

# FREESTANDING INDUSTRIAL/CREATIVE OFFICE AVAILABLE FOR LEASE



**1635 12TH STREET**  
**SANTA MONICA, CA 90404**



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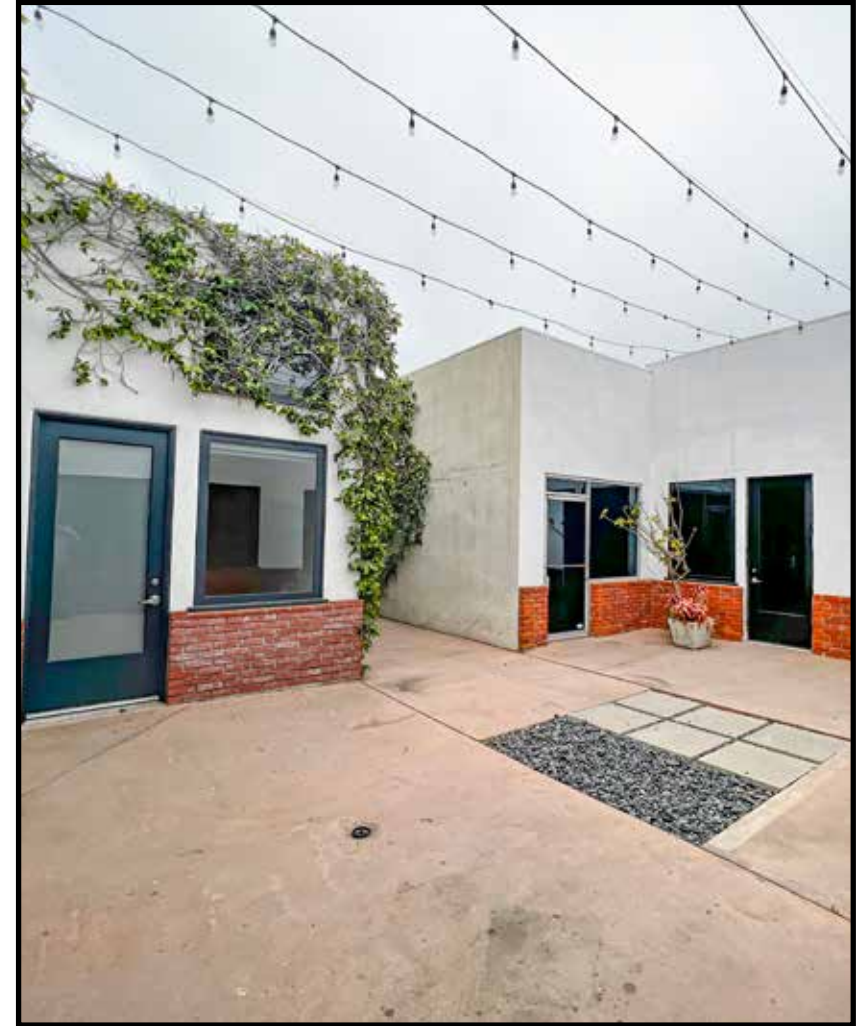
**SIZE:** Approximately 8,716 square feet, divisible to approximately 2,000 square feet

**RATE:** \$3.50 per square foot per month, NNN (\$0.35) for entire building, If divided, \$4.00 per square foot per month, NNN (\$0.35)

**PARKING:** Approximately 28 parking spaces (included in base rent)

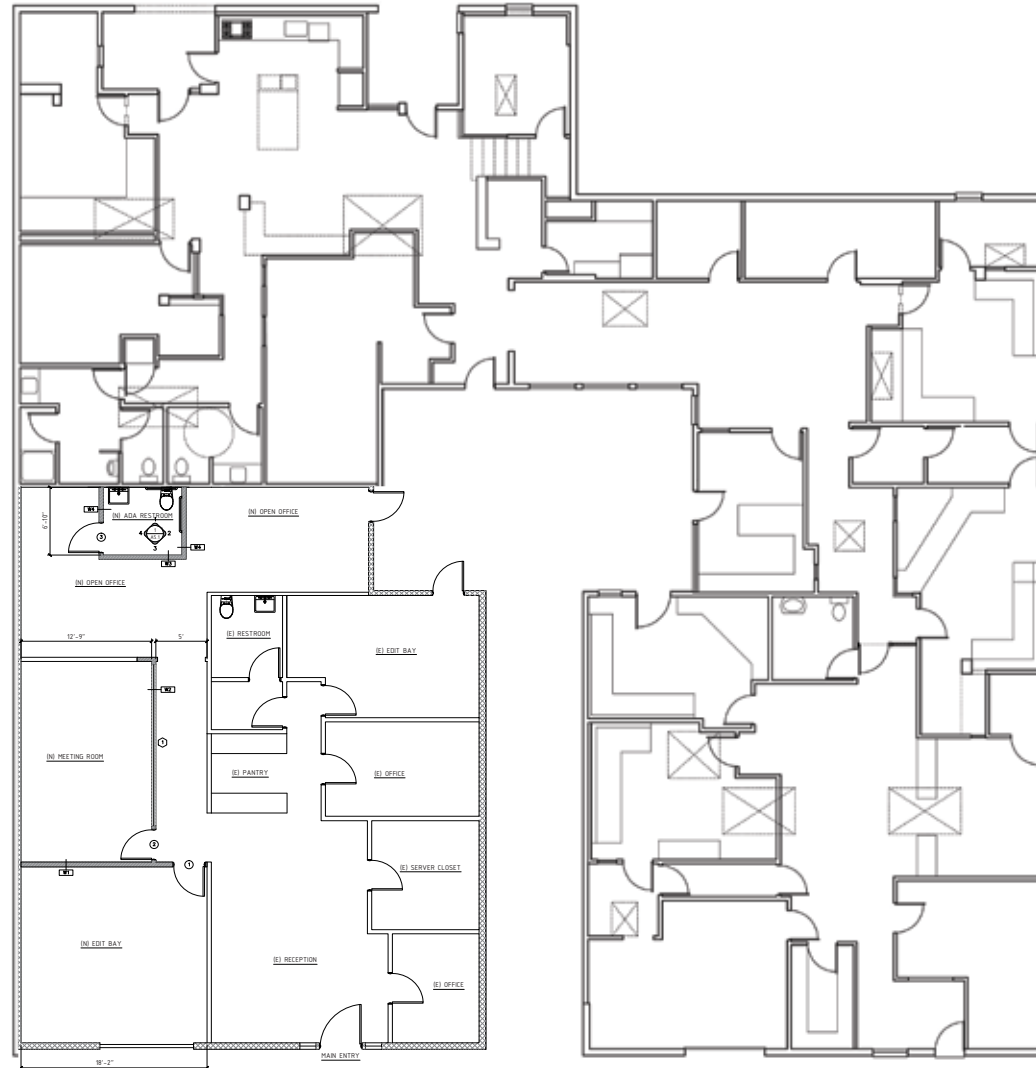
**1635 12th Street** is a creative stand alone building with no shared elevators or restrooms and no common lobby offering a Covid friendly environment. The building features a large, open layout, numerous skylights and windows providing ample natural light flowing throughout the space.

The 8,716 RSF compound has great signage opportunities and a private courtyard patio. With concrete flooring, high ceilings, and an indoor/outdoor flow, the space is unique and modern. Centrally located the building has convenient accessibility to the 10 Freeway and major Santa Monica boulevards.



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