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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:** \$10,250 per month, MG (tenant pays utilities and janitorial)

**RENT ESCALATIONS:** C.P.I. annually; Minimum 3%

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

**IMPROVEMENTS:** As is

**REQUIRED DEPOSIT:** First month's rent (\$10,250.00) and two (2) months security (\$20,500.00); Total = \$30,750.00

**TERM:** Negotiable

**AVAILABLE:** Immediately

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## DESCRIPTION:

A two story, Spanish style building with tile roof, bay window and parking on grade. The second floor offices open to balconies. This desirable space offers natural light, special interior features and a nice breeze through operable, wood sash windows with shutters and French doors. The second floor has two gated entrances with intercoms and a kitchen.



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.

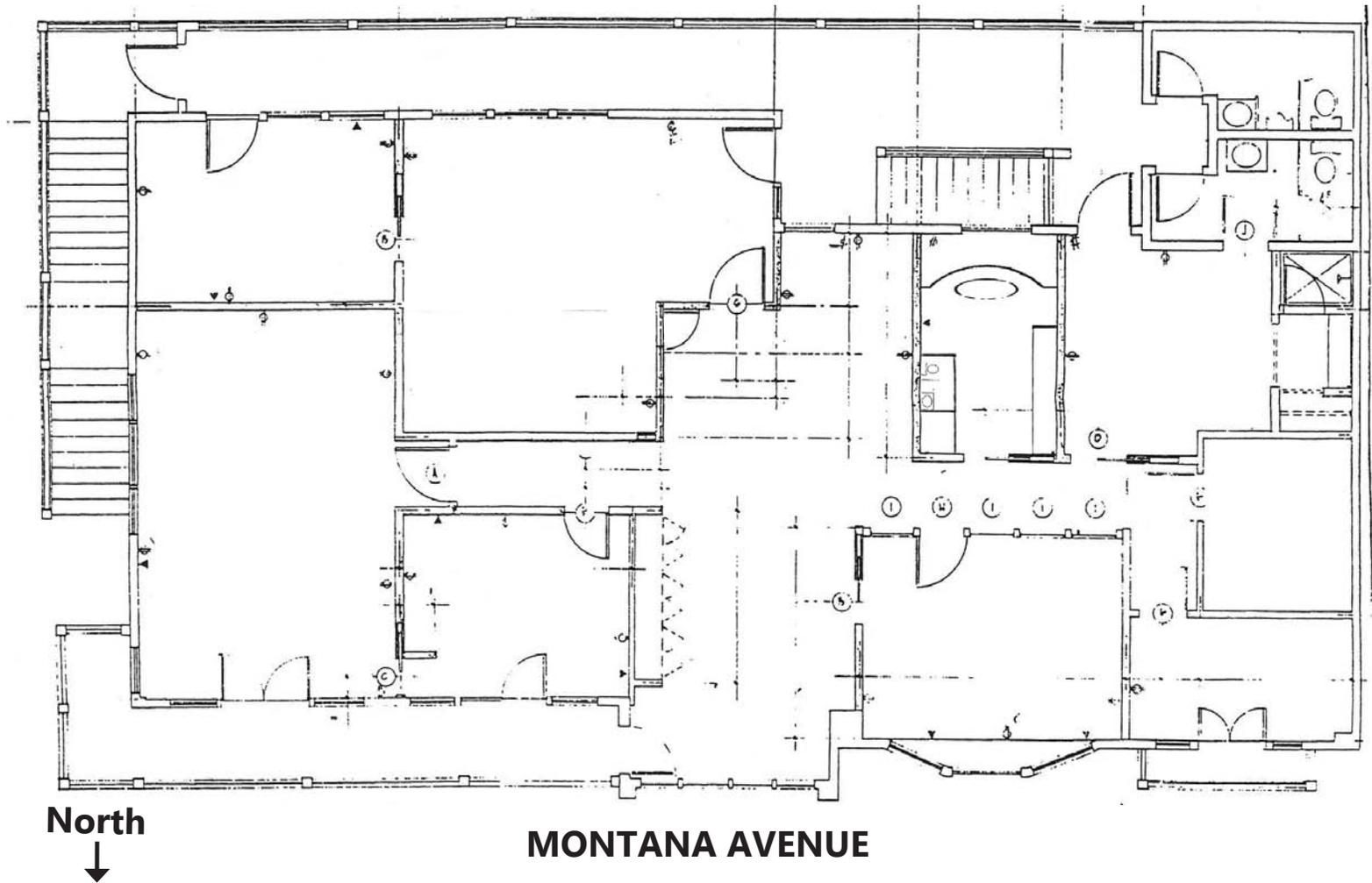
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## FEATURES

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



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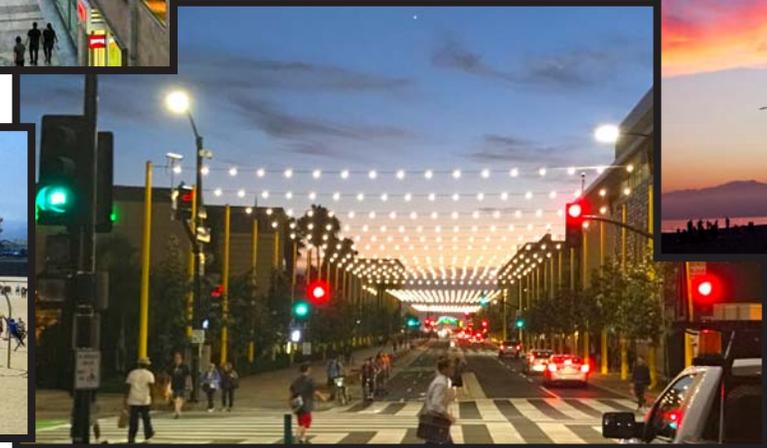
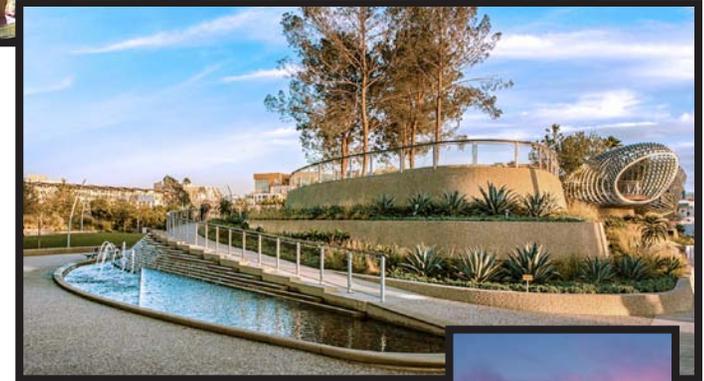
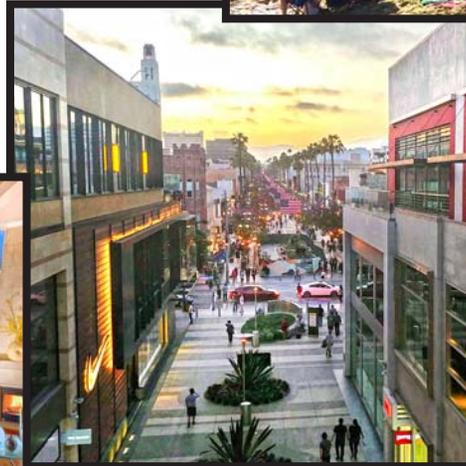
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# SANTA MONICA

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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