

OFFICE/STUDIO SPACE

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

FOR LEASE



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SIZE: APPROXIMATELY 450 SQUARE FEET

RATE: \$2,500 PER MONTH, MODIFIED GROSS
(TENANT PAYS SHARED ELECTRICAL)

TERM: NEGOTIABLE

PARKING: ONE (1) ON-SITE PARKING SPACE

AVAILABLE: NOVEMBER 2019

- **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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