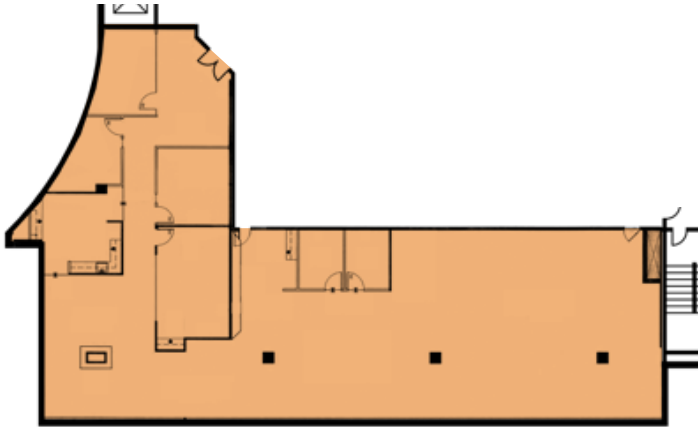


SUBLEASE

# 2425-2501 COLORADO AVE

Santa Monica, CA 90404





## VIEW VIDEO TOUR

### SUBLEASE DETAILS

- » **Premises:** Partial 2nd floor | 6,604 SF
  - » Ability to combine and deliver up to 100,530 SF
- » **Term:** Negotiable (term runs through February 29, 2032)
- » **Rate:** \$2.50 Full-Service Gross
- » **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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## PLEASE CONTACT:

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