



Santa Monica Bungalows

Full Building Creative Office/Flex Bungalows

2932 Nebraska Ave, Santa Monica, CA 90404



**2932 NEBRASKA AVENUE
SANTA MONICA, CA 90404**

PREMISES

± 4,089 SF (Divisible)
Suite A: 2,501 SF, Suite B: 1,758 SF

RENT

\$2.75/SFNNN (NNN's are approximately \$0.70/SF)

TERM

3 Years

PARKING

8 Spaces Per Building
\$150/Space/Month

FEATURES

- Exposed Bow Truss Ceiling
- Polished Concrete Floors
- Skylights Throughout with Abundant Natural Light
- Full Kitchen
- Outdoor Patio and Roll-up Door (2932 Nebraska)
- Close proximity to Hulu, HBO, Amazon and Universal Music
- Easy access to the Santa Monica Freeway (10) and Pacific Coast Highway (1)
- Flexible Lease Terms
- Convenient ground-floor loading access
- HVAC individual suite package units with individual controls
- Private en suite bathrooms

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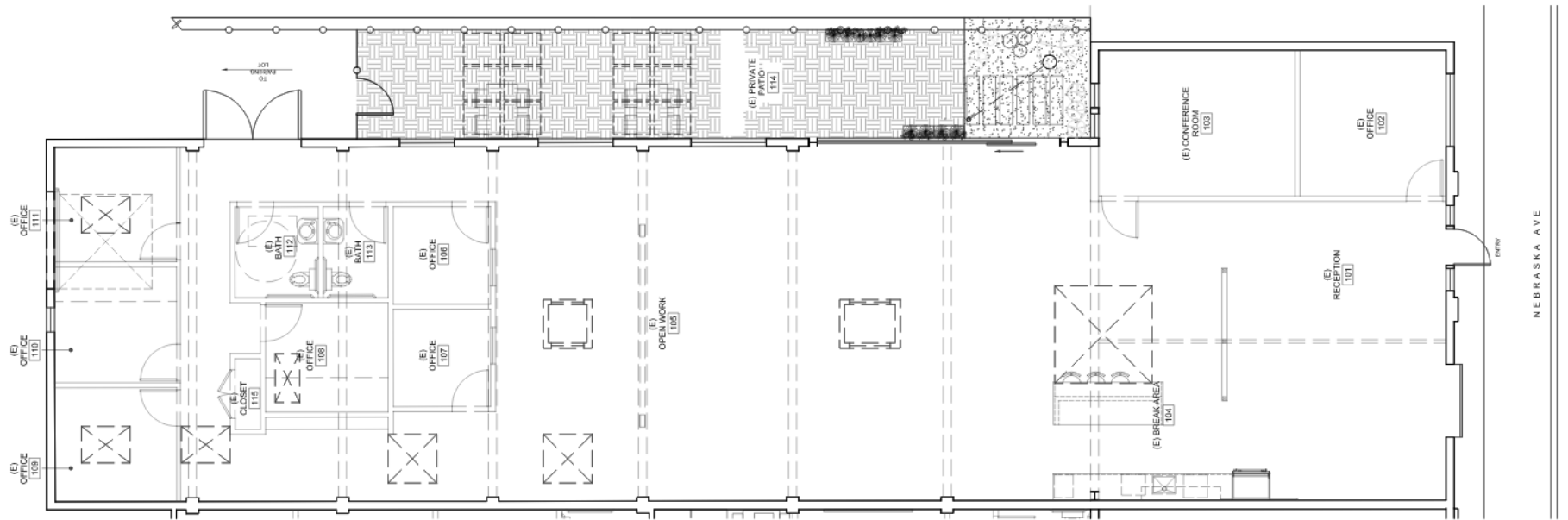
SUITE 2932



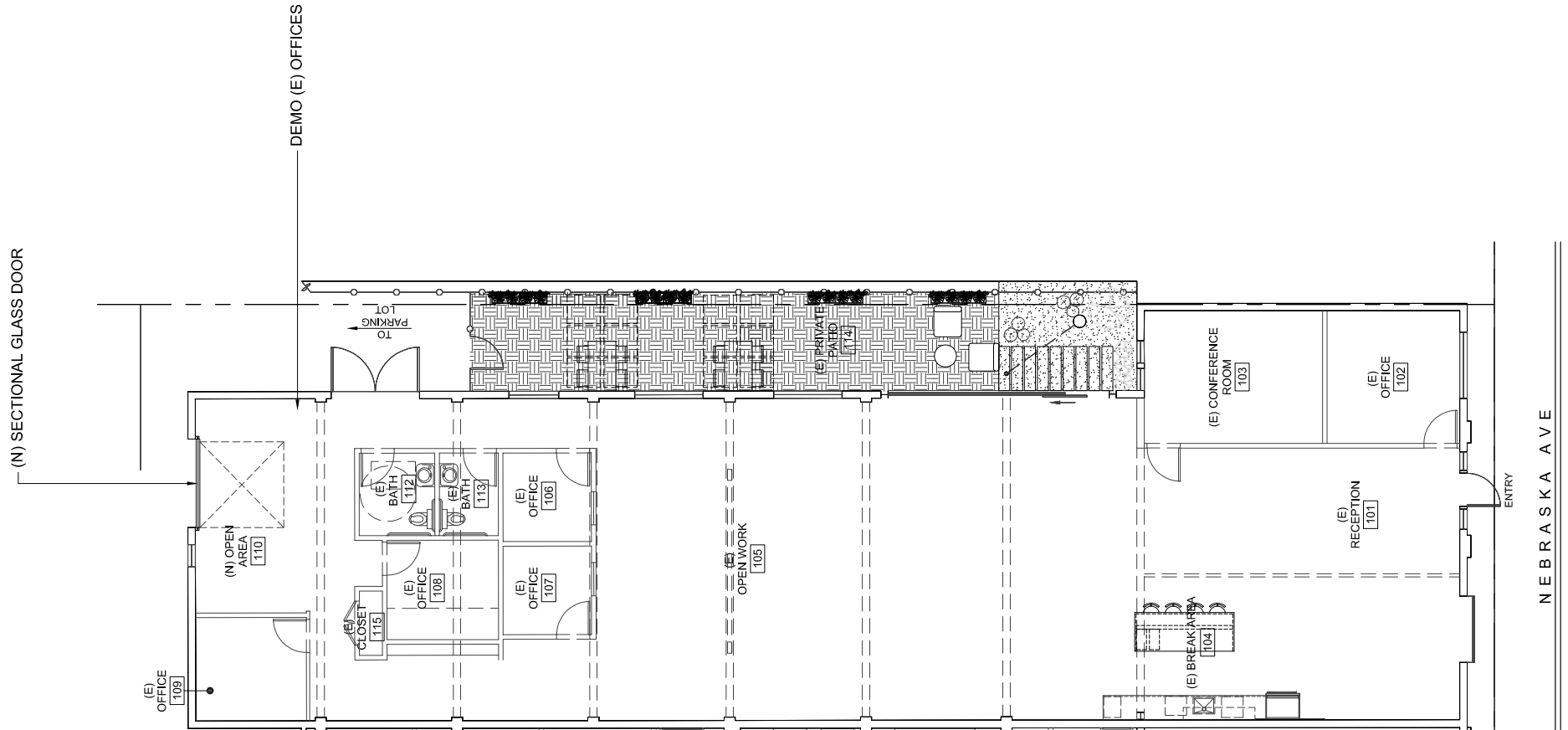
SUITE 2932



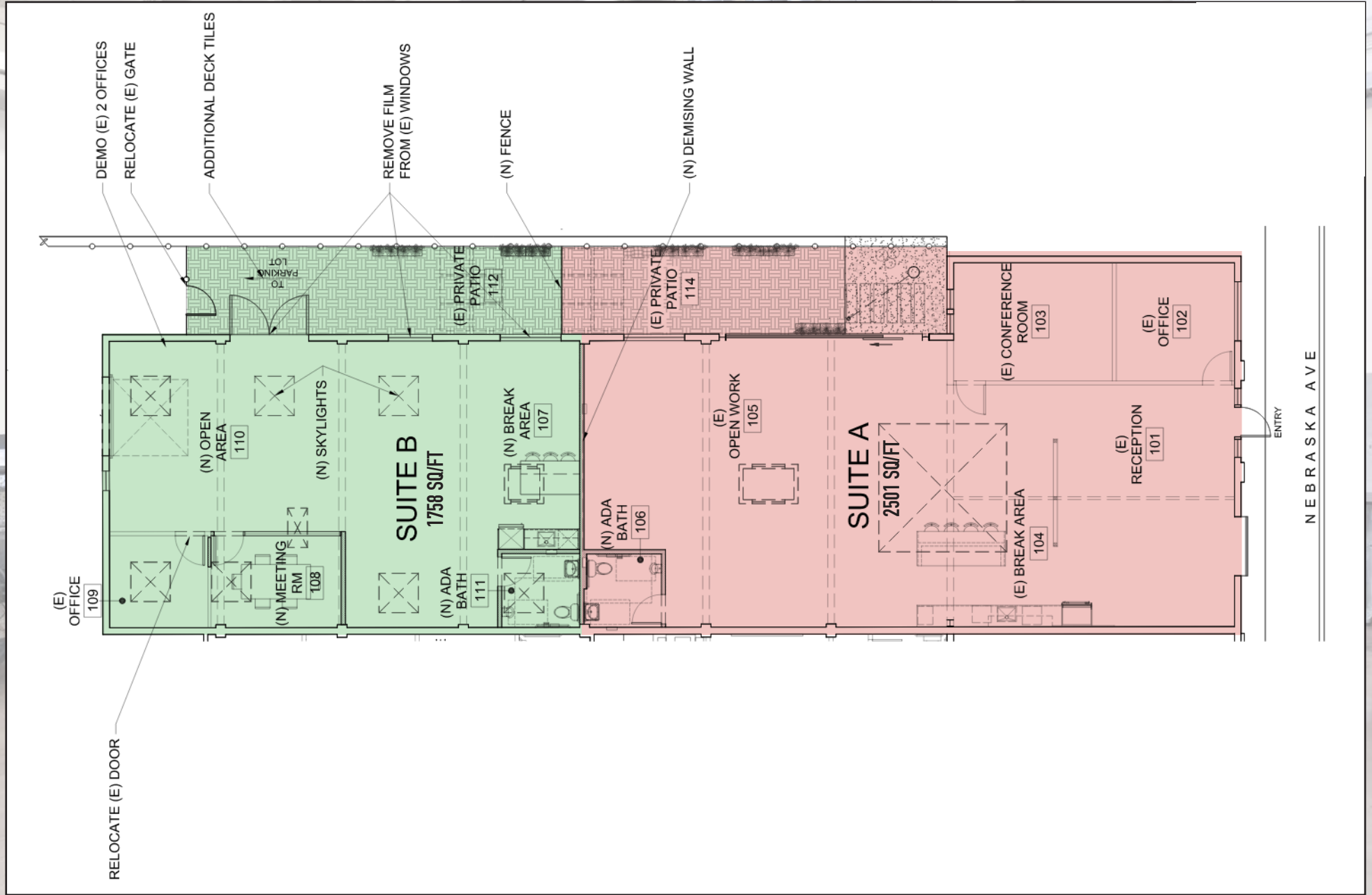
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN – FLEX PLAN



PROPOSED FLOOR PLAN – DIVISIBLE FLOOR PLAN



NEARBY TENANTS

