

2656 29TH STREET #205
Santa Monica, CA 90405

SECOND FLOOR OFFICE SPACE
FOR LEASE



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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 and (2) reserved parking spaces with a value of \$260.00 (\$130.00 each); monthly total = \$2,464.00

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

PARKING: Two (2) reserved uncovered parking spaces included with rent

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 (\$2,464.00) and two (2) months security (\$4,928.00); Total = \$7,574.00

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.



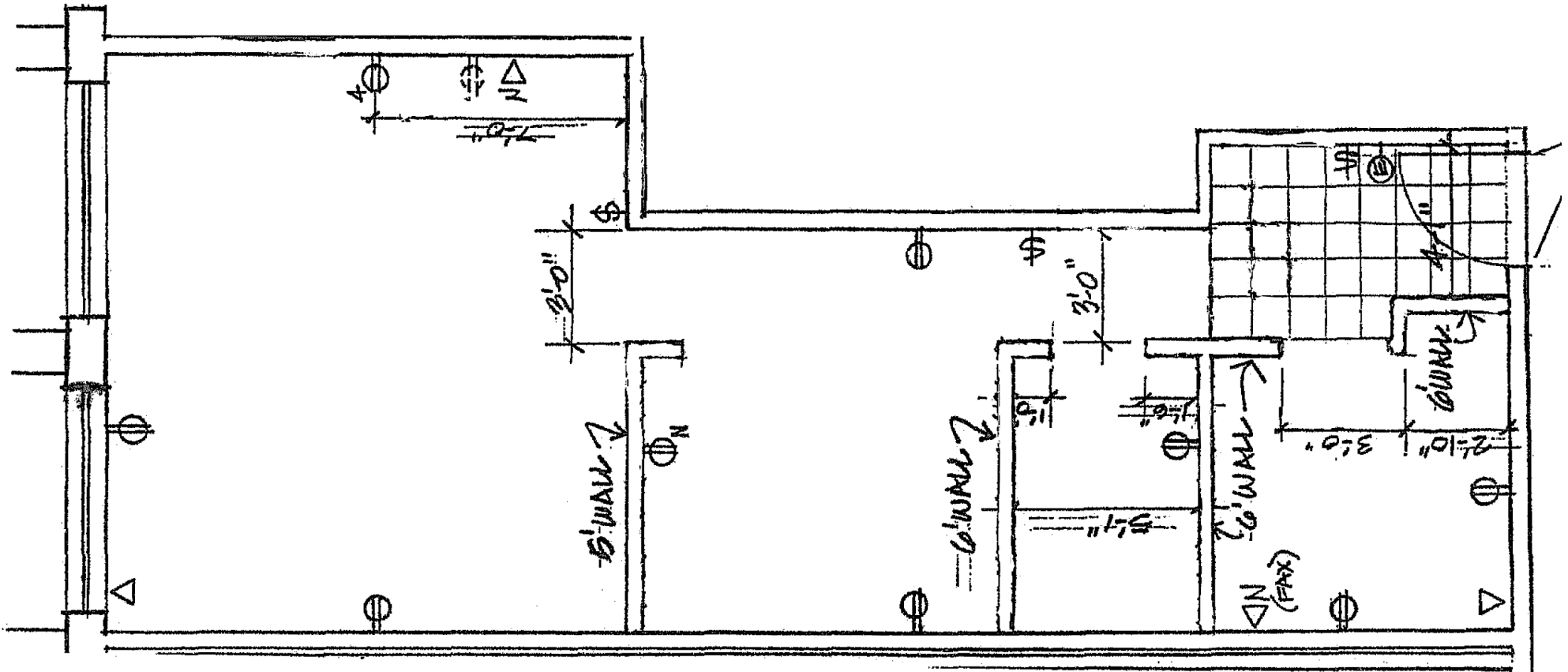
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2656 29TH STREET, SUITE 205: FLOOR PLAN



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