

# 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 2,500 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)

**TERM:** 3-5 years

**BUILDING:**

- Exposed ceilings and concrete floors
- Multiple skylights and windows provide ample natural light
- Multiple points of access allow easy flow with minimal interference
- Private courtyard great for company break area or client entertaining
- Great building signage / identity

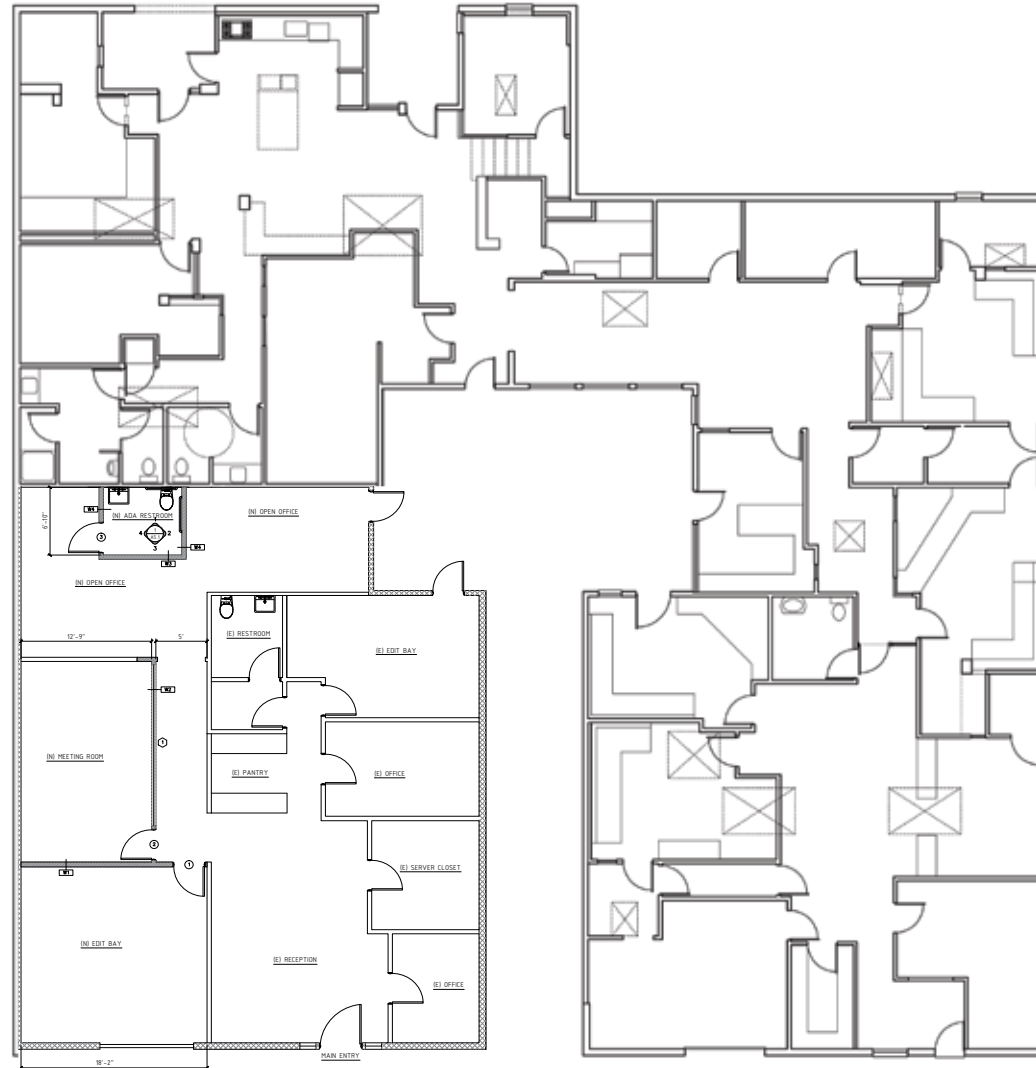
**LOCATION:**

- Great accessibility to the 10 and 405 Freeways as well as the 17th/SMC Metro Station, which is a 10 minute walk
- Adjacent to the largest tech and media employers in the world
- In the Santa Monica Media District
- Short distance from Downtown Santa Monica
- Located amongst many well-known entertainment companies



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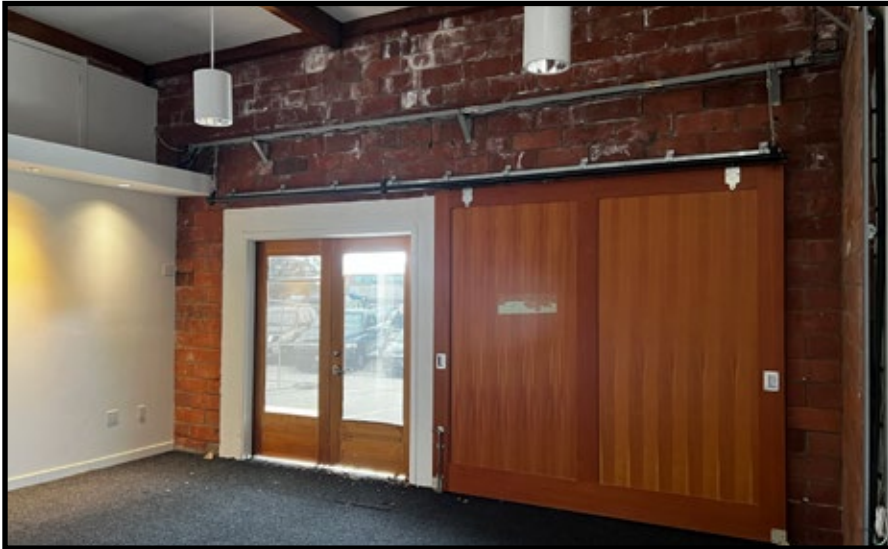
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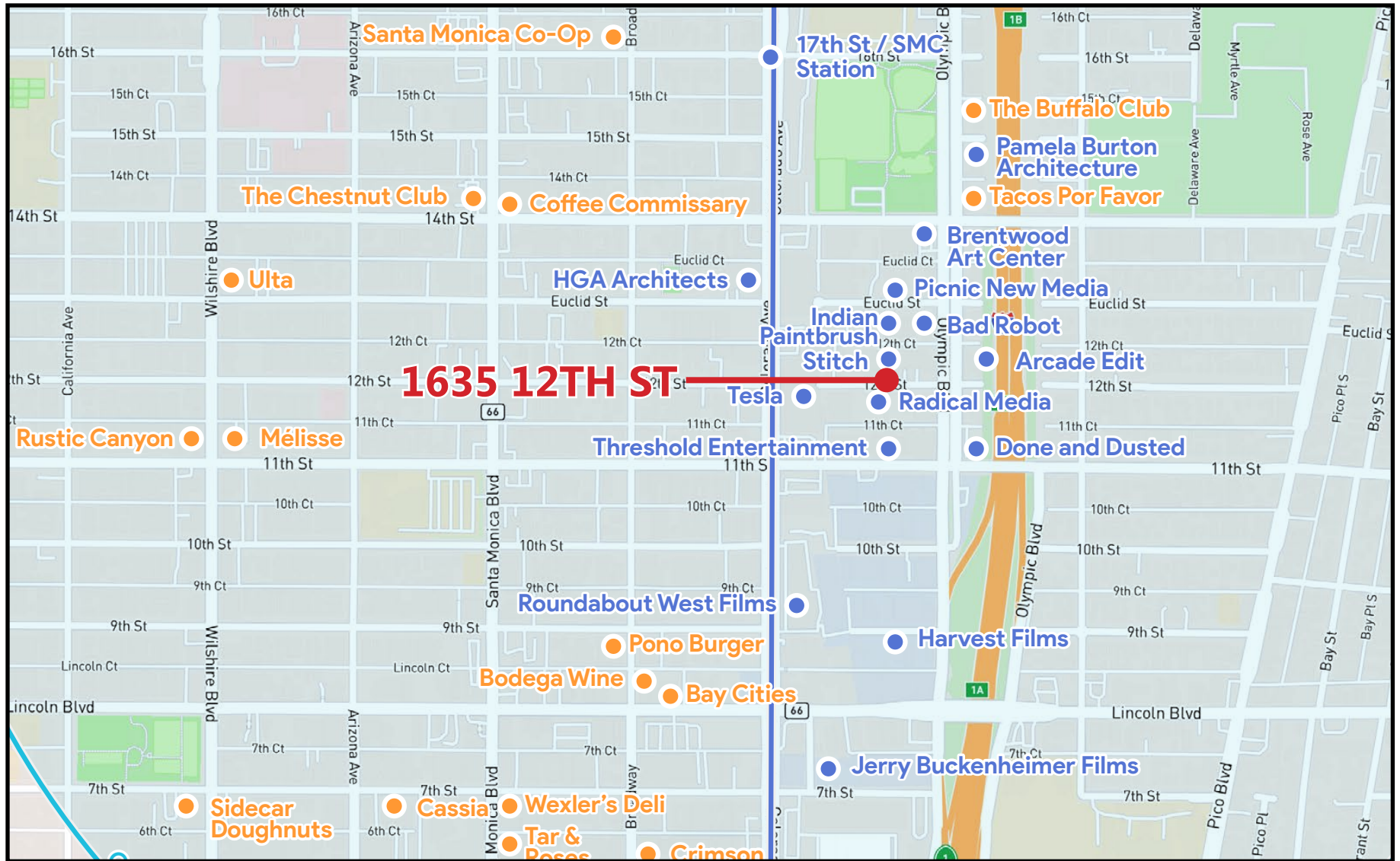
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NEIGHBORHOOD  
MAP



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LOCAL AMENITIES

## WALKING DISTANCE TO:



**BAY CITIES DELI / 1517 LINCOLN BLVD**



**BODEGA WINE BAR / 814 BROADWAY**



**TACOS POR FAVOR / 1408 OLYMPIC BLVD**



**MELS DRIVE IN / 1670 LINCOLN BLVD**



**COFFEE COMMISSARY / 1402 SANTA MONICA**



**17TH STREET EXPO LINE STATION**



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