



# CREATIVE OFFICE FOR LEASE

1351-1353 Third Street Promenade

SANTA MONICA, CA 90401

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Suite #206: 2,460 sf

Rare creative office space on Third Street Promenade with high ceilings and top amenities, ideal for tech, media, and office use.

COMPASS  
COMMERCIAL

Get in touch

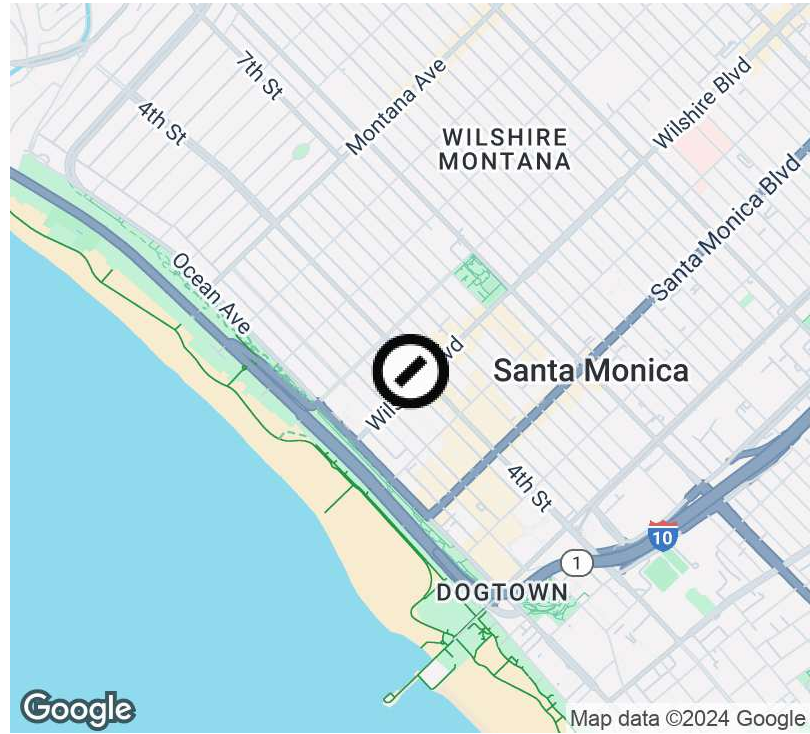
**Christian Saglie**

310.362.6784

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CalDRE #01952665

# Highlights



## Offering Summary

Asking Rate:	\$4.75 MG per sf / mo
Term:	Negotiable
Available SF:	2,492 SF
Parking:	Abundant Options

## Property Overview

MOVE-IN READY CREATIVE SPACE. Historically significant building on the internationally known Third Street Promenade, Downtown Santa Monica. Walking distance to the METRO and beach. Countless amenities within reach including parks, bike paths, and some of the best restaurants, bars, hotels and shops in Southern California. \* Ideal for tech, media, design, production and traditional office uses.

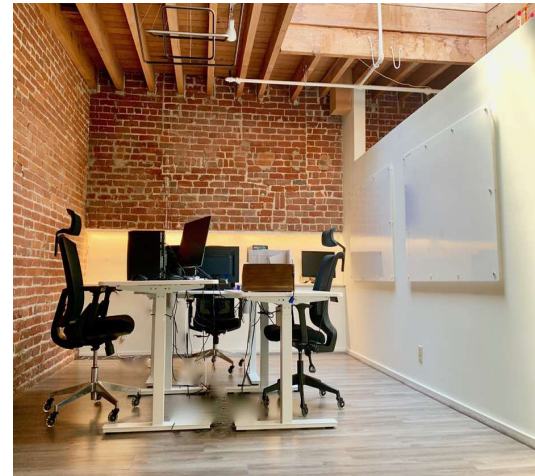
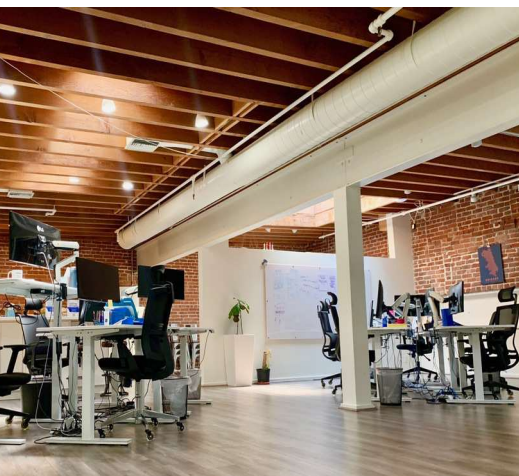
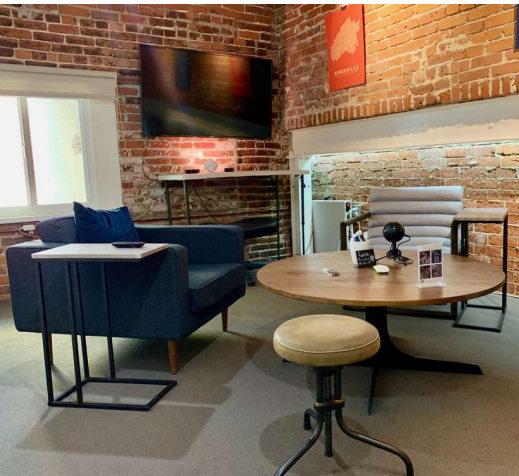
## Suite Information

- Suite #206: Open plan, 3 spacious offices, 1 conference room, spacious open kitchen. Furniture negotiable if desired.
- Double pane windows
- Modified Gross rent includes nightly janitorial.
- No passthroughs in operating expense increases.
- Furniture can be made available if desired.

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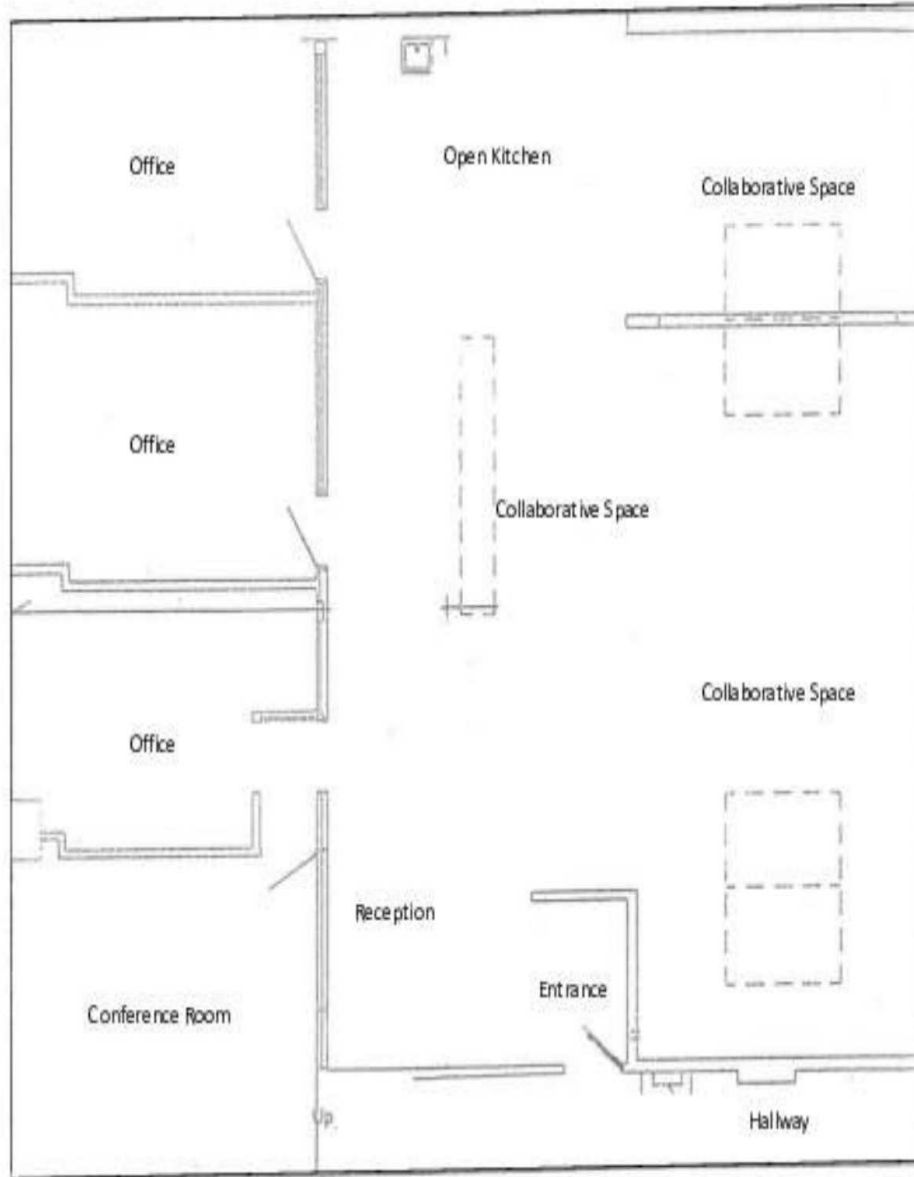
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# Suite 206 Photos | 2,492 sf



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# Suite 206 Floorplan



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# Walkable Amenities



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# Walkable Amenities



Google

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