

Office for Lease

1237 Third Street Promenade, Santa Monica



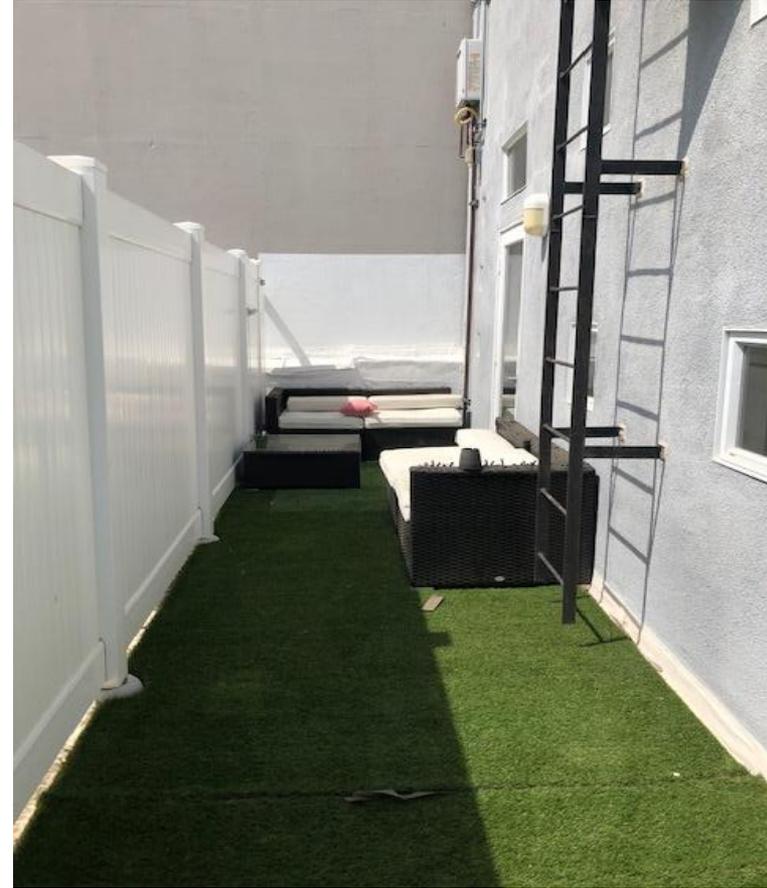
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Barbara Tenzer

310.395.8383

B.tenzercommercial@gmail.com

License# 01235150

Rental Rate: \$ 3.85 SF modified gross, net of electricity

Triple Nets: Approx. \$0.75/sq. ft./month

Size: Approx. 2,250 SF

Parking : City parking structures surround the Promenade.

Comments: Private offices with an outside patio in the back. Very nice reception area. One conference room and two offices in the front. Two handicapped bathrooms. A private office in the back with a large bull area. Kitchen area and storage area.

This office is located right off the Third Street Promenade.
Great restaurant and shopping for the office Tenants.



1334 Third Street Promenade, Suite 306, Santa Monica, CA 90401 Tel 310.395.8383 F 310.395.7872

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable

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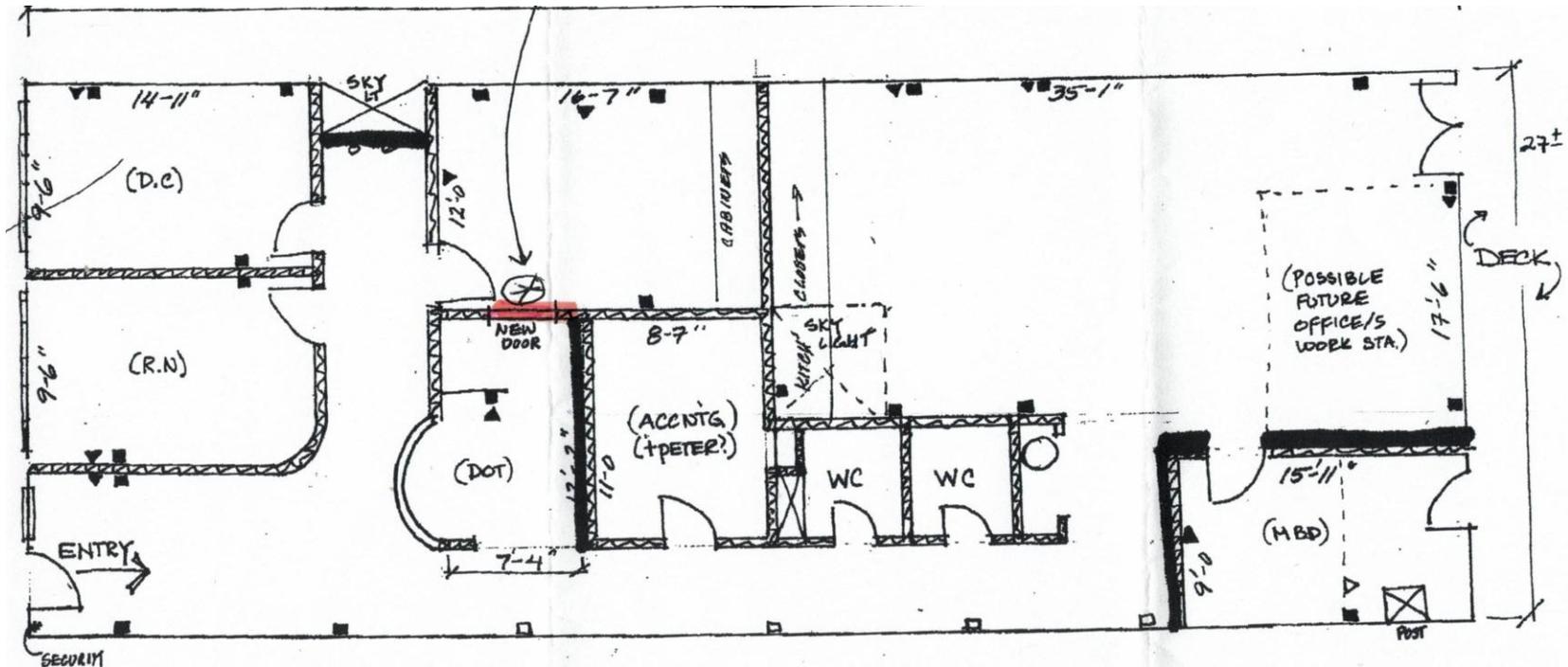
This office space is located on Third Street Promenade which is considered one of the premier retail and entertainment destinations in the Los Angeles area.

Third Street Promenade is the center of downtown Santa Monica. This location is surrounded by dozens of retailers, restaurants and great street entertainment plus movie theaters and a weekly farmers market. One block from Santa Monica Place which includes Bloomingdales, Nordstrom and many more...

The Third Street Promenade attracts nearly 24 million visitors each year who are drawn to the shopping, dining, theaters and live street performers. These visitors spend approximately \$1.6 billion annually and consist of approximately 60% tourists and 40% locals.

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