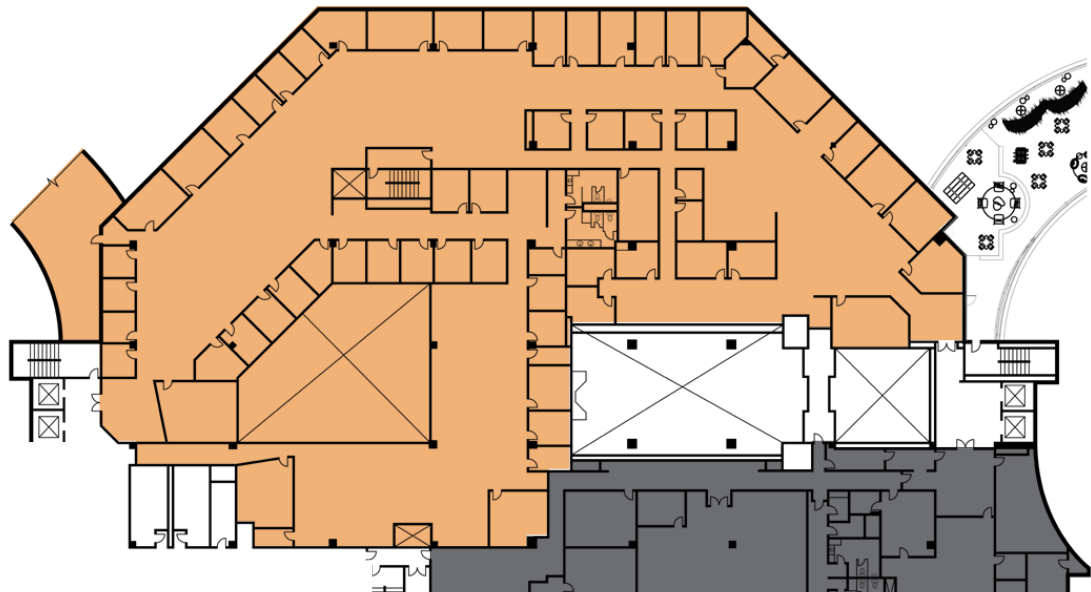


SUBLEASE

2425-2501 COLORADO AVE

Santa Monica, CA 90404





VIEW VIDEO TOUR

SUBLEASE DETAILS

- » **Premises:** Partial 2nd floor | 35,588 SF
 - » Ability to combine and deliver up to 100,530 SF
- » **Term:** Negotiable (term runs through June 30, 2033)
- » **Rate:** \$1.95 Full-Service Gross
- » **Tenant Improvement Allowance:** \$30.00/SF
- » **Availability:** Immediately
- » **Parking:** 4/1000

SPACE NOTES

- » Located within Santa Monica's premier creative office campus.
- » Ability to deliver up to 100,000 to one user or deliver each space to multiple users.
- » Amenities include:
 - » On site-gym and yoga studio
 - » 3.5-acre park
 - » Indoor lap pool
 - » Three story subterranean parking garage with valet service, EV charging stations, and car wash
 - » Plentiful outdoor space
 - » Close proximity to walkable amenities (Walk Score: 92)



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