

FOR LEASE  
DOWNTOWN SANTA MONICA

OFFICE SPACE  
with 5 OUTDOOR PATIO AREAS

1212 5th Street, 3rd Floor | Santa Monica, CA 90401



LEASED - The UPS Store (Now Open)

Signage Available

LEASED - Luna Body + Mind (Now Open)

# FOR LEASE

## Office Space with 5 Outdoor Patio Areas

### Downtown Santa Monica

#### PROPERTY INFO

- + Size  $\pm$ 4,140 Square Feet (potentially divisible)
- + Asking Rate: \$2.75/SF, Modified Gross (Tenant pays utilities; Landlord pays janitorial)
- + Plug and Play - 7 offices, 2 open areas, conference room, reception, kitchen, equipment room, storage, telecom room, 2 restrooms, 4 separate doors for private courtyard access.
- + Directly across from new CVS store - steps from the Third Street Promenade
- + 5 separate outdoor patio areas
- + Secured Parking Area -  $\pm$  16 spaces available
- + Multiple 2 hour free parking structures in the immediate trade area



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## Office Space with 5 Outdoor Patio Areas

PROPERTY INFO  
Downtown Santa Monica



Large Office



Window Office



Large Patio with South & West Views



Conference Room

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## Office Space with 5 Outdoor Patio Areas

PROPERTY INFO  
Downtown Santa Monica



Secured Parking Area



Additional Patio Space



Tenant Parking Space



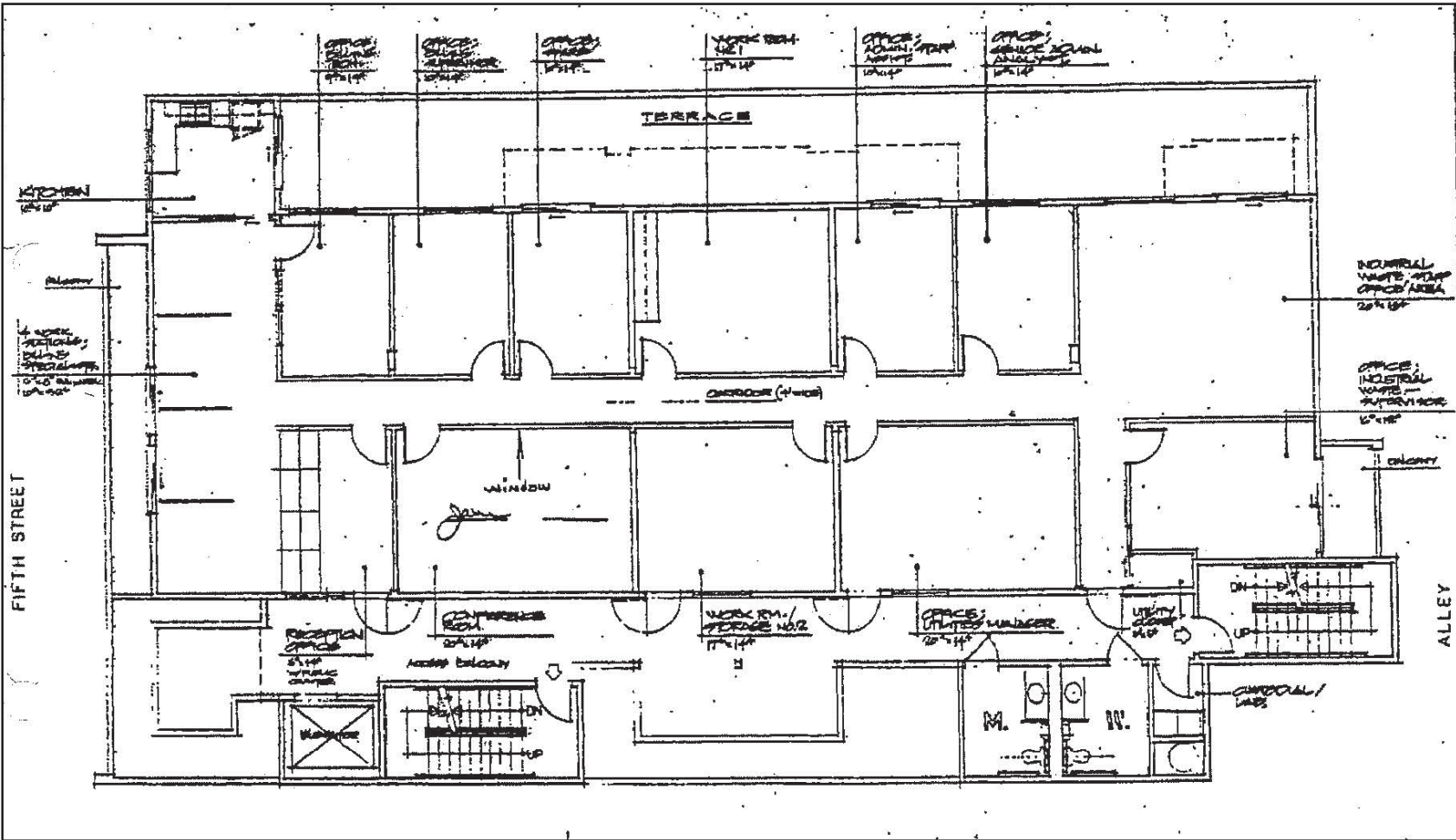
Convenient Street Parking

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PROPERTY INFO

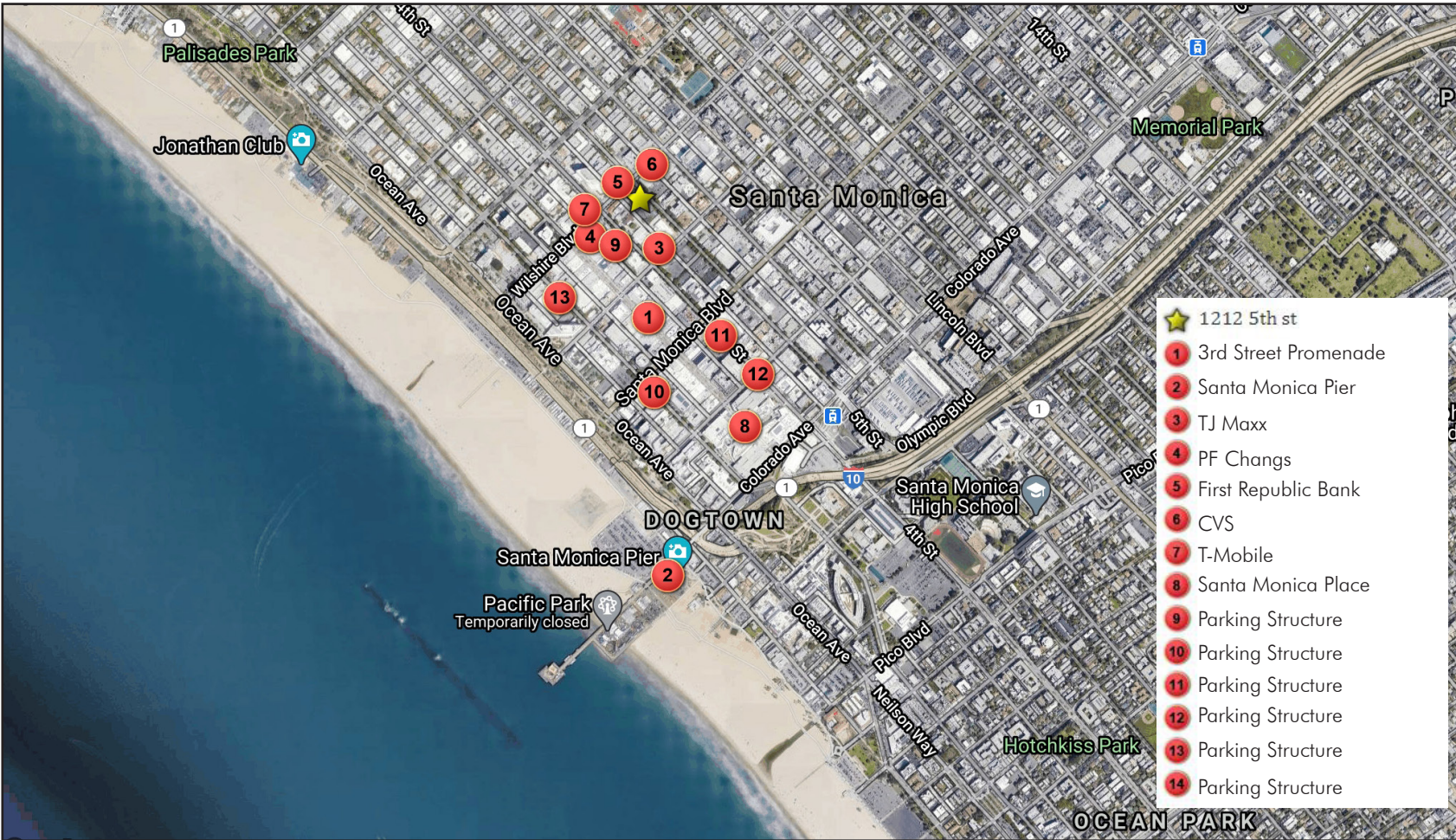
### FLOOR PLAN



# FOR LEASE

## Office Space with 5 Outdoor Patio Areas

### AMENITIES MAP



# FOR LEASE

## Office Space with 5 Outdoor Patio Areas

### DOWNTOWN SANTA MONICA



#### PLEASE CONTACT:

#### NEAL GOLUB

Vice President  
+1 310 550 2667  
neal.golub@cbre.com  
Lic. 01023733

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