



CREATIVE OFFICE SPACE FOR LEASE

SUBJECT



11512 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025

SIZE: Approximately 2,873 square feet

RATE: \$1.95 per square foot per month, NNN
(NNN estimated to be \$0.60 per square foot per month)

PARKING: Four (4) unreserved parking spaces
@ \$150 per month per space

TERM: 3 - 5 Years

AVAILABLE IMMEDIATELY

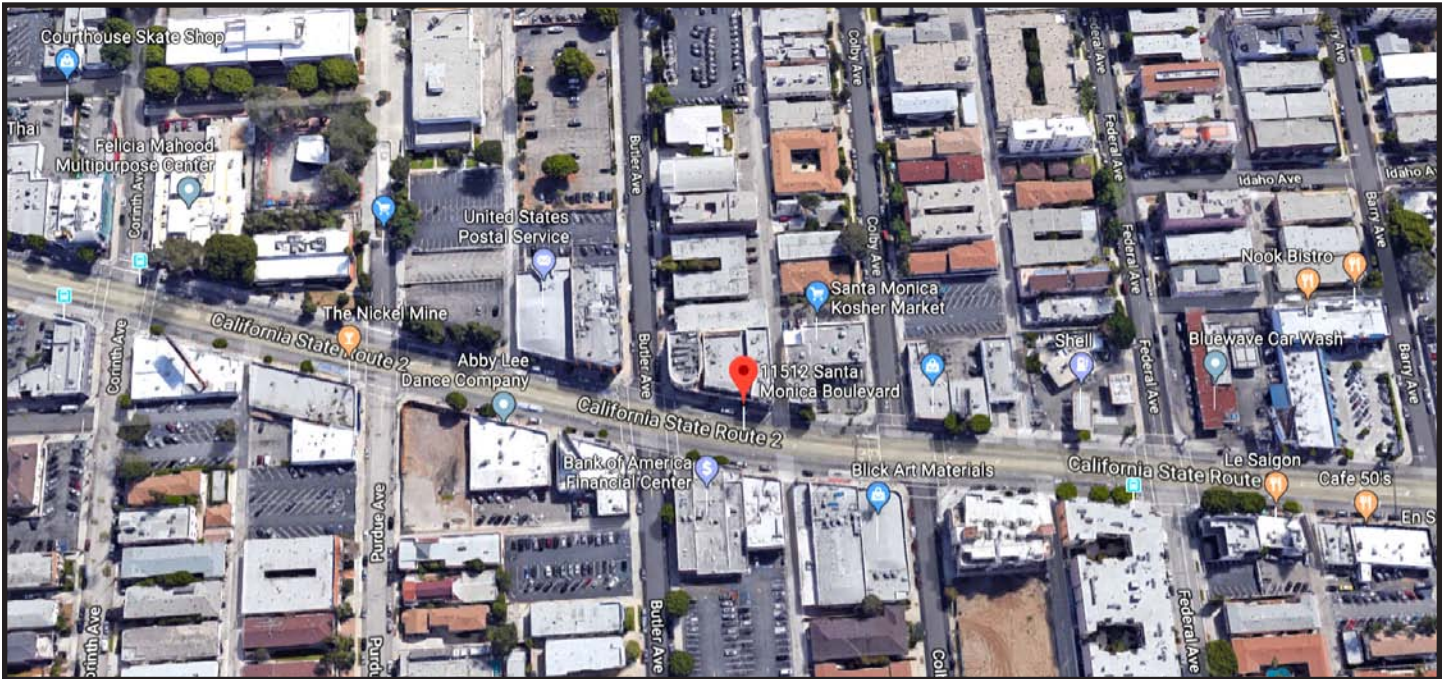
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1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

- **Hard to find second floor office space with high ceilings and retail signage**
- **Current space has 2 offices, 2 bathrooms, kitchenette and high ceilings throughout**
- **Numerous restaurants, shops and banks within walking distance**
- **Convenient and quick access to the 405 and I-10 freeways**
- **Signage available on the building**



AREA MAP



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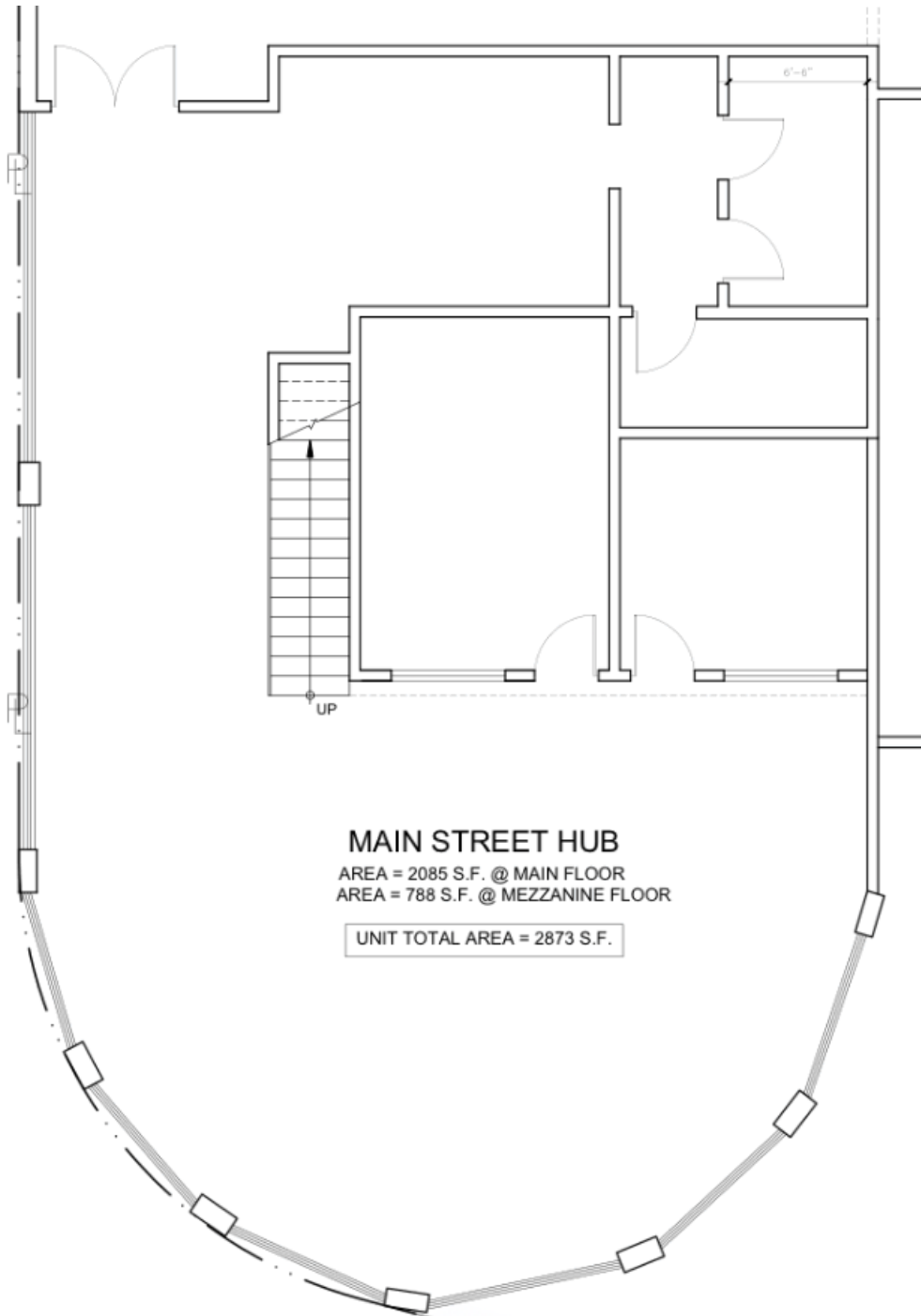
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FLOOR PLAN



MAIN STREET HUB
AREA = 2085 S.F. @ MAIN FLOOR
AREA = 788 S.F. @ MEZZANINE FLOOR
UNIT TOTAL AREA = 2873 S.F.

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