

# FREESTANDING INDUSTRIAL/CREATIVE OFFICE AVAILABLE FOR LEASE



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



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**SIZE:** Approximately 6,208 square feet, divisible to approximately 3,800 square feet and 2,408 square feet

**RATE:** \$3.50 per square foot per month,  
NNN (\$0.45) for entire building,  
If divided, \$4.00 per square foot per month,  
NNN (\$0.45)

**PARKING:** Approximately 3 per 1,000  
(included in Base Rent)

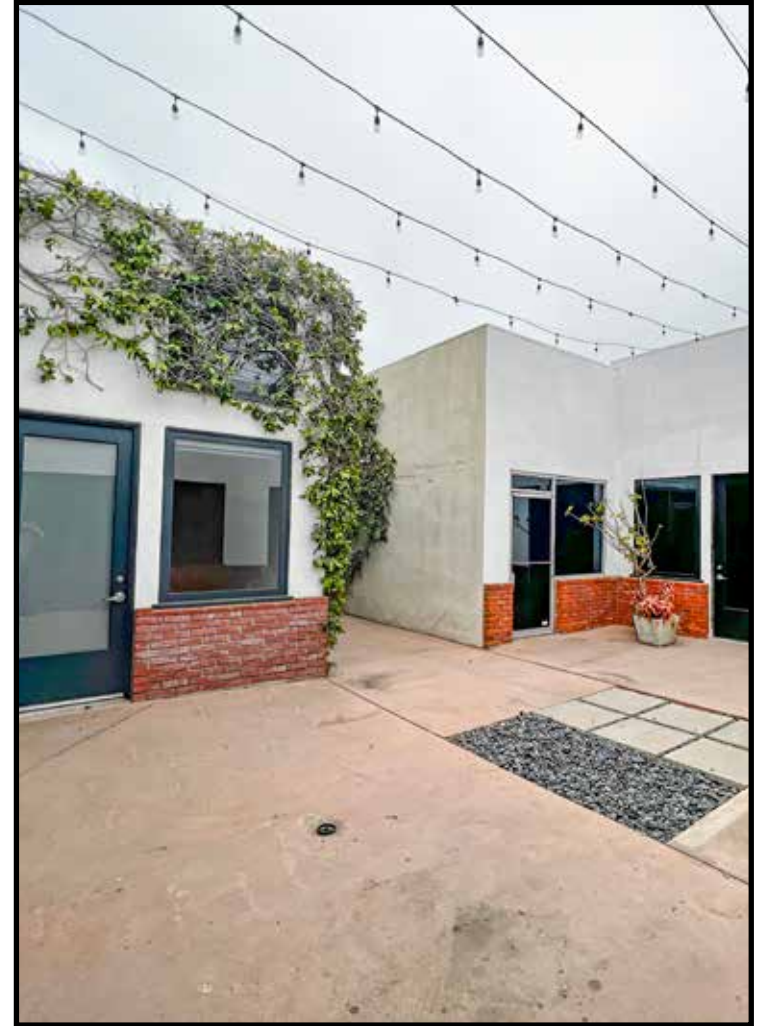
**TERM:** 3-5 years

**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

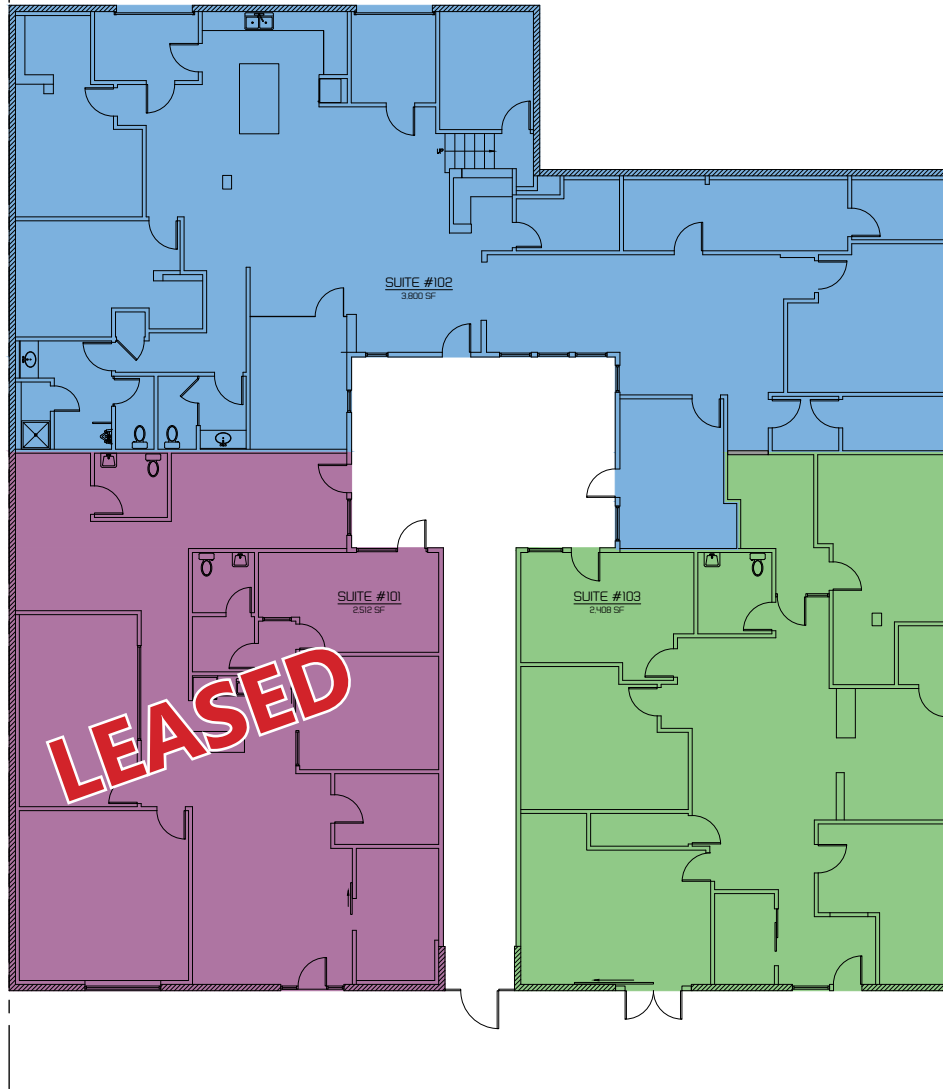
**LOCATION:**

- 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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12th STREET



[www.parcommercial.com](http://www.parcommercial.com)

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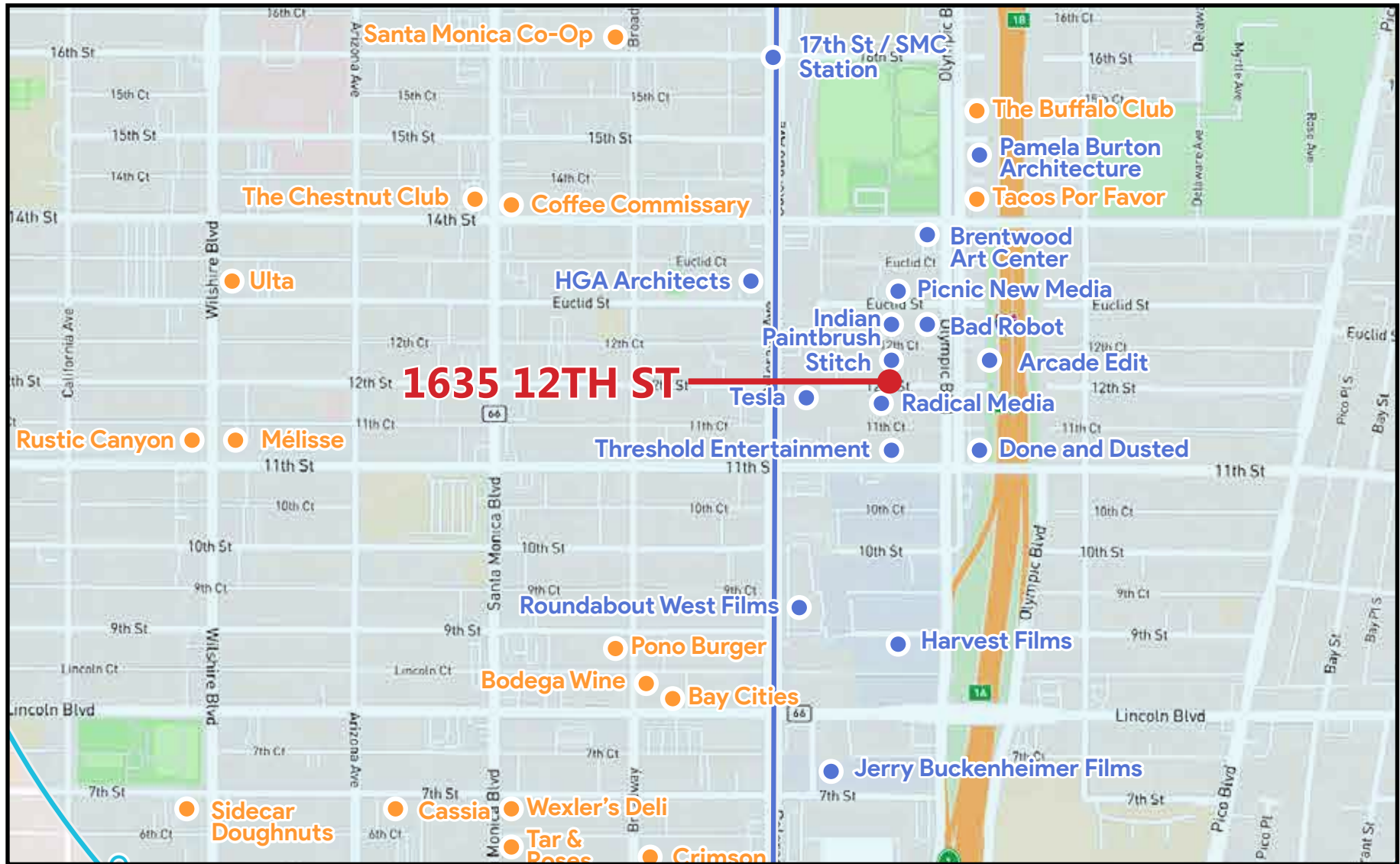
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NEIGHBORHOOD  
MAP



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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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