

**2656 29TH STREET #205**  
**Santa Monica, CA 90405**

**SECOND FLOOR OFFICE SPACE**  
**FOR LEASE**



**ARTHUR PETER**  
**310.395.2663 X101**  
**ARTHUR@PARCOMMERCIAL.COM**  
**LIC# 010686613**

**RAFAEL PADILLA**  
**310.395.2663 X102**  
**RAFAEL@PARCOMMERCIAL.COM**  
**LIC# 00960188**

## 2656 29TH STREET, SUITE 205: PROPERTY CHARACTERISTICS

### THE SOUTHWEST BUILDING - NORTH OF OCEAN PARK BOULEVARD

**SIZE:** Approximately 616 rentable square feet of second floor space

**RATE:** \$4.00 per square foot = \$2,464.00 per month, full service gross including janitorial & electric, plus two (2) reserved parking spaces with a value of \$260.00 (\$130.00 each); monthly total = \$2,724.00

**RENT ESCALATIONS:** Minimum 3% - Maximum 5%, to be adjusted annually

**PARKING: Two (2) reserved parking spaces included with rent – one(1) is covered and one (1) is uncovered**

**IMPROVEMENTS:** Space has two offices, a file room and a copy room. The large office has operable windows and is east facing, overlooking trees

**REQUIRED DEPOSIT:** First month's rent (\$2,724.00) and two (2) months security (\$5,448.00); Total = \$8,172.00

**TERM:** Negotiable

**AVAILABLE:** Immediately

Two story Spanish-Pueblo style building with tile roof and balconies. Parking is on grade in rear. A dramatic wood beamed two-story entry leads to second floor offices, which open to courtyard & seating area with fountain. This desirable space offers natural light & ocean breezes through operable wood sash windows and French doors. Space is walking distance from Starbucks, Coffee Bean, The Counter, Il Forno, Menchies and other restaurants.



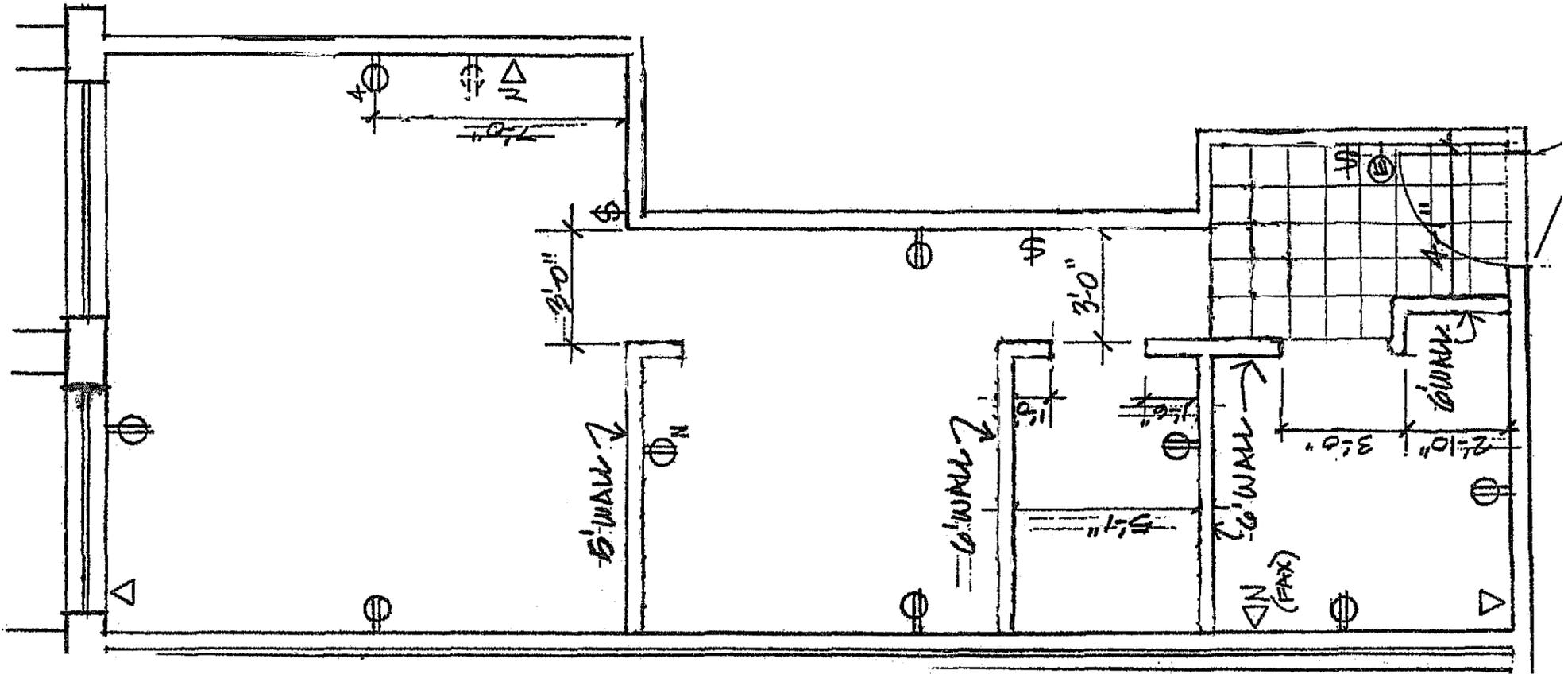
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# 2656 29TH STREET, SUITE 205: FLOOR PLAN



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