## **CREATIVE SPACE FOR LEASE**



1710 - 1716 12TH STREET SANTA MONICA, CA 90404 PREMISES ± 10,500 SF

RENT \$4.9

\$4.95/SF, MG

**TERM** 

3 - 10 Years

OCCUPANCY

30 Days Following Lease Execution
\*Subject to Termination of Existing Lease

ZONING

Industrial Conservation (IC)
Verify Use with City

**PARKING** 

22 Parking Spaces On Site (\$175/Space/Month) (All-day Meters Located Along Olympic Blvd.)

FEATURES

- Property is Located in the Industrial Conservation (IC)
   Zone of Santa Monica and is Designed for Production
   and Post Production Companies
- Fully Built Out and Wired Creative Space
- High Exposed Ceilings
- Operable Windows
- Polished Concrete Floors
- Skylights
- Easy Access to Santa Monica® Freeway and PCH

CONTACT

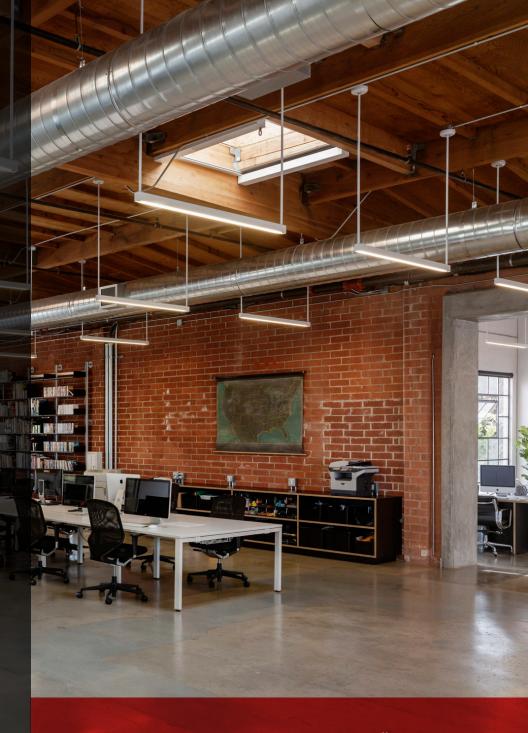
James Wilson 310.899.2708 jwilson@leewestla.com AGT DRE 00883324 Keith Fielding 310.899.2719 kfielding@leewestla.com AGT DRE 01729915



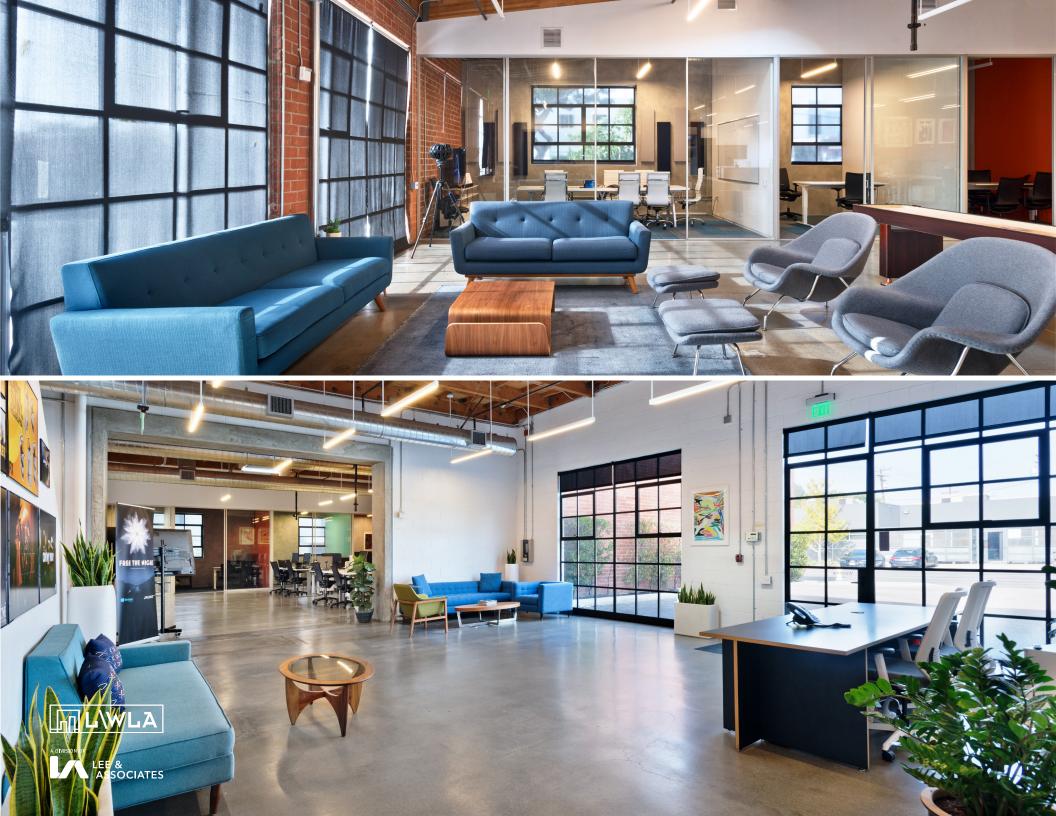


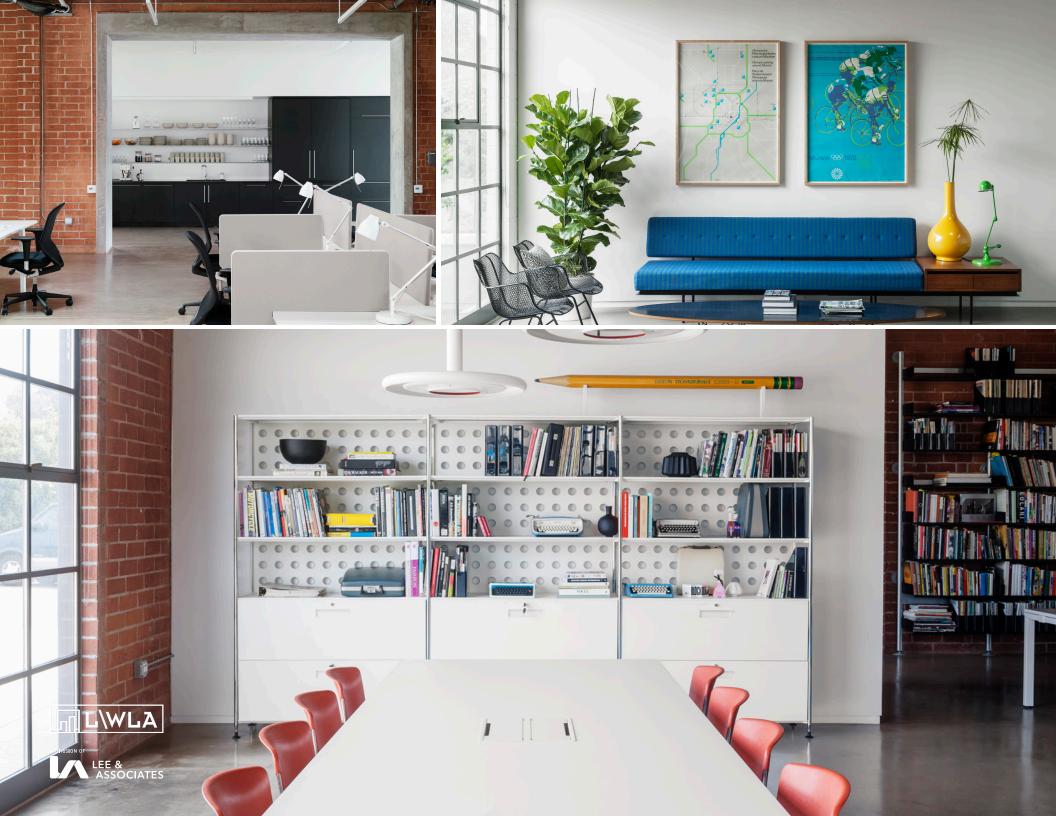
1508 17th Street, Santa Monica, CA | 310.899.2700 WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



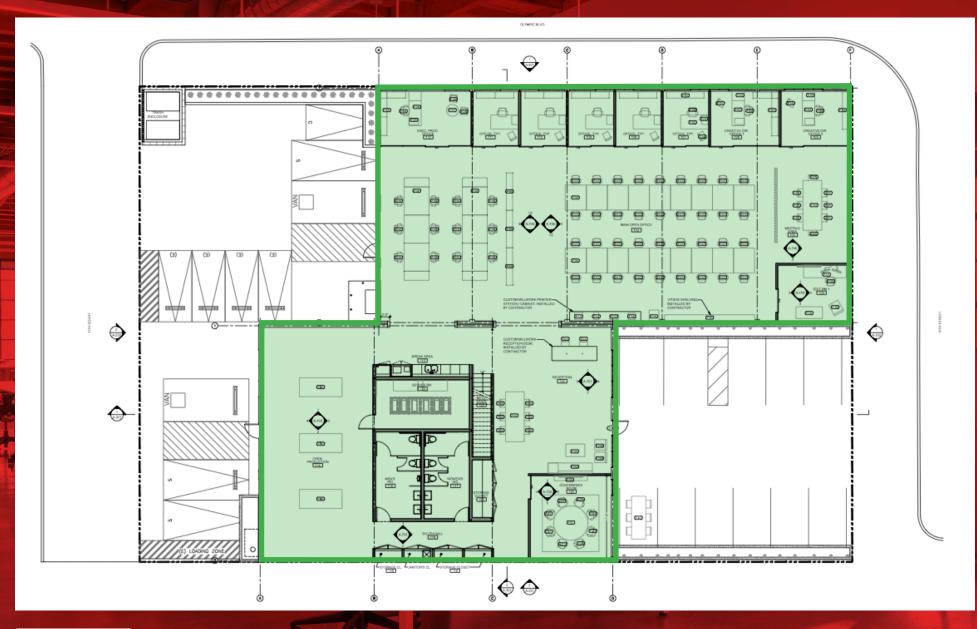
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## FLOOR PLAN - ± 10,500 SF







## FLOOR PLAN - MEZZANINE















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