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**914 MONTANA AVENUE
Santa Monica, CA 90403**



SECOND FLOOR OFFICE SPACE



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ENTIRE SECOND FLOOR OF THE BUILDING

SIZE: Approximately 2,697 rentable square feet of second floor space

RATE: \$11,037 per month, MG (tenant pays utilities and janitorial)

TERM: Through April 30, 2026 (longer term available)

RENT ESCALATIONS: Three percent (3%) on May 1st, 2025

PARKING: Seven (7) reserved parking spaces included at no cost

IMPROVEMENTS: As is

AVAILABLE: Immediately



INTERIOR IMPROVEMENTS:

Beautiful office space on Montana Avenue encompassing the entire 2nd floor with balconies fronting Montana Avenue. The space was extensively remodeled with no expense spared in 2021 with four (4) executive offices, enormous bullpen area, kitchen, two (2) private restrooms with a shower. The rooms flow together maximizing the square footage and creating a seamless environment. Steel casement multi-slide and pocket doors ease the boundaries between rooms allowing for unobstructed light. Wide plank whitewashed oak floors throughout, oversized woven pendant lights and brass hardware create a natural aesthetic. The kitchen and Bathrooms are finished to a high end residential level providing an amazing work at home type environment.

EXTERIOR DESCRIPTION:

A stunning two (2) story Spanish style building commissioned by Fred Harvey Development with tile roof, bay windows with convenient parking on grade level. This desirable space offers natural light, special interior features including nice breezes through operable, wood sash windows with shutters and French doors. The second floor has two (2) gated entrances with intercom access. Located on trendy Montana Avenue with multiple high- end boutiques, cafes and restaurants nearby.



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

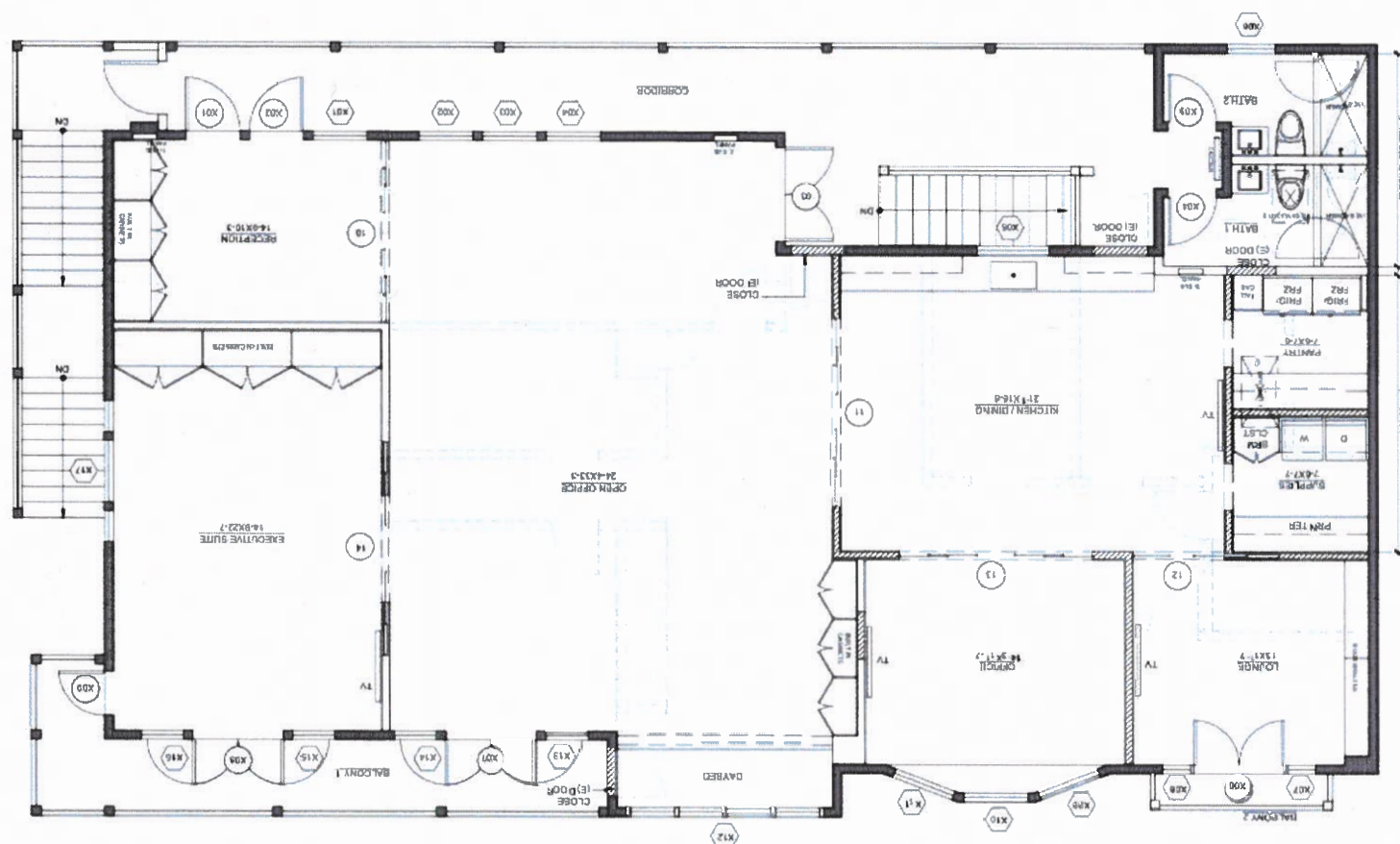
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FEATURES

- 4 large executive offices
- Reception area
- Bullpen area
- Copy/storage room
- Full kitchen
- Shower facility
- 2 private bathrooms
- Front and rear balconies



North
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MONTANA AVENUE



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PROPERTY PHOTOS



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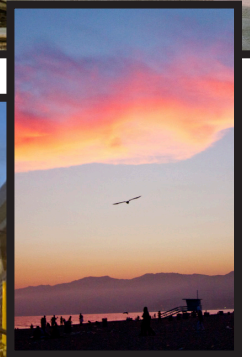
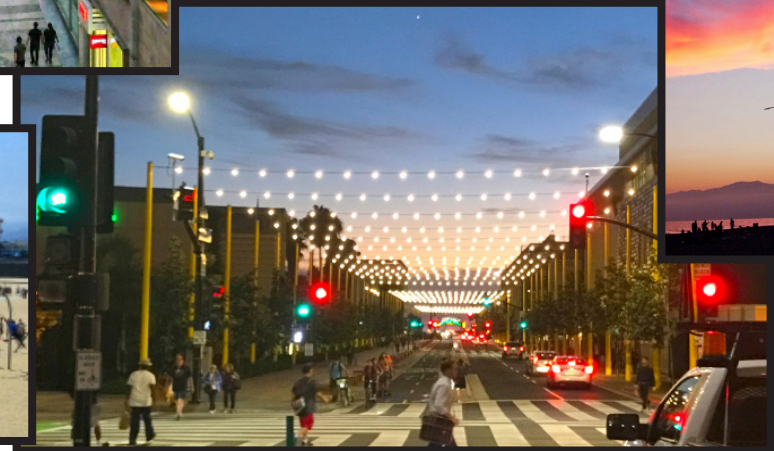
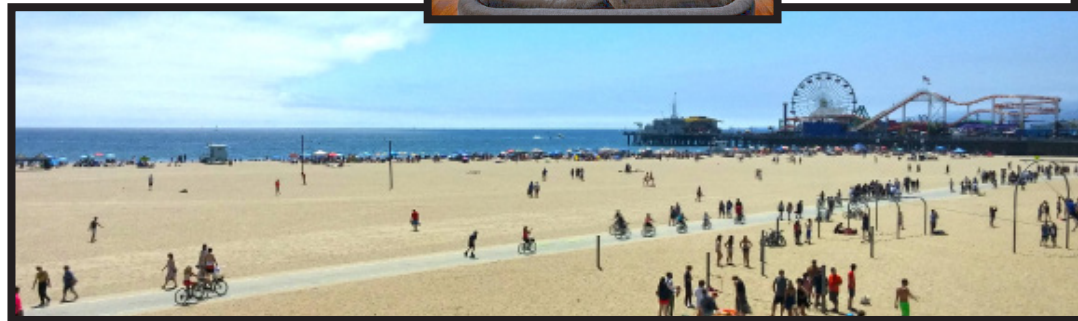
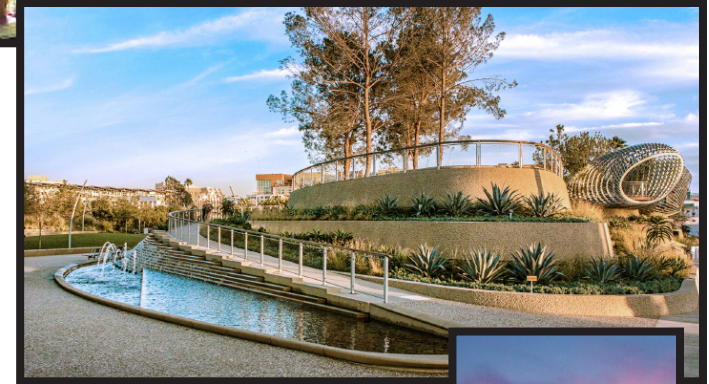
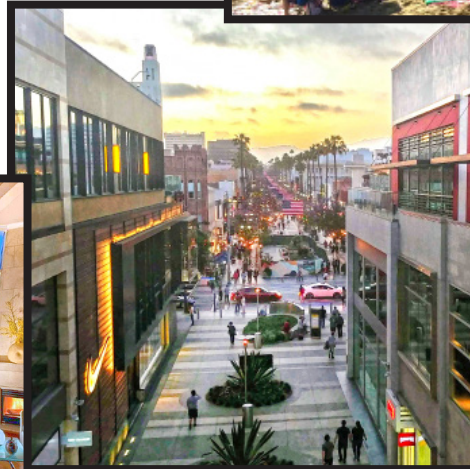
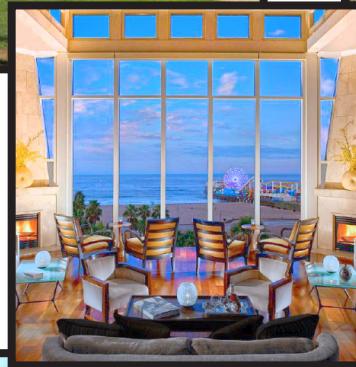
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SANTA MONICA

Downtown 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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