

FOR LEASE



**METROPOLITAN PACIFIC**  
REAL ESTATE GROUP



## **225 Arizona Avenue, PH 450**

### Prime Space with Large Private Terrace Downtown Santa Monica

- 2,645 rsf AVAILABLE IMMEDIATELY
- Large private terrace overlooking Third Street Promenade and the Santa Monica Mountains
- NW Corner of Third Street Promenade and Arizona Avenue
- Walkscore 94/100 'Walker's Paradise'
- Outstanding local amenities, including world-class restaurants, retail, and hotels nearby
- 5 min walk to Expo Line's Downtown Santa Monica station
- In-building and ample nearby public parking available
- 2-3 year lease term preferred (shorter terms will be considered)
- Rental Rate: Call

#### **CONTACT**

**310 395 7300**

**METROPOLITAN PACIFIC**

DRE #01395401

**Gary Steinhardt**

DRE #02151907

gsteinhardt@metpac.com

**John Warfel**

DRE# 01184386

jwarfel@metpac.com

REPRESENTED BY METROPOLITAN COMMERCIAL REAL ESTATE SERVICES

Please do not disturb existing tenant. Shown by appointment only.

# 225 Arizona Avenue, PH 450

## Prime High Image Office Space in Downtown Santa Monica



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**225 Arizona  
Avenue,  
PH 450**

**Turnkey Prime  
Office Space**

**3 Private Offices**

**2 Conference  
Rooms or  
bullpens**



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# 225 Arizona Avenue, PH 450

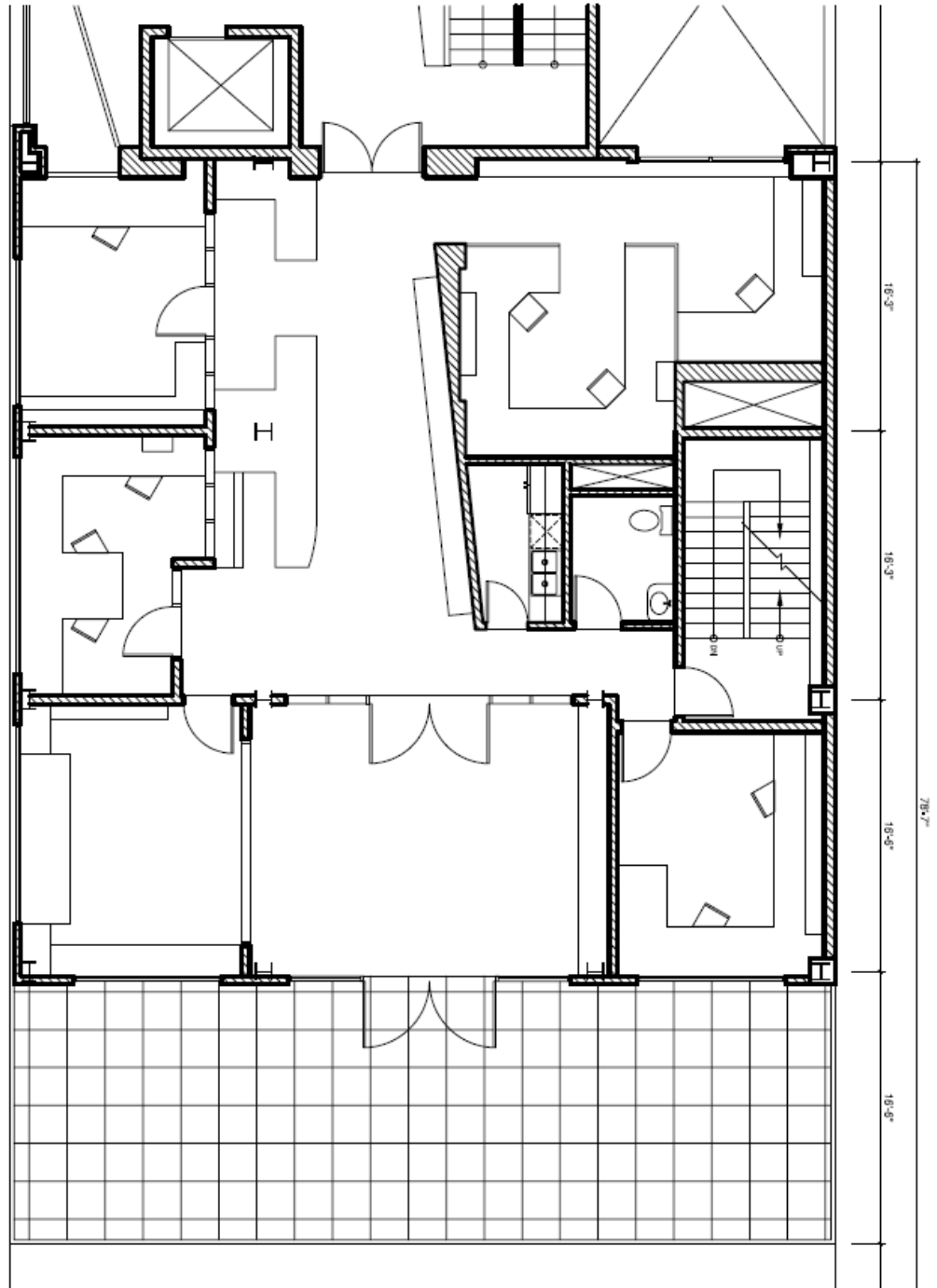
**Turnkey Prime  
Office Space**

**Wood and  
carpet flooring**

**Private Bath**

**Terrace**

**Ocean breezes  
and Third Street  
Promenade  
views**



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