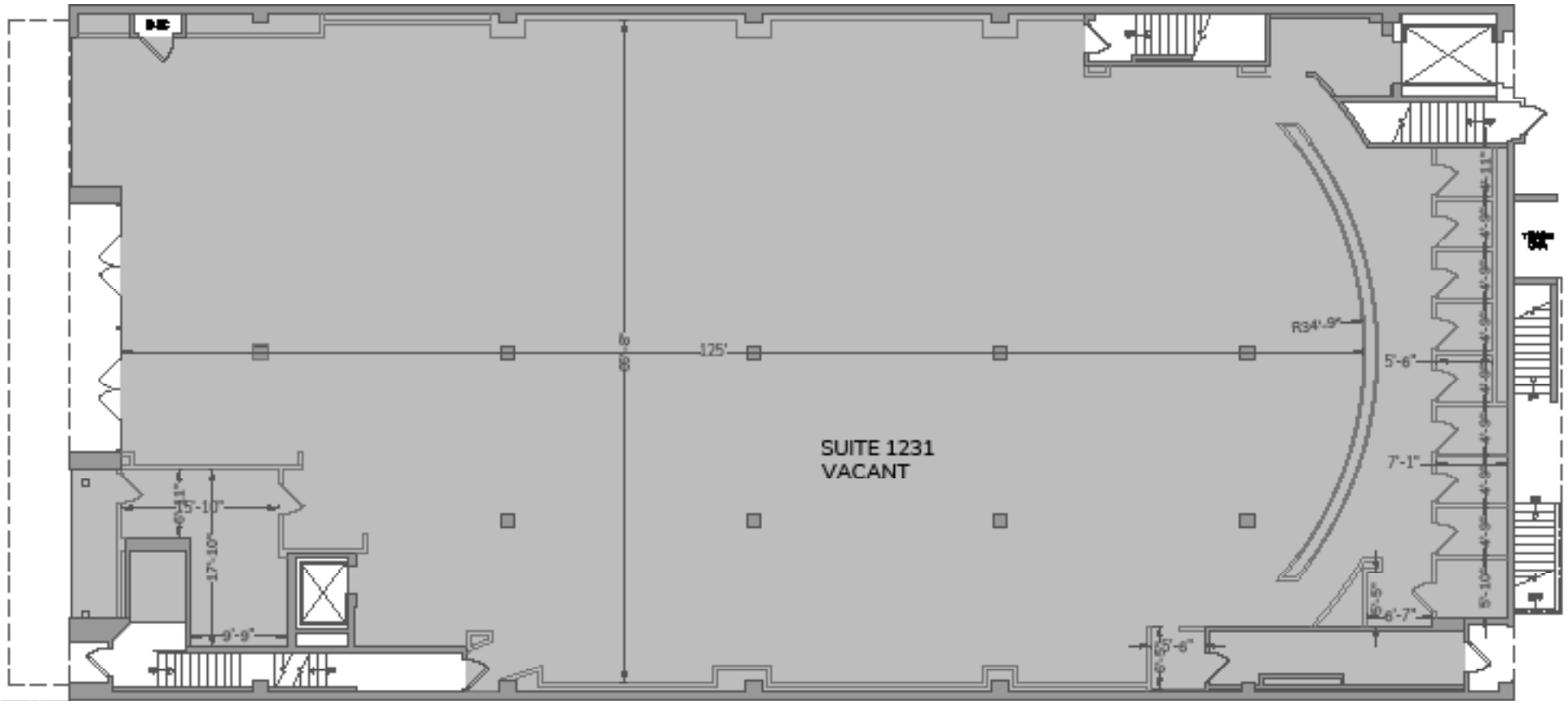








# GROUND FLOOR PLAN







**BASEMENT**  
10,000 SF













**2ND FLOOR**  
10,000 SF

STAIRS  
ROOM  
ACCESS  
NO EXIT













**ROOFTOP**  
10,000 SF







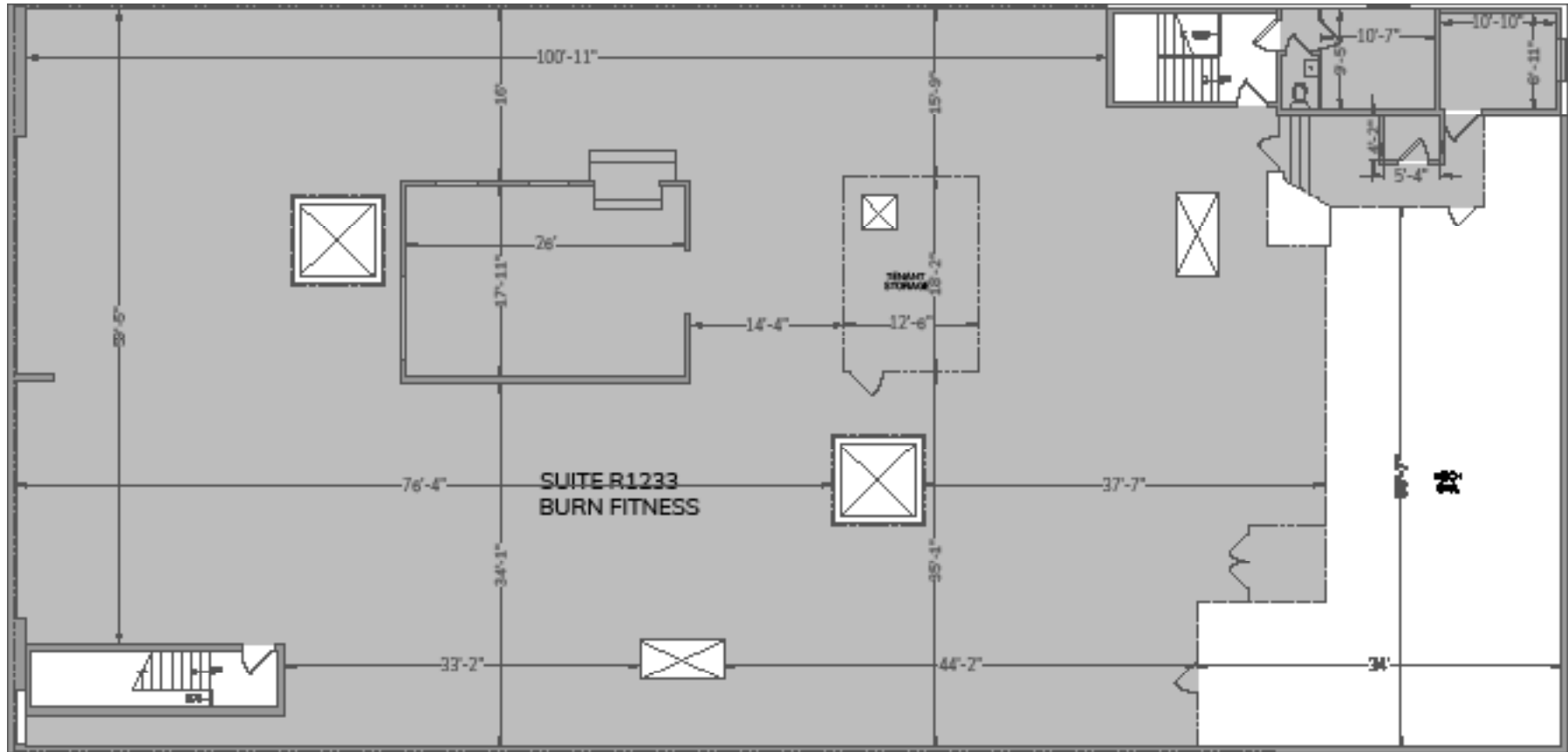


BURN FITNESS





# ROOFTOP FLOOR PLAN







**BRANDON COHAN**  
**BRANDON@BCRE.LA | 310.654.0200 | LIC. 01903949**

**BRANDON ZARRABI**  
**ZARRABI@BCRE.LA | 310. 492.3597 | LIC. 02184350**

**CONFIDENTIALITY & DISCLAIMER**

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be re-viewed only by the person or entity receiving it from Brandon Cohan Real Estate. The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential lease. The Materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property. The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB's, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of