

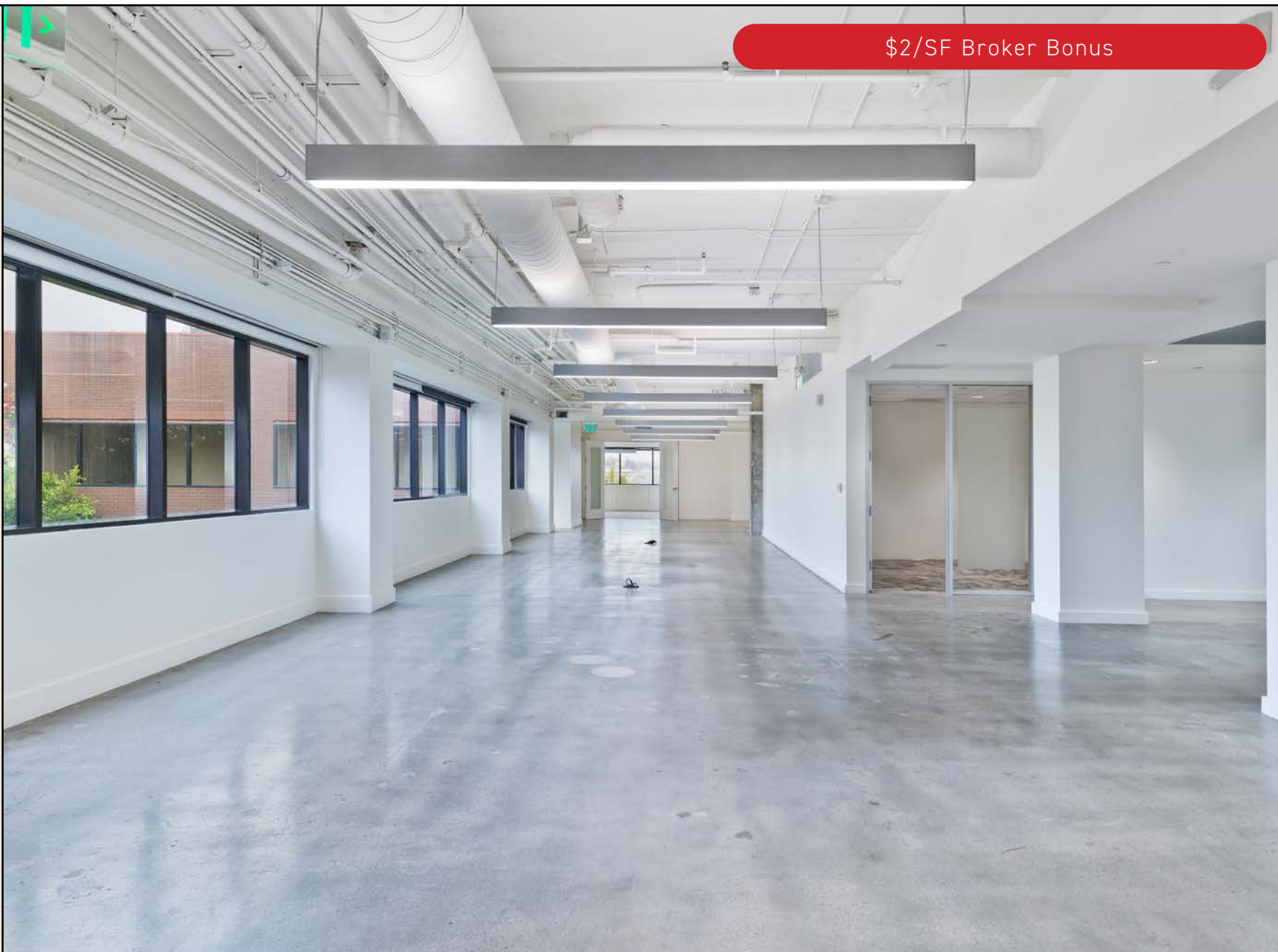
1661 Lincoln Blvd., Santa Monica



1.75/SF MG + 45 Days Free Per Year of Term

1st Floor Recording Studio Available

\$2/SF Broker Bonus





# Features:

- Great accessibility and easy access to the 10 FWY, PCH & 405.
- Beautiful creative space with natural light and exposed ceilings.
- Gated parking structure with direct access to each available space.
- Mature entrance courtyard with common area.
- Very walkable with a multitude of restaurants and amenities close by.
- Signage opportunity.
- + 45 days free per year
- Storage Units Available Upon Request



## Available Spaces

**1st Floor:** Recording Studio: 12,289 SF  
**2nd Floor:** Suite 200: 2,067 SF  
**2nd Floor:** Suite 230: 701 SF  
**3rd Floor:** Divisible 5,000: 14,131 SF  
**4th Floor:** Divisible 5,000: 14,131 SF

## Rate

\$1.75/SF MG  
 + 45 Days Free Per Year

## Term

Negotiable

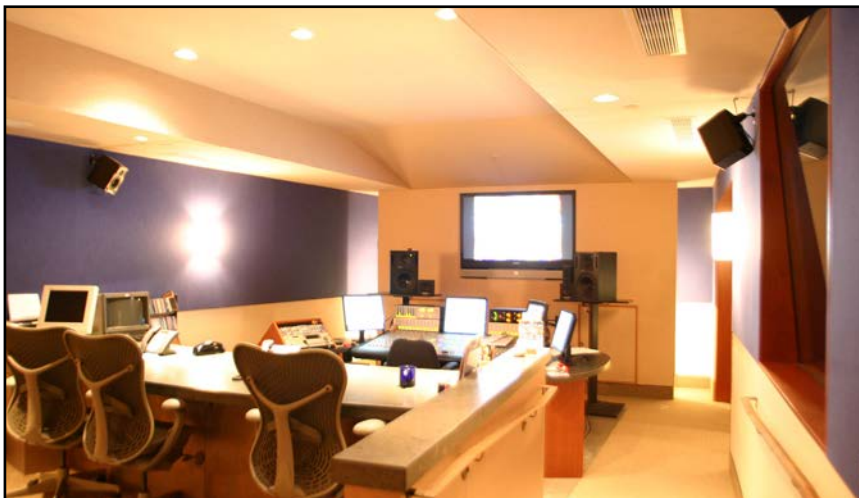
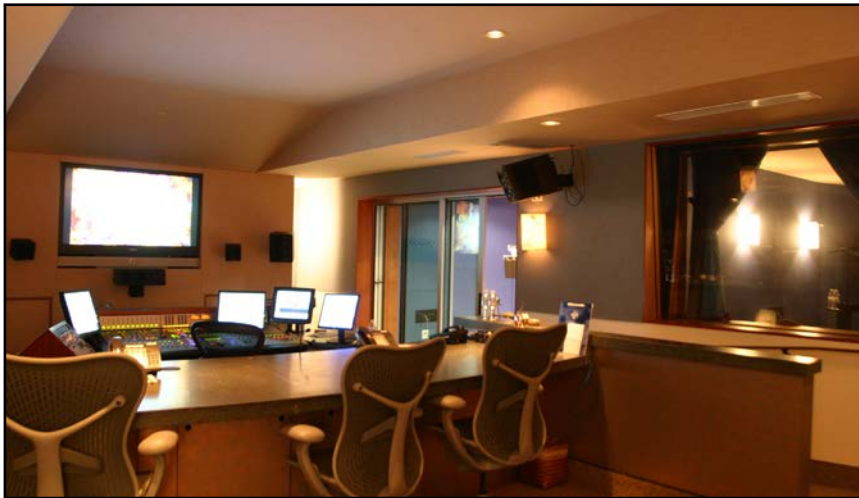
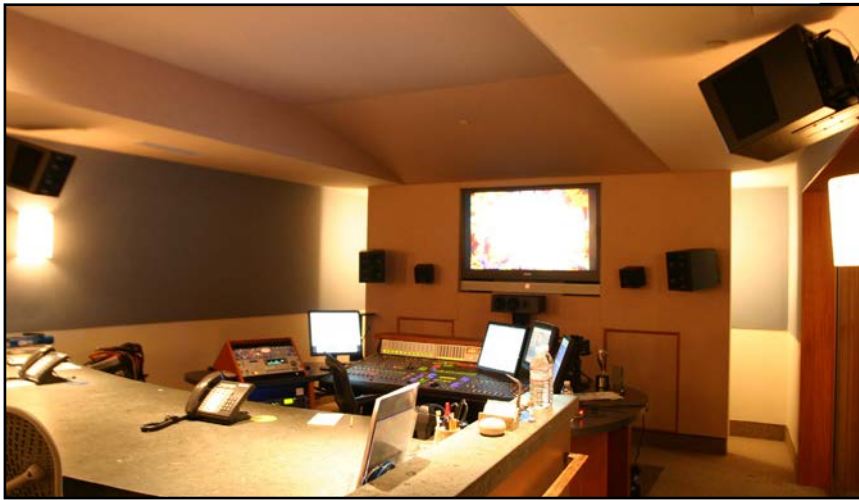
## Occupancy

Immediate

## Parking

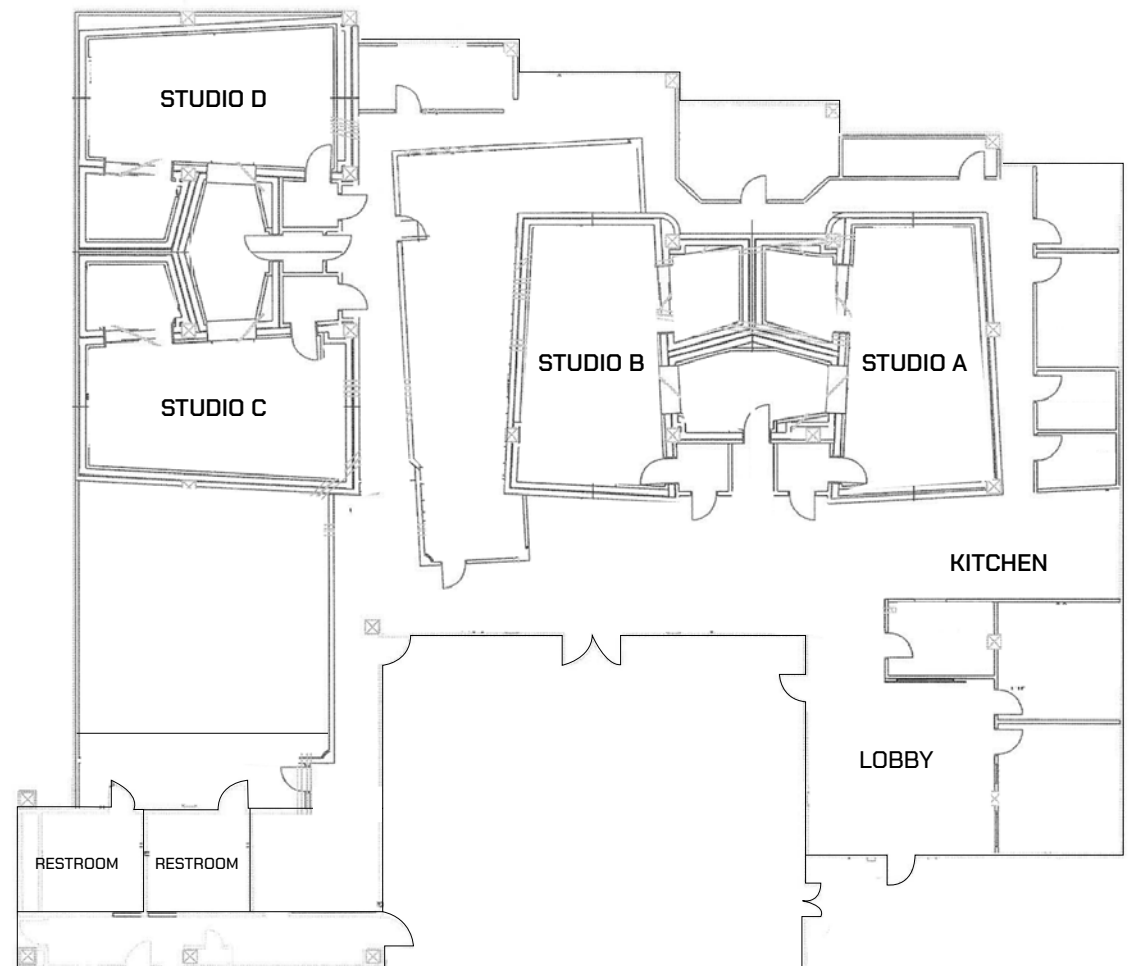
3/1,000 @ \$175.00  
 per space



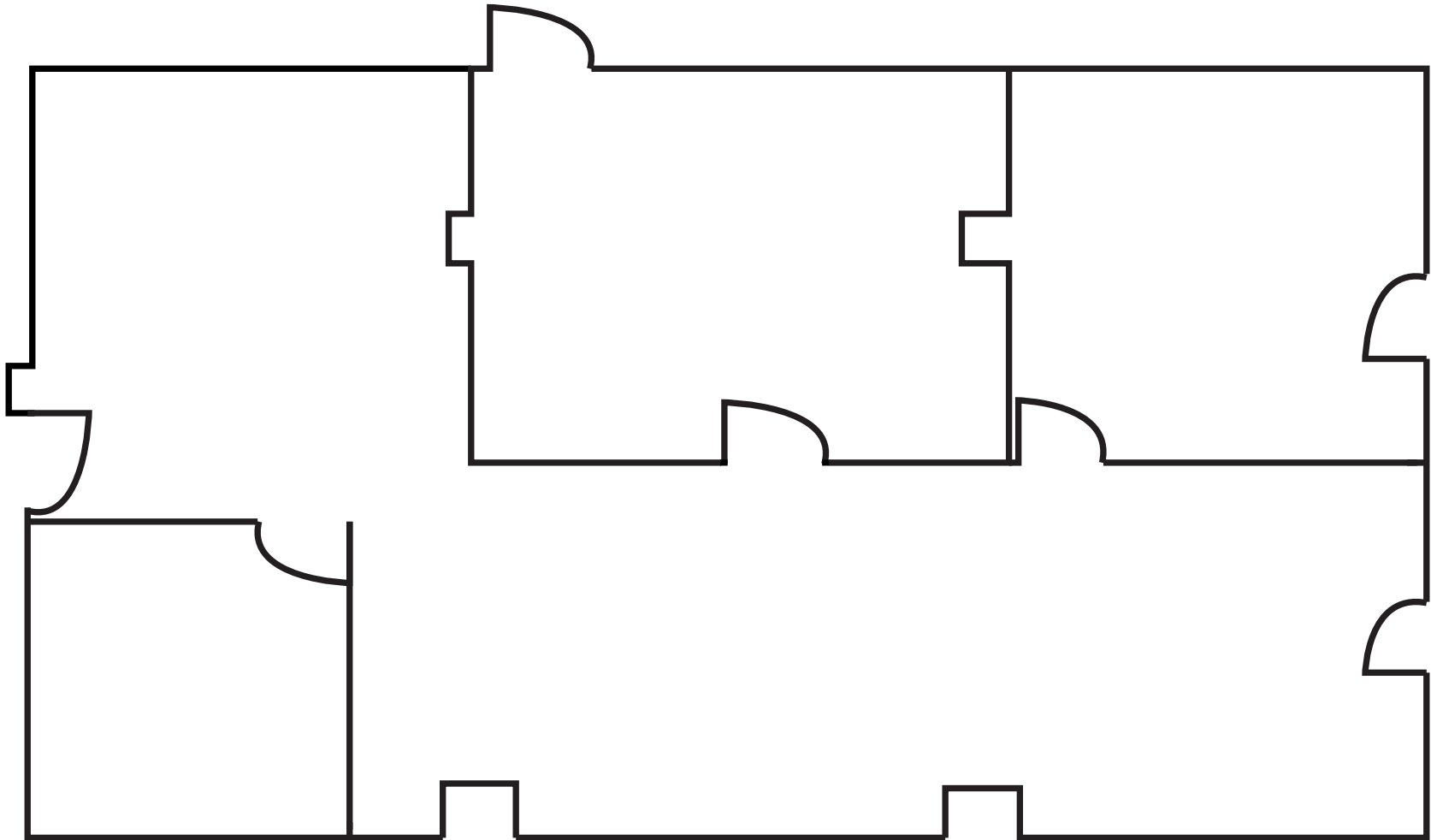


# First Floor Recording Studio: 12,289 SF

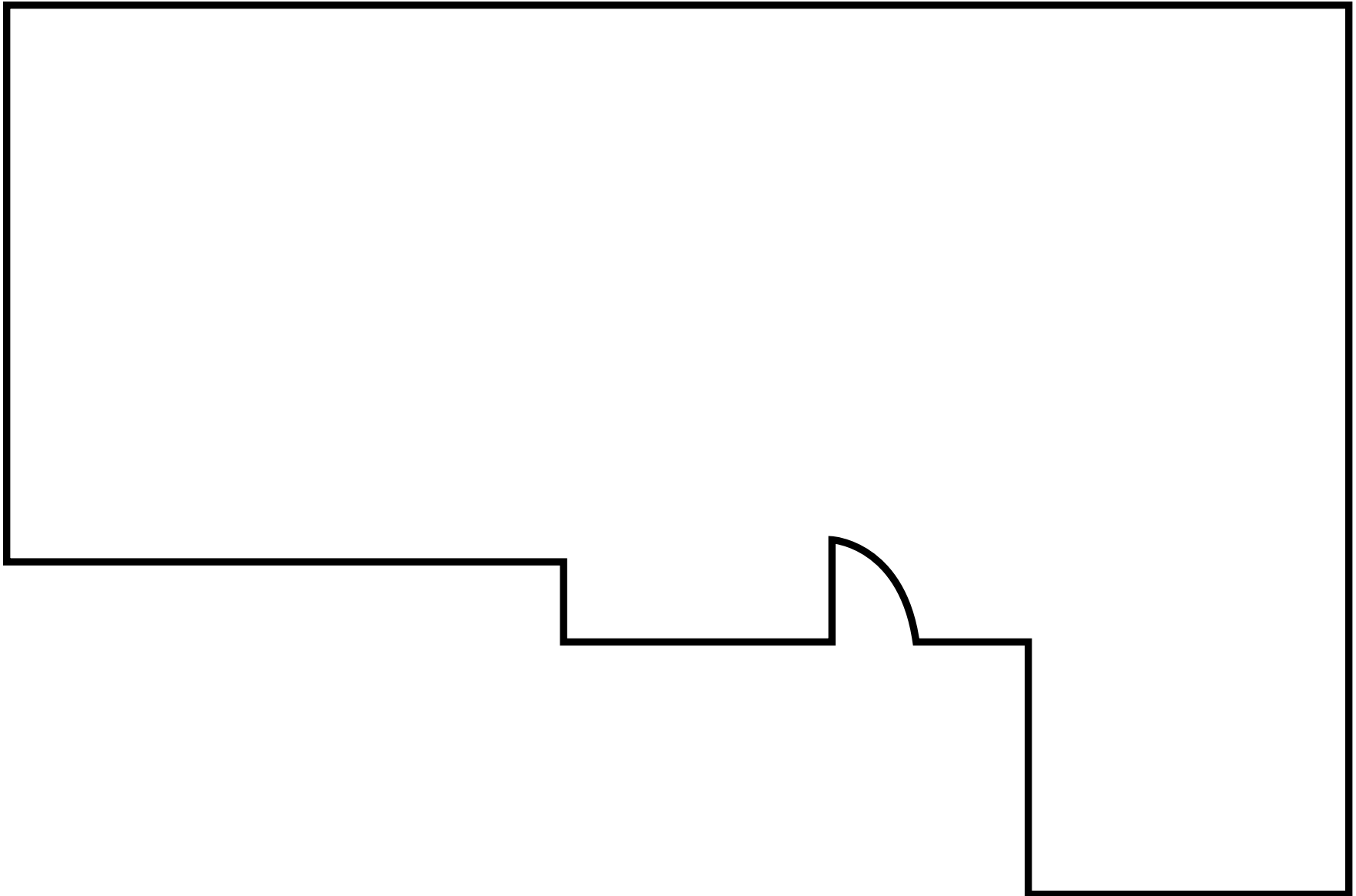
- Legendary ADR & voiceover recording studio
- Opens to expansive courtyard
- Full kitchen and lounge
- Unique build out and vibe



## Second Floor - Suite 200: 2,067 SF

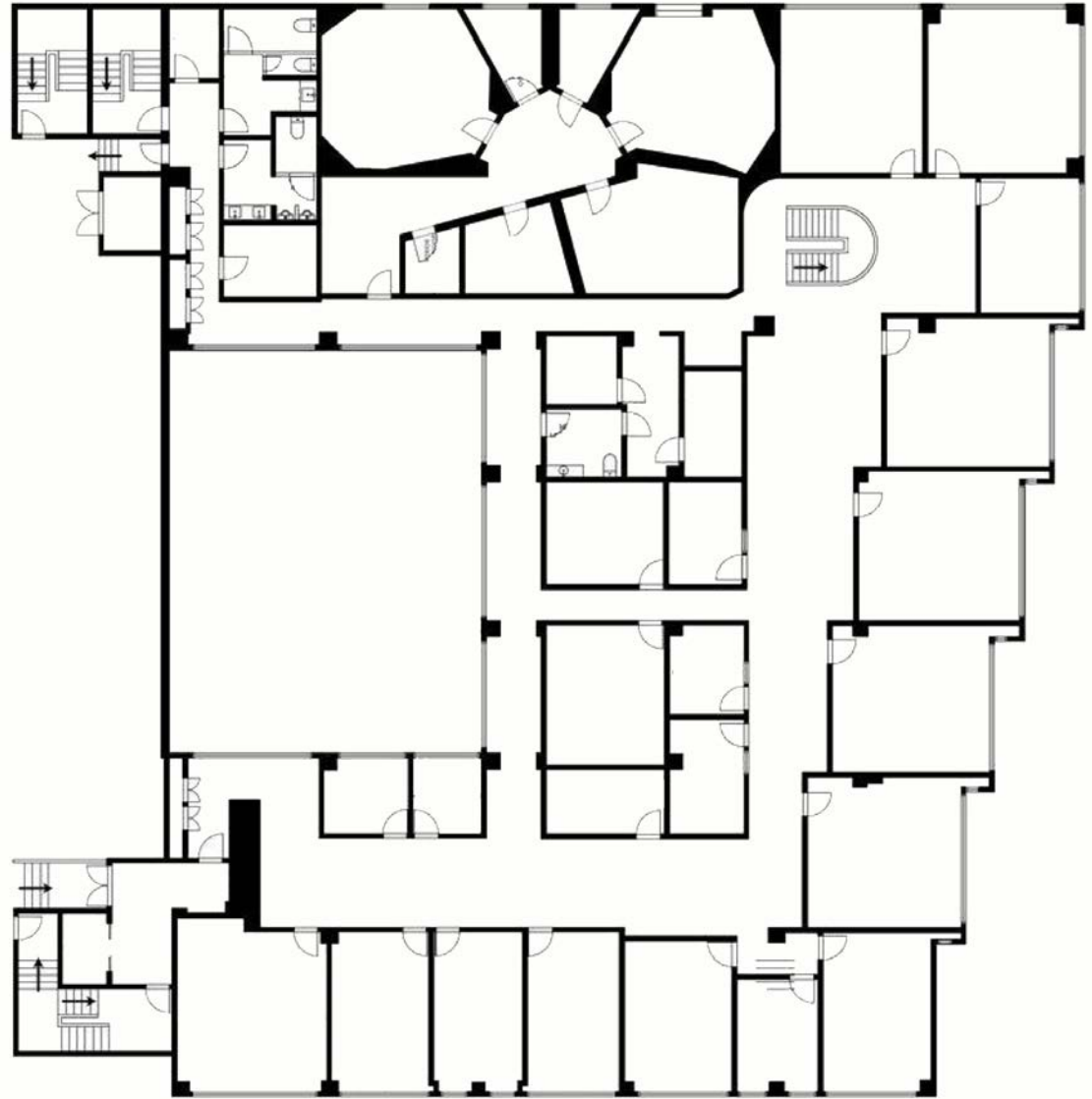


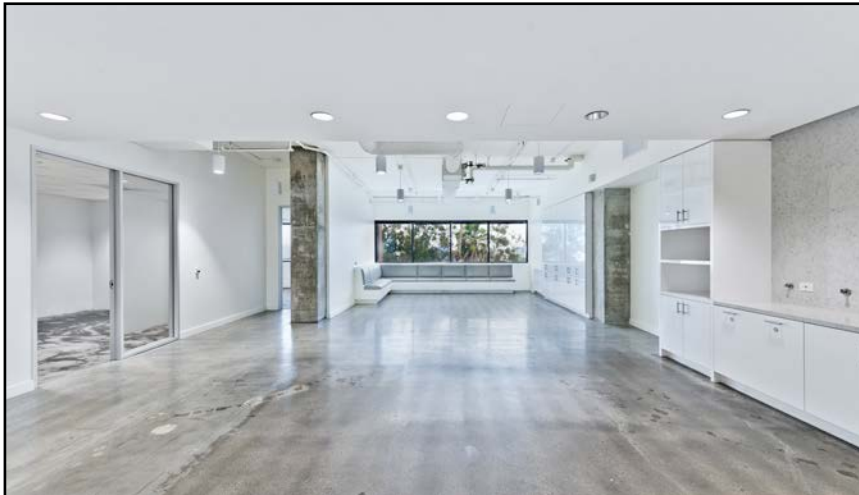
Second Floor - Suite 230: 701 SF



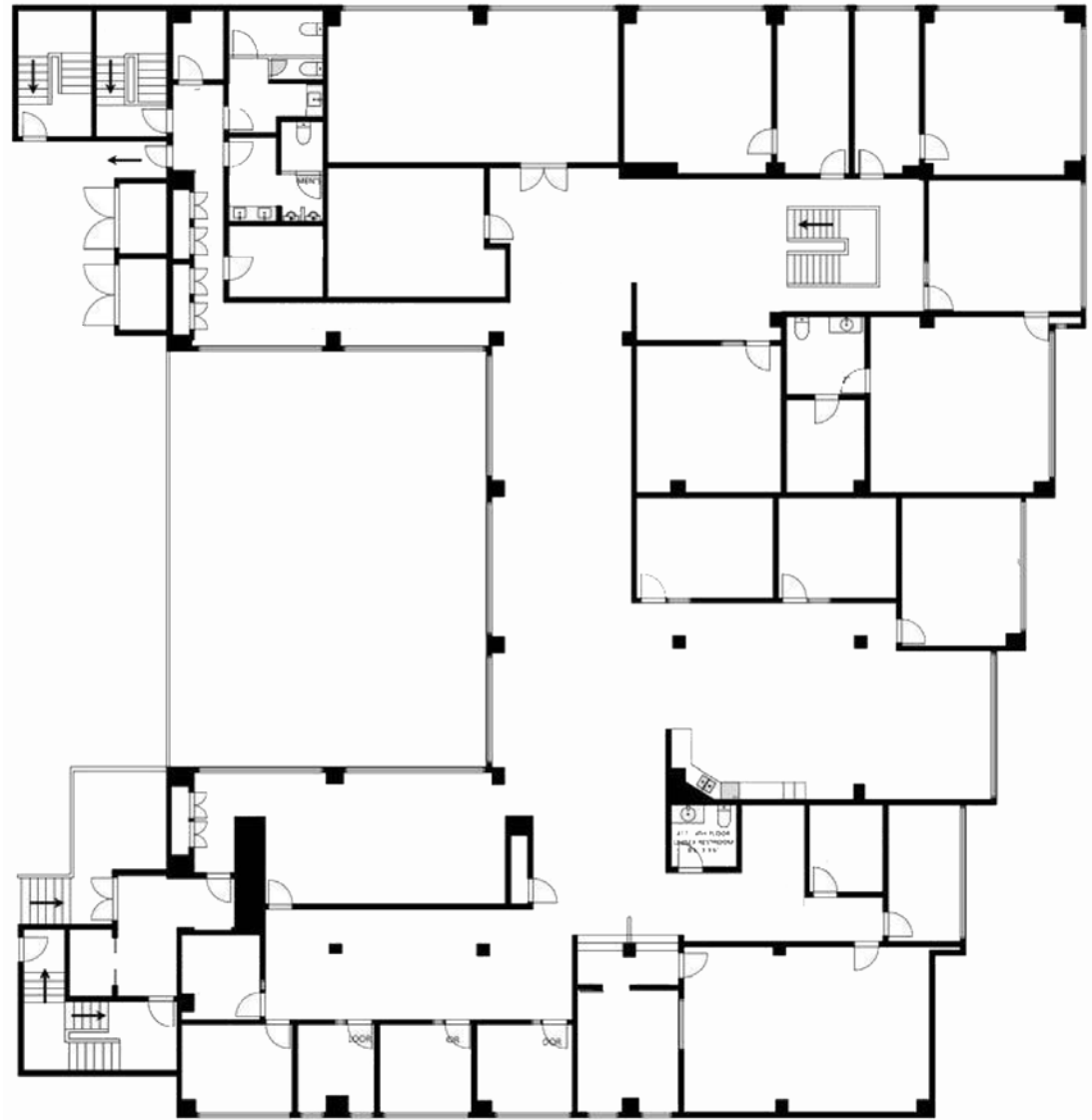


## Third Floor: 5, 000 - 14,131 SF





## Fourth Floor: 5,000 - 14,131 SF













Amenities Map





Ocean Ave

3rd Street Promenade

Pico Blvd



Colorado Ave

Broadway

Santa Monica Blvd

Wilshire Blvd

Subject Property

### West Olympic Corridor

Bad Robot  
Indian Paintbrush  
Final Cut  
JBC Music  
Arsenal FX Color  
Digital Nation Entertainment  
Cutters  
Parks Mac Donald  
Planet Blue HQ  
Radical Media  
Threshold Entertainment

Lincoln Blvd

# Neighbor Tenants



1661 Lincoln Blvd.



Tommy Isola

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Aleks Trifunovic, SIOR

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Tibor Lody, SIOR

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Keith Fielding

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AGT DRE 01729915

Adam Levine

ASSOCIATE  
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AGT DRE 02104830

VIRTUAL TOUR  
3rd Floor

VIRTUAL TOUR  
4th Floor

VIRTUAL TOUR  
3rd and 4th Floor

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