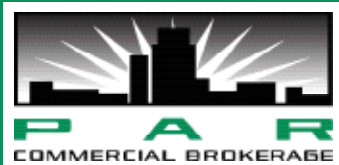


2656 29TH STREET #204
Santa Monica, CA 90405

SECOND FLOOR OFFICE SPACE **FOR LEASE**



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2656 29TH STREET, SUITE 204: PROPERTY CHARACTERISTICS

THE SOUTHWEST BUILDING - NORTH OF OCEAN PARK BOULEVARD

SIZE: Approximately 750 rentable square feet of second floor space

RATE: \$3.46 per square foot = \$2,250.00 per month, modified gross (net of electric) and includes two (2) reserved parking spaces with a value of \$260.00 (\$130.00 each); monthly total = \$2,250.00

RENT ESCALATIONS: Minimum 3% - Maximum 5%, to be adjusted annually

PARKING: Two (2) reserved uncovered parking spaces included with rent

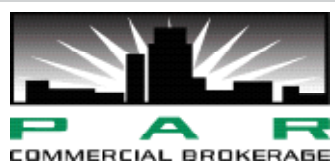
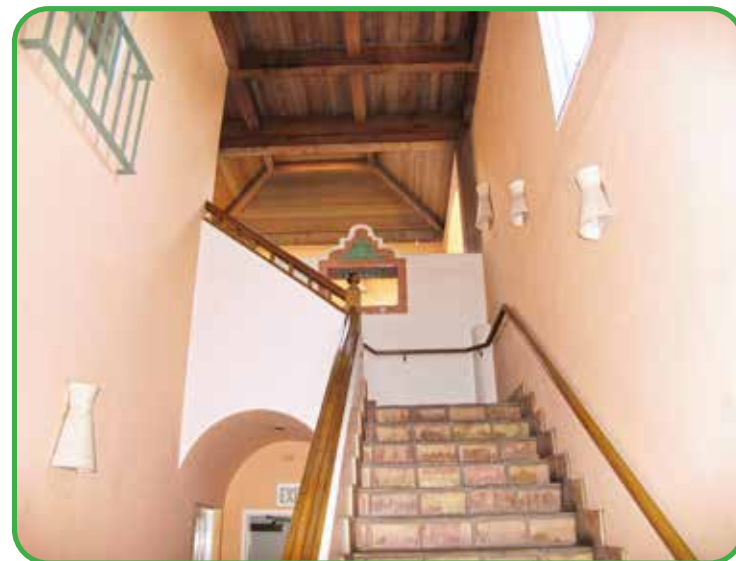
IMPROVEMENTS: Space has reception area, open bull pen and large private windowed office which has operable windows and is east facing, overlooking trees

REQUIRED DEPOSIT: First month's rent (\$2,250.00) and two (2) months security (\$4,500.00); Total = \$6,750.00

TERM: Negotiable

AVAILABLE: December 1, 2025

Two story Spanish-Pueblo style building with tile roof and balconies. Parking is on grade in rear. A dramatic wood beamed two-story entry leads to second floor offices, which open to courtyard & seating area with fountain. This desirable space offers natural light & ocean breezes through operable wood sash windows and French doors. Space is walking distance from Starbucks, The Counter, Il Forno, Society Kitchen, Hurry Curry, The Yogurt Shoppe and other restaurants.



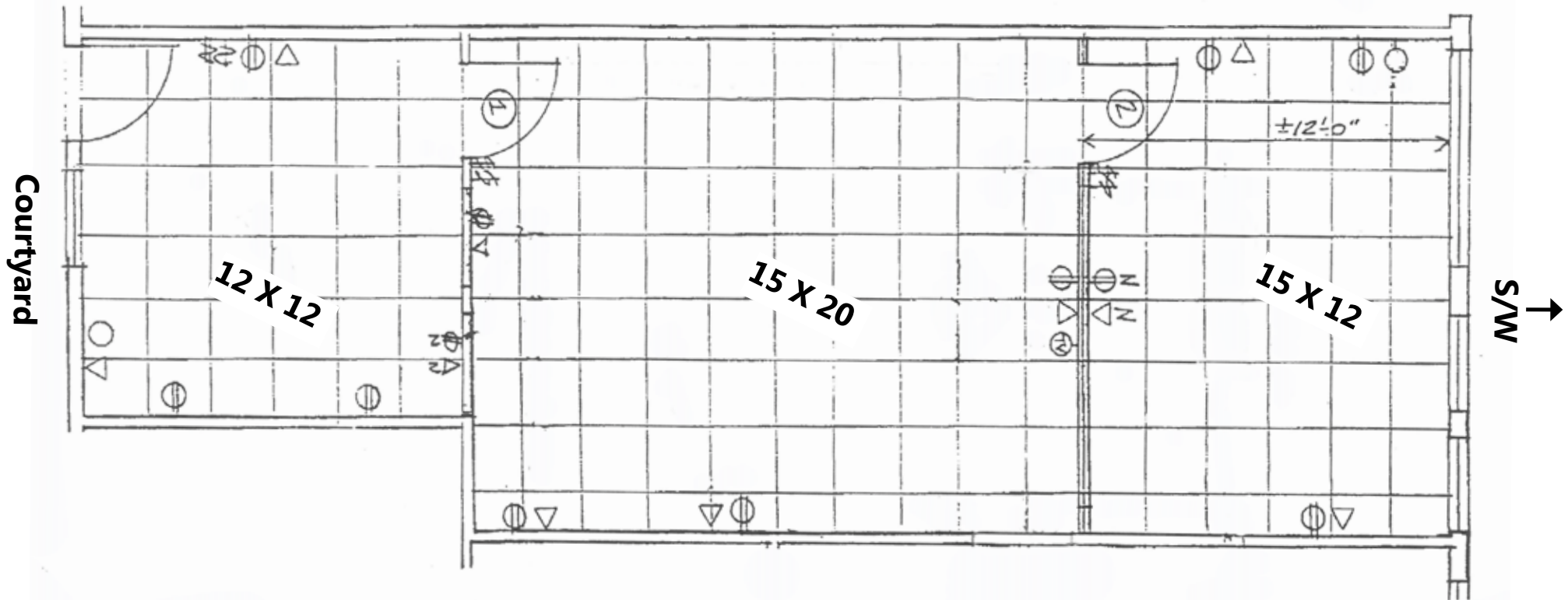
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

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2656 29TH STREET, SUITE 204: FLOOR PLAN



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