



1762 14th Street

Rare Owner-User Opportunity for Sale
in Santa Monica, CA



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Executive Summary

1762 14th Street presents the rare opportunity to acquire a first-class owner user compound located within Santa Monica's West Olympic Corridor, amongst some of the most prolific tech and media firms in the world.

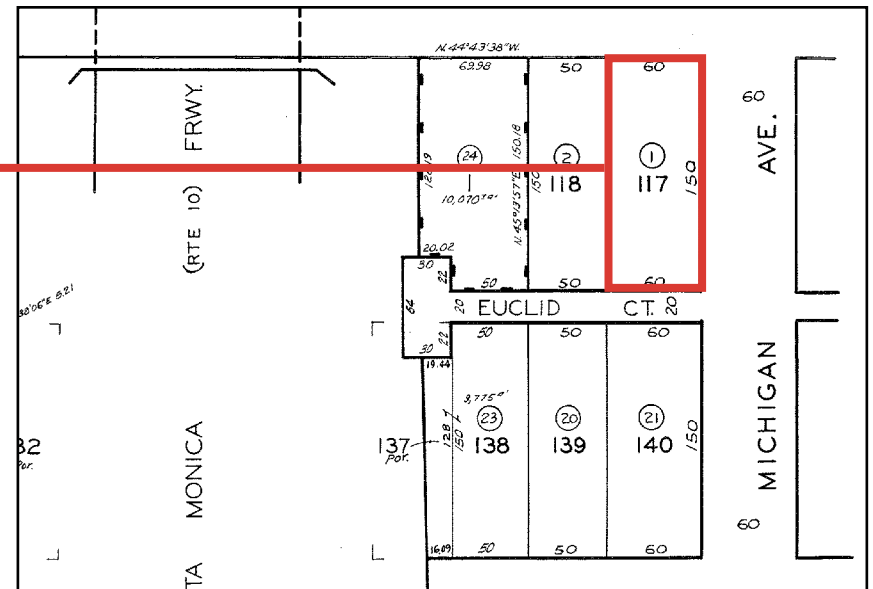
The property recently underwent a full renovation totaling more than \$1,600,000. The main building contains 6 executive offices, 2 smaller offices or file rooms, a large conference room, full kitchen, 4 bathrooms, I.T. room, storage rooms as well as large built-in work spaces. 12-foot-tall windows, frameless glass offices, and 17-foot tall exposed wood beam ceilings make the interior bright and expansive. 4 separate HVAC systems allow for efficient cooling / heating zones for each office. The large kitchen includes Caesarstone countertops and new appliances including a washer / dryer. The property also offers a Buyer the opportunity to generate additional income in the front 920 SF building along 14th Street, separate from the main 3,996 SF structure. With minor renovations, this front building is situated well for a small retail or office user.

This is an opportunity to gain an architecturally significant creative conversion and timeless asset that rarely comes available in the area.

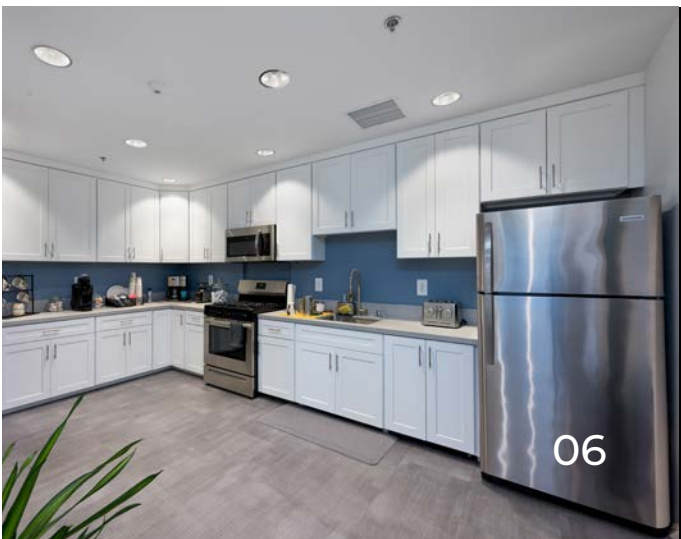
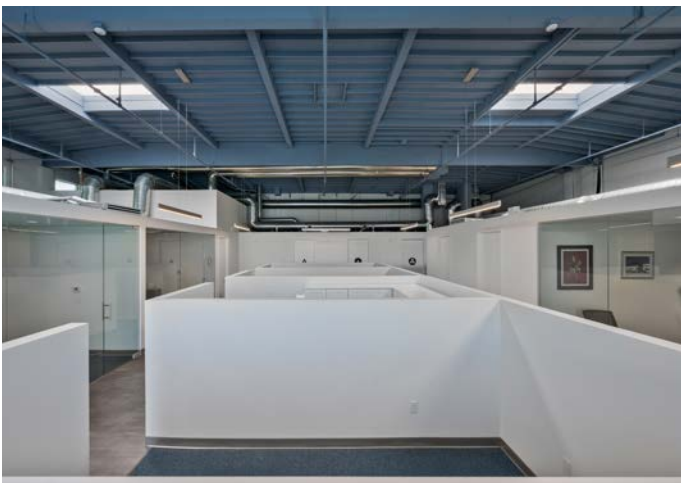


Property Description

Address 1762 14th Street, Santa Monica, CA 90404	RSF 4,916	Pricing \$5,400,000
Zoning NC (Neighborhood Commercial)	Lot Size 8,910	Parking 8 Striped
Occupancy Delivered Vacant upon Close of Escrow	Built/Renovated 1952/2021	









Building Details

\$1,600,000 Renovation Complete

- New Skylights, Windows, & Roof
- Frameless Glass Offices
- New HVAC Throughout
- Dedicated Server Room
- 17' Exposed Ceilings
- All New Electrical Systems
- Interactive Intercom for Controlled Access
- 13 Camera CCTV & Alarm System

Property Specs



MICHIGAN AVENUE

3,996 SF Fully Renovated Office Space

920 SF Expansion Office or Retail Opportunity



14TH STREET

Neighborhood Map



Rand Headquarters

James Newton Howard

Radical Media

Margarita Mix

Helix Records

Bad Robot

Jerry Bruckheimer Films

Indian Paintbrush

Cutters Studio

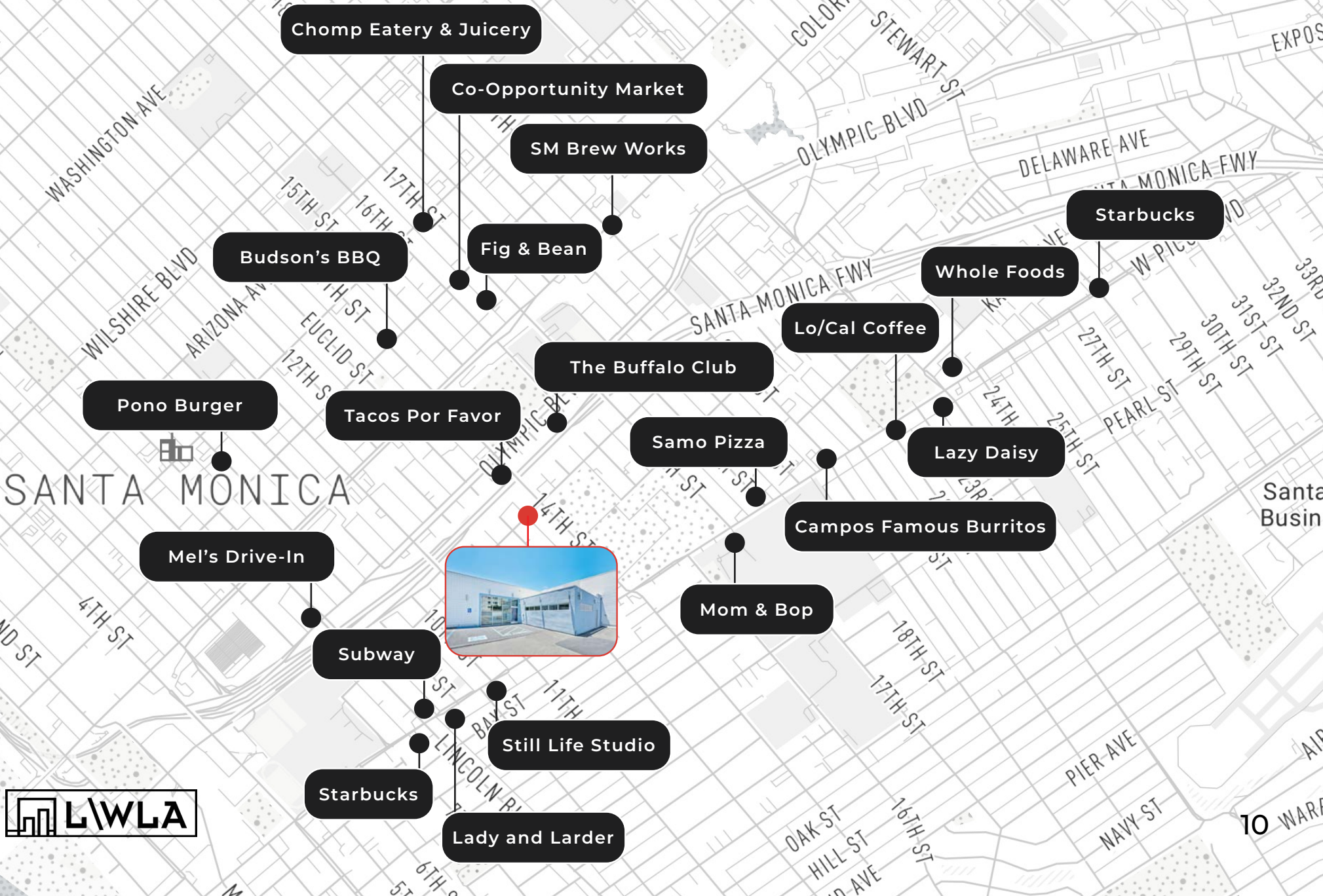
Still Life Studio

Cabin Edit

Urban Outfitters Design



Neighborhood Amenities



Disclaimer

Disclaimer: Lee & Associates Los Angeles West, Inc. (hereinafter "LWLA") is an independent contractor and not an employee of Owner. LWLA has prepared this Offering Memorandum. Neither LWLA nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources LWLA believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of LWLA and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of LWLA or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by LWLA from sources deemed reliable. However, neither the information nor the reliability of LWLA's sources are guaranteed by LWLA or Owner. LWLA and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. LWLA and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from LWLA or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither LWLA nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against LWLA or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.





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