

**OFFICE/STUDIO SPACE**

**22653 Pacific Coast Highway  
Malibu, California 90265**

**FOR LEASE**



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**SIZE:** APPROXIMATELY 450 SQUARE FEET

**RATE:** \$2,350 PER MONTH, MODIFIED GROSS  
(TENANT PAYS SHARED ELECTRICAL)

**TERM:** NEGOTIABLE

**PARKING:** ONE (1) ON-SITE PARKING SPACE

**AVAILABLE:** IMMEDIATELY

- **Extremely hard to find small ground floor office**
- **Large open space, private office and private bathroom**
- **Great signage available**
- **Neighbors include Malibu Pier Cafe, Nobu and Casa Escobar**
- **Excellent window frontage/visibility**



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# NEIGHBORHOOD HIGHLIGHTS



**Casa Escobar**



**Malibu Country Mart**



**Malibu Lumberyard**



**Malibu Pier**



**Malibu Inn**



**Nobu Malibu**



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