

FREESTANDING CREATIVE OFFICE WITH PARKING AVAILABLE FOR LEASE



1311 BROADWAY
SANTA MONICA, CA 90404



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SIZE: Approximately 3,000 square feet

RATE: \$9,000 per month, Modified Gross

Per Air Industrial/Commercial single tenant lease gross.

PARKING: Currently striped for nine (9) cars
(included in Base Rent)

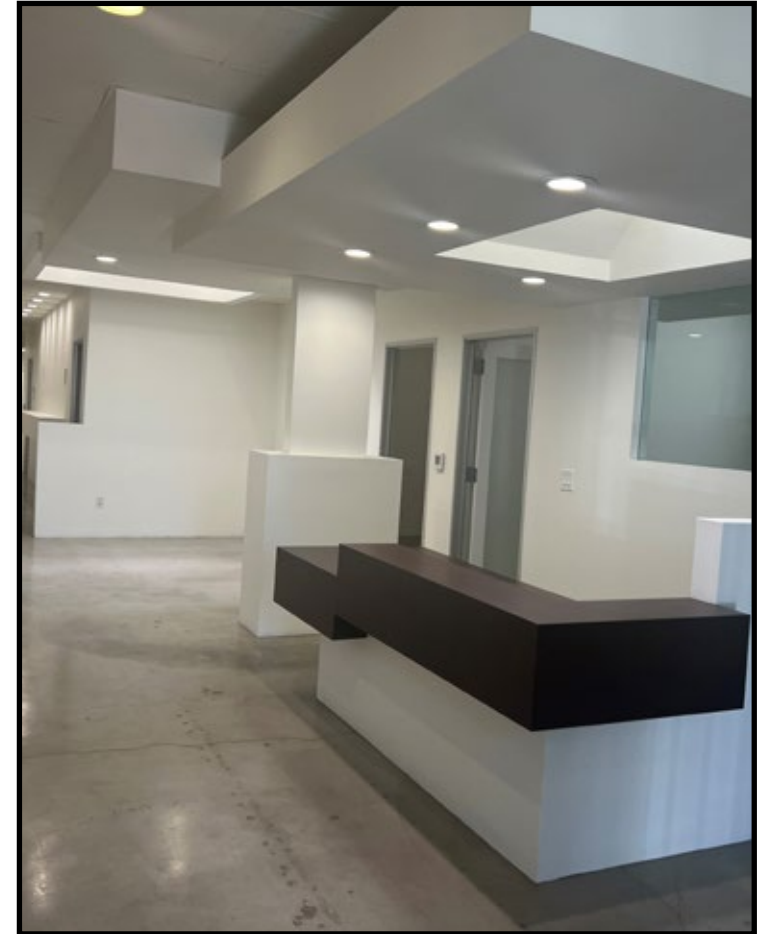
TERM: 3-5 years

BUILDING:

- Currently built out with 5 offices, conference room, reception, bull pen, kitchen and 2 bathrooms
- Skylights and windows provide ample natural light
- Private parking lot
- Great building signage / identity

LOCATION:

- Great accessibility to the 10 and 405 Freeways as well as the 17th/SMC Metro Station, which is a 10 minute walk
- Adjacent to the largest tech and media employers in the world
- In the Santa Monica Media District
- Short distance from Downtown Santa Monica
- Located amongst many well-known entertainment companies



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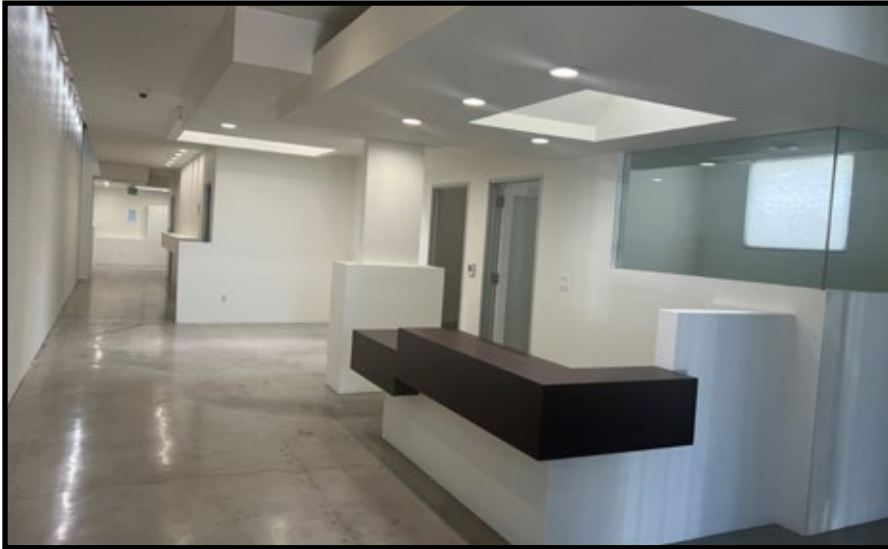
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[www.parccommercial.com](http://www.parcommercial.com)

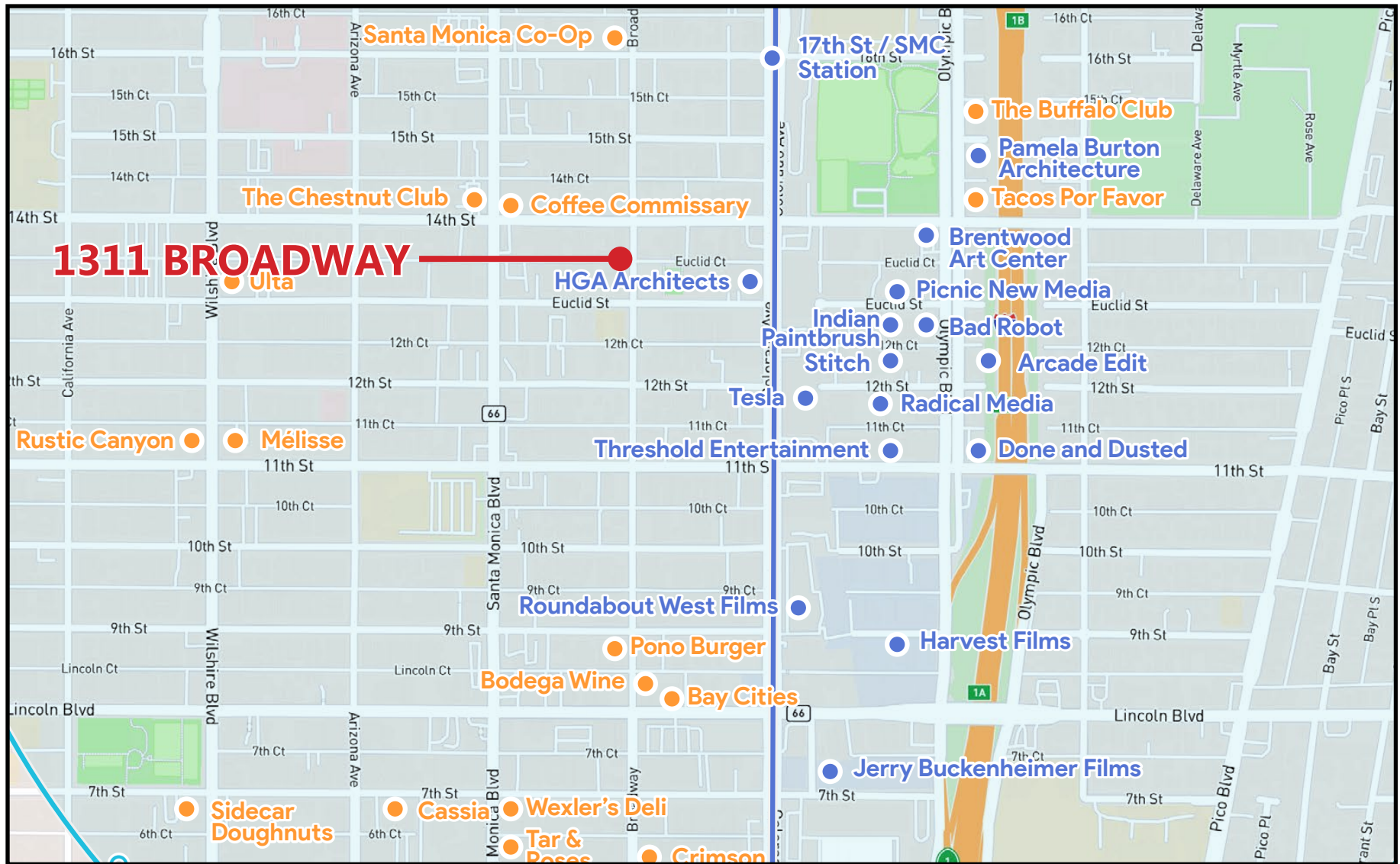
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NEIGHBORHOOD
MAP



www.parcommercial.com

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WALKING DISTANCE TO:



BAY CITIES DELI / 1517 LINCOLN BLVD



BODEGA WINE BAR / 814 BROADWAY



TACOS POR FAVOR / 1408 OLYMPIC BLVD



MELS DRIVE IN / 1670 LINCOLN BLVD



COFFEE COMMISSARY / 1402 SANTA MONICA



17TH STREET EXPO LINE STATION



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