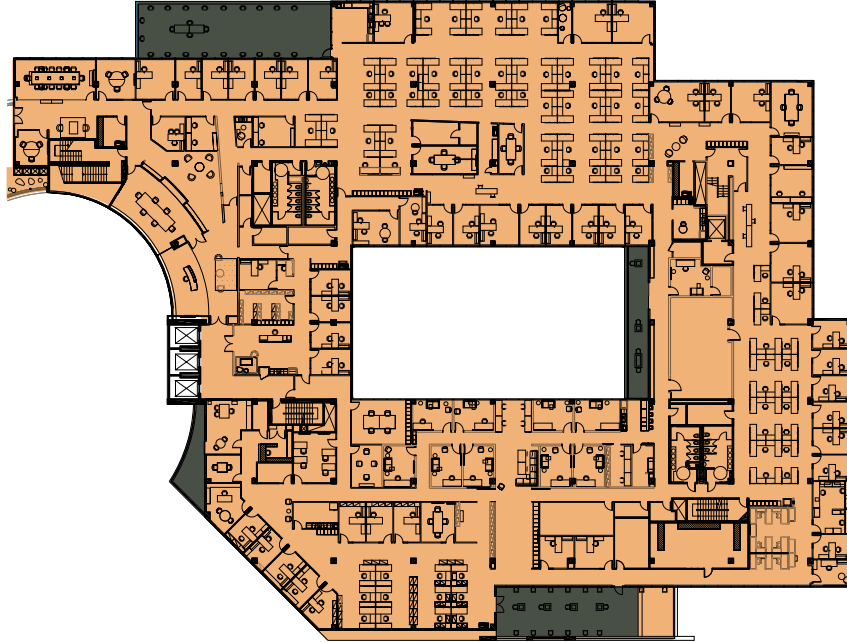


SUBLEASE

2425-2501 COLORADO AVE

Santa Monica, CA 90404





VIEW VIDEO TOUR

SUBLEASE DETAILS

- » **Premises:** Partial 2nd floor | 58,338 SF
 - » Ability to combine and deliver up to 100,530 SF
- » **Term:** Negotiable (term runs through June 30, 2033)
- » **Rate:** \$2.50 Full-Service Gross
- » **Tenant Improvement Allowance:** \$26.25/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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PLEASE CONTACT:

Michael Gray

Senior Associate
+1 310 550 2523
michael.f.gray@cbre.com
Lic. 02075413

Jacob Bobek

Executive Vice President
+1 213 613 3181
jacob.bobek@cbre.com
Lic. 01361177

Scott Steuber

Senior Vice President
+1 213 613 3016
scott.steuber@cbre.com
Lic. 01427534

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