

Presented by:  
Lee & Associates Los Angeles West, Inc.

# SHORT TERM, PLUG & PLAY CREATIVE OFFICE AVAILABLE FOR SUBLEASE



**1733 OCEAN AVENUE  
SANTA MONICA, CA 90401**





# SPECS & DETAILS

## PREMISES

**3rd Floor:** ± 8,969 SF

## RENT

\$35,000/Month, FSG

## OCCUPANCY

Immediate

## TERM

Through December 31, 2024

## PARKING

4/1,000 On-site (Approx. \$265/Space/Month)

Additional Parking Available  
at Prevailing Building Rates




# OPPORTUNITY OVERVIEW


Lee & Associates Los Angeles West, Inc. is pleased to present a portion of the 3rd Floor at 1733 Ocean Avenue in Santa Monica for sublease. 1733 Ocean Avenue is a state of the art, turnkey, creative and collaborative office environment located in the heart of Santa Monica's famed Ocean Avenue. This cutting edge creative office sublease provides for a move-in ready environment where all FF&E will be included at no additional cost, and will be available for purchase at the end of the sublease term. The sublease premises underwent a major multi-million-dollar renovation which was completed in late 2017.


The Third Floor has extensive views, as well as a private furnished outdoor patio space. The suite includes a full kitchen suitable for catered events and company-wide luncheons, featuring multiple dishwashers and sinks, as well as custom paneled refrigerators. Bright, airy, and modern, this is the ultimate work destination for creatives and technologists alike.

 **Walk Score**  
92 Walker's Paradise

 **Bike Score**  
91 Biker's Paradise

 **Over 30,000 Rooms**  
in 30 Hotels within 1 Mile

 **Over 30 Fitness**  
Centers within 1 Mile

 **Close Proximity to Expo**  
Rail Station Serving 4.9 Million Annual Riders





# FEATURES



**Amenity Rich Location** just blocks from Santa Monica Beach, Main Street, and Abbot Kinney



**Safe and Secure** Lobby with Remote Key Card Access to Elevator Bank(s).



**Exclusive Use of Patio Space**



**Prioritizing Health and Safety** Bright, Open Floor Plan Designed to Promote Safe Social Distancing and Enhanced Cleaning Procedures Throughout the Work Space(s). Nightly Janitorial Services Included 5 Days a Week.



**Move-in Ready** All FF&E is Included (Truly Plug & Play).







1733 OCEAN AVENUE

FOR SUBLEASE





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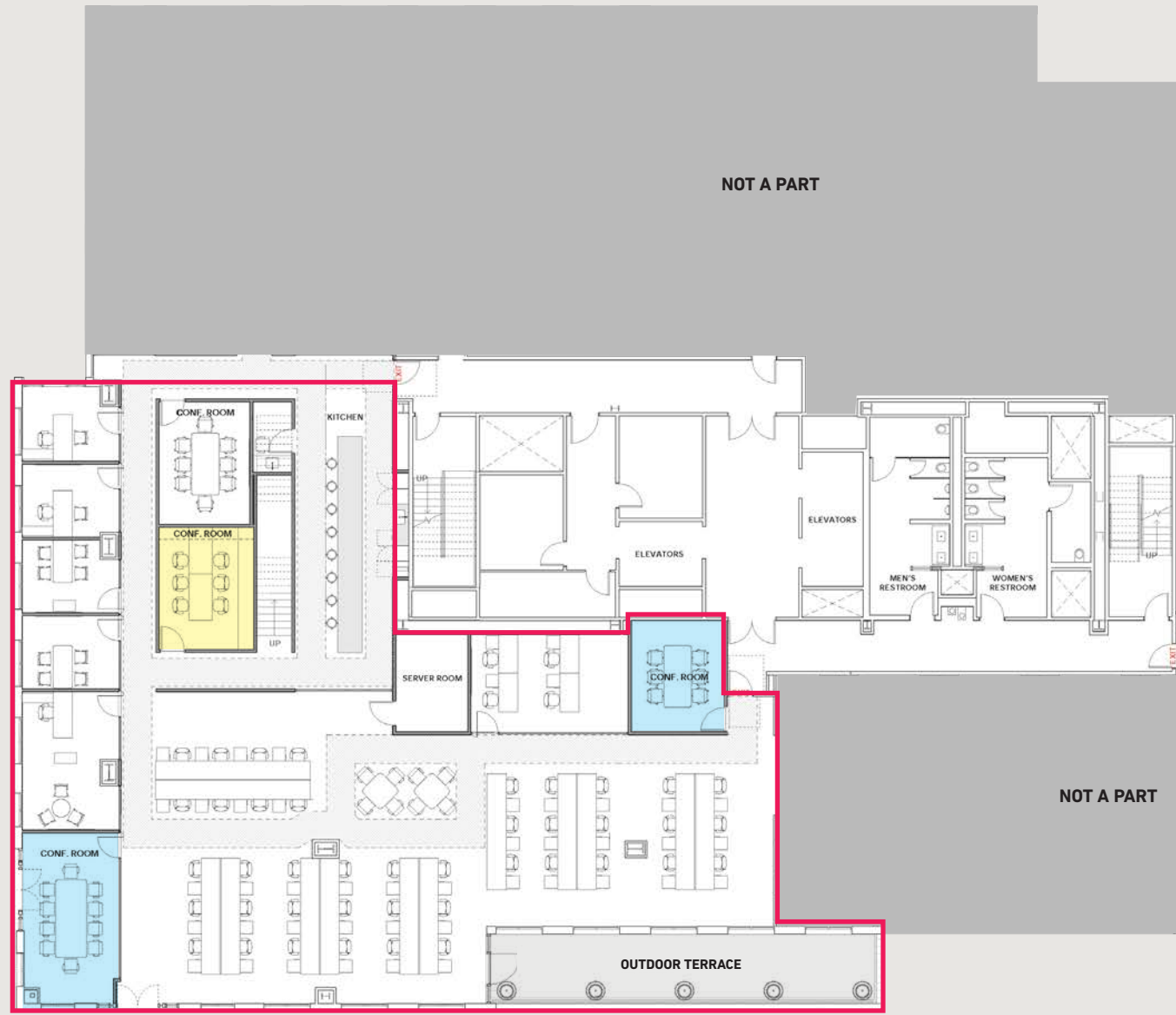
FOR SUBLEASE

# FLOOR PLAN

± 8,969 SF

1733 OCEAN AVENUE

FOR SUBLEASE



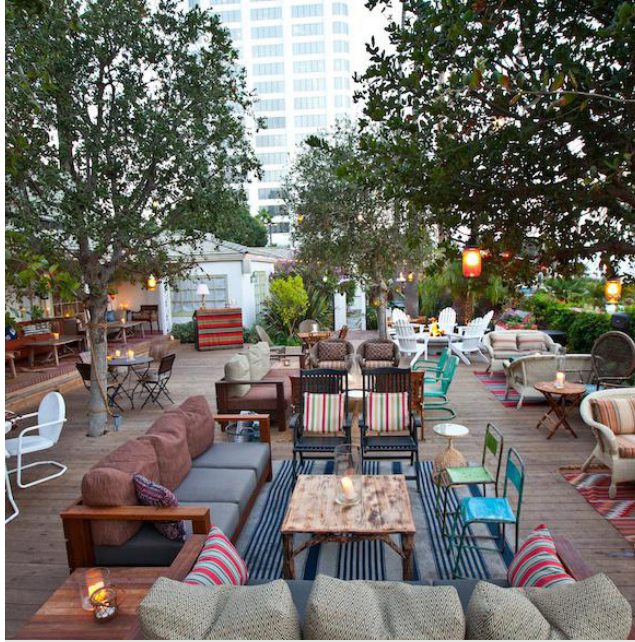




ELEPHANTE



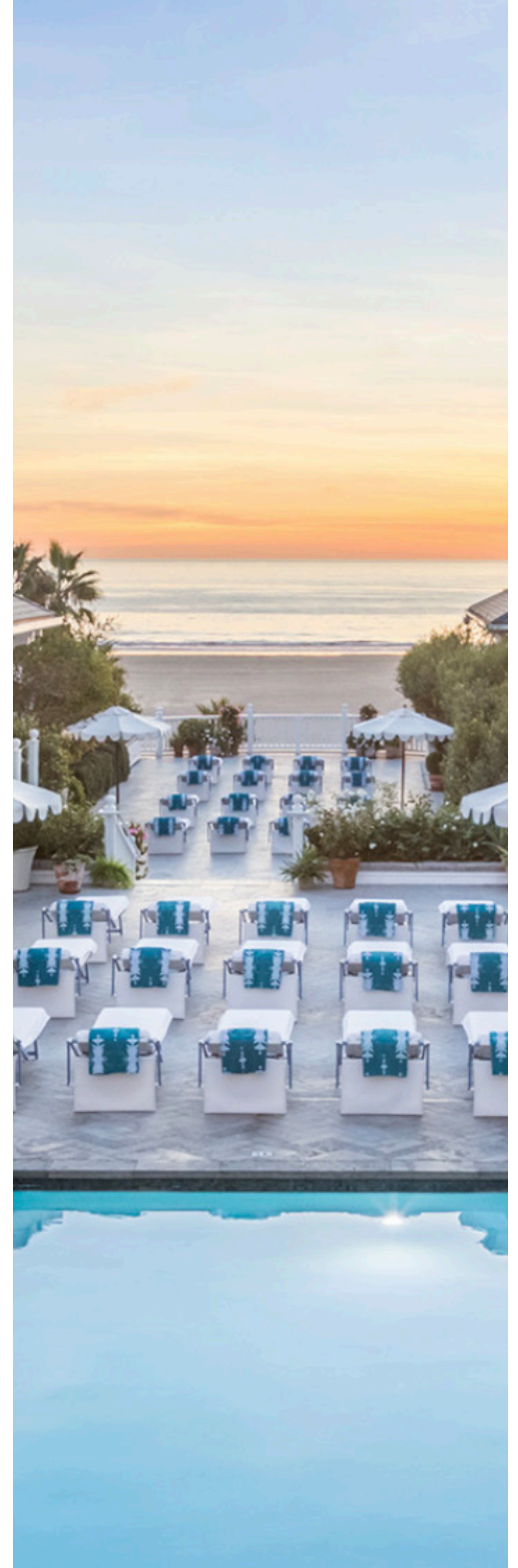
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THE BUNGALOW



3RD STREET PROMENADE



SHUTTERS ON THE BEACH







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