

# 528 ARIZONA AVENUE

Santa Monica, CA 90401

## Office Space in Downtown Santa Monica FOR SHORT TERM LEASE

- Offices have exclusive private patios and operable windows
- Short-term lease available through December 31, 2022
- Open air stair case access to all floors / elevator access to all floors



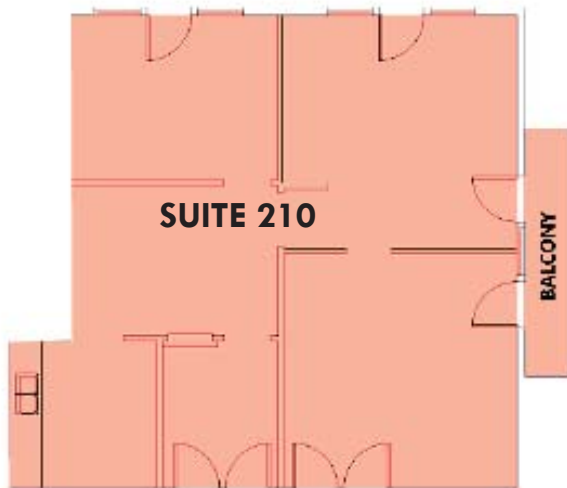
**GREG ECKHARDT**

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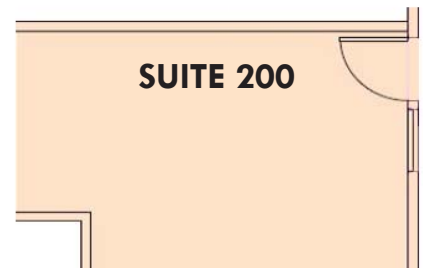
# 528 Arizona Avenue, Santa Monica, CA 90401



**SUITE 210:** Approximately 1,702 rentable square feet

**RATE:** \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Vaulted, exposed wood ceiling paneling, wood floor & carpet
- Full kitchen with dish washer & dual sink
- Three back offices with patio, all have dedicated door access
- Corner, end unit
- Reception area & waiting room



**SUITE 200:** Approximately 379 rentable square feet

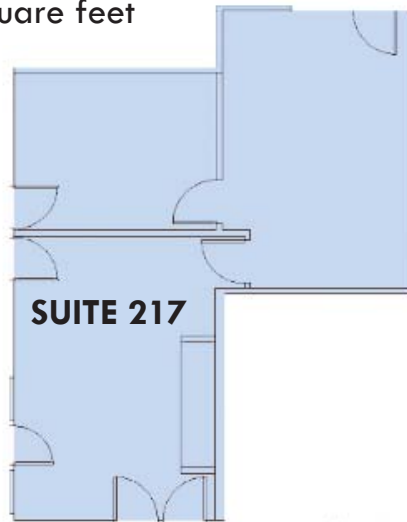
**RATE:** \$3.25 per square foot per month MG (Net of electric and janitorial)

- Office space with two large entrance glass doors
- Directly off open air patio
- Wood floor and air conditioning

**SUITE 217:** Approximately 1,221 rentable square feet

**RATE:** \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Large corner office with two separate doors leading to patio with wrapping windows and sink
- Wood floor and carpet with cabinetry throughout
- Large entry room
- Medium office with dedicated door to patio



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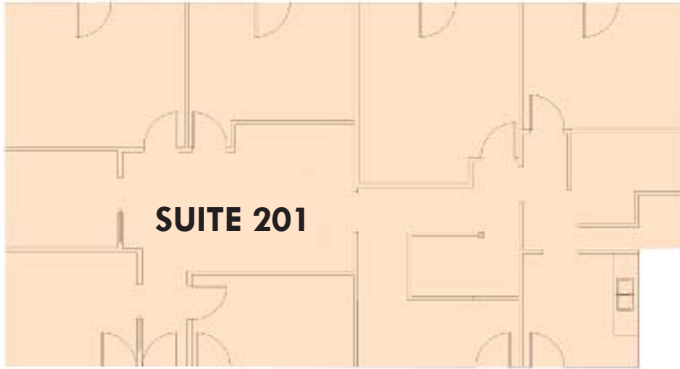
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**SUITE 201:** Approximately 3,130 rentable square feet

**RATE:** \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Large office with three separate entry doors
- Directly off open air patio
- Vaulted, exposed wood ceiling paneling & wood floor
- Three back offices with patio, all have dedicated door access
- Reception area & waiting room
- Kitchenette



**SUITE 218:** Approximately 827 rentable square feet

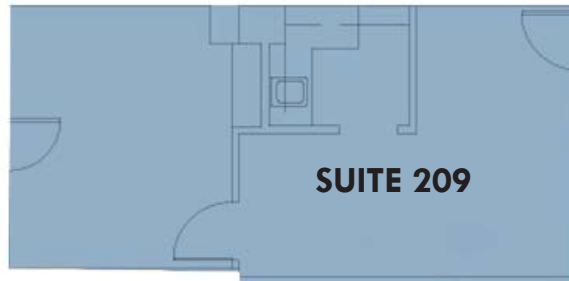
**RATE:** \$3.25 per square foot per month MG (Net of electric and janitorial)

- Office space with two private offices
- Directly off open air patio
- Corner, end unit
- Access to rear patio
- Wood floor
- Kitchenette

**SUITE 209:** Approximately 711 rentable square feet

**RATE:** \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Office space with two private offices
- Directly off open air patio
- Access to rear patio
- Wood floor
- Kitchenette



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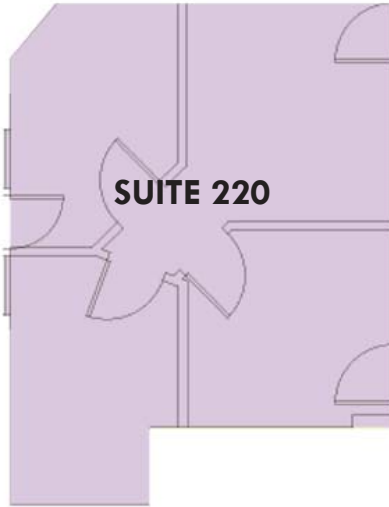
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**SUITE 220:** Approximately 802 rentable square feet

**RATE:** \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Open entrance with two paths for egress, has dedicated kitchenette set off to the corner in a separate room
- Four total rooms
- Wood Floor
- Access to rear patio
- Floor to ceiling windows
- Directly off open air patio

**LEASED**

**SUITE 221:** Approximately 471 rentable square feet

**RATE:** \$3.25 per square foot per month, MG  
(Net of electric and janitorial)

- Wood Floor
- Access to rear patio
- Floor to ceiling windows
- Corner, end unit

**LEASED**



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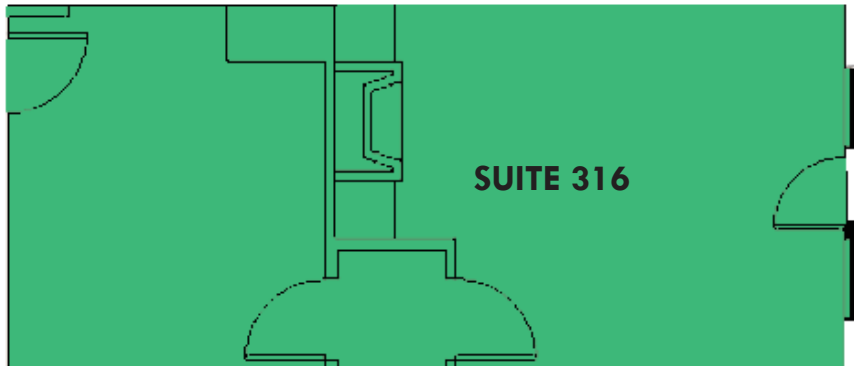
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**SUITE 316:** Approximately 772 rentable square feet

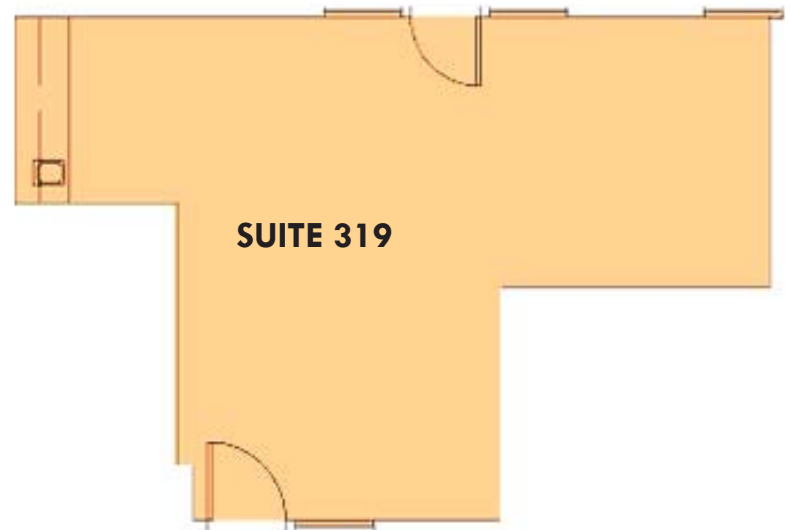
**RATE:** \$3.25 per square foot per month, MG  
(Net of electric and janitorial)

- Carpet
- Entry room
- Large back office with door leading to patio and fireplace
- Cabinetry throughout

**SUITE 319:** Approximately 714 rentable square feet

**RATE:** \$3.25 per square foot per month, MG  
(Net of electric and janitorial)

- Open entrance with front and rear windows that has kitchenette set off to the corner in a separate room
- Private office with double doors leading to patio
- Vaulted, exposed wood ceiling and wood floor



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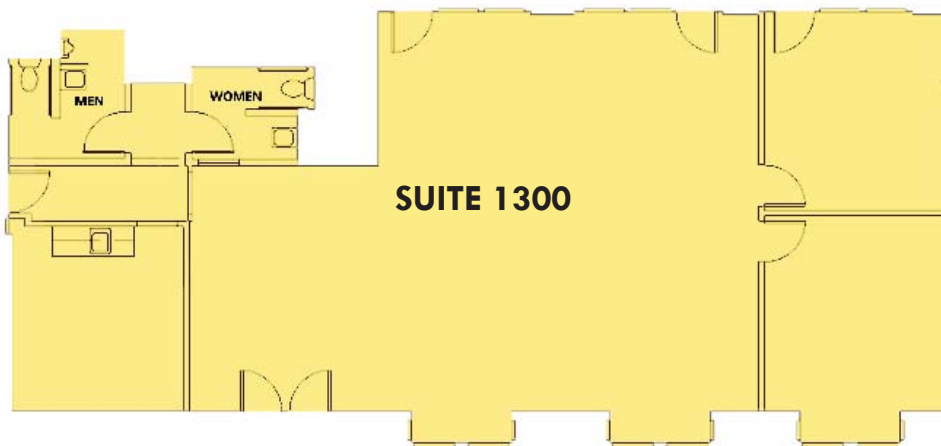
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# 528 Arizona Avenue, Santa Monica, CA 90401

**SUITE 1300:** Approximately 2,183 rentable square feet

**RATE:** \$3.25 per square foot per month, MG  
(Net of electric and janitorial)



- Ground level
- Both street level and courtyard accessibility
- Dedicated street level access with ADA compliant ramp
- Wood floor
- Large open floor with tons of windows front and back
- Kitchenette with plenty of room for seating
- Large office with large windows
- Large office with floor to ceiling windows and door to courtyard
- Men's and women's separate bathrooms

## ALL SUITES

**SHORT TERM LEASE:** Through December 31, 2022

**MODIFIED GROSS:** Tenant pays their own electric and janitorial

**PARKING:** 2/1000 at \$150 per space per month



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AREA  
MAP



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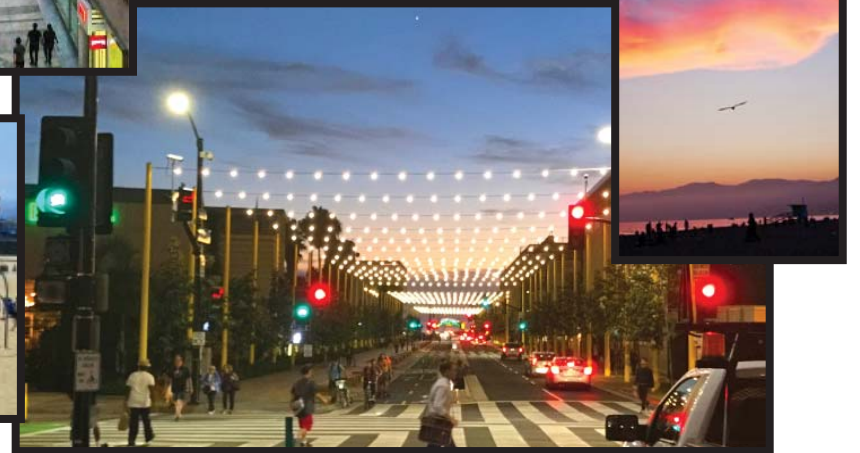
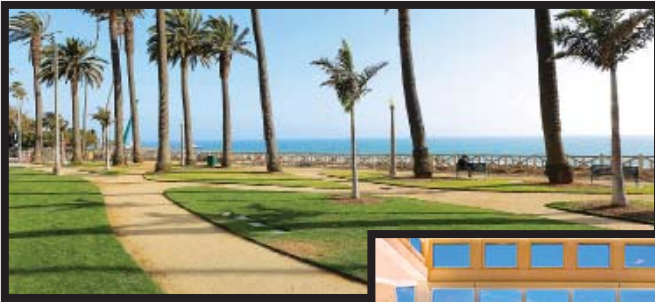
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Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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