



**PAR**  
COMMERCIAL BROKERAGE

# OFFICE/RETAIL FOR SUBLEASE

## GREAT LOCATION JUST STEPS FROM THE OCEAN



# 120 BROADWAY

## SANTA MONICA, CA 90401



### AVAILABLE IMMEDIATELY

#### SIZE:

APPROXIMATELY 250 - 350 SQUARE FEET

#### RATE:

\$1,625 - \$2,275 PER MONTH, FULL-SERVICE  
(INCLUDES INTERNET ACCESS)

#### PARKING

UP TO 2 SPACES CURRENTLY AT \$180  
PER SPACE PER MONTH

#### TERM

2 - 6 YEARS

- One block from the Santa Monica Pier, Third Street Promenade and Santa Monica Place Mall
- Walking distance to the Santa Monica Metro Station
- Turnkey space with window line frontage and high foot traffic
- Newly remolded space with high-end finishes and 11ft ceilings
- Spacious lobby/waiting area in updated Class-A building
- Near numerous area amenities and public parking structures

**BRIAN BOWEN**

**310.395.2663 x134**

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# NEIGHBORHOOD HIGHLIGHTS



**Third Street Promenade**



**Santa Monica Place**



**Santa Monica Pier**



**Tongva Park**



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