

ROBERTS CAMPUS

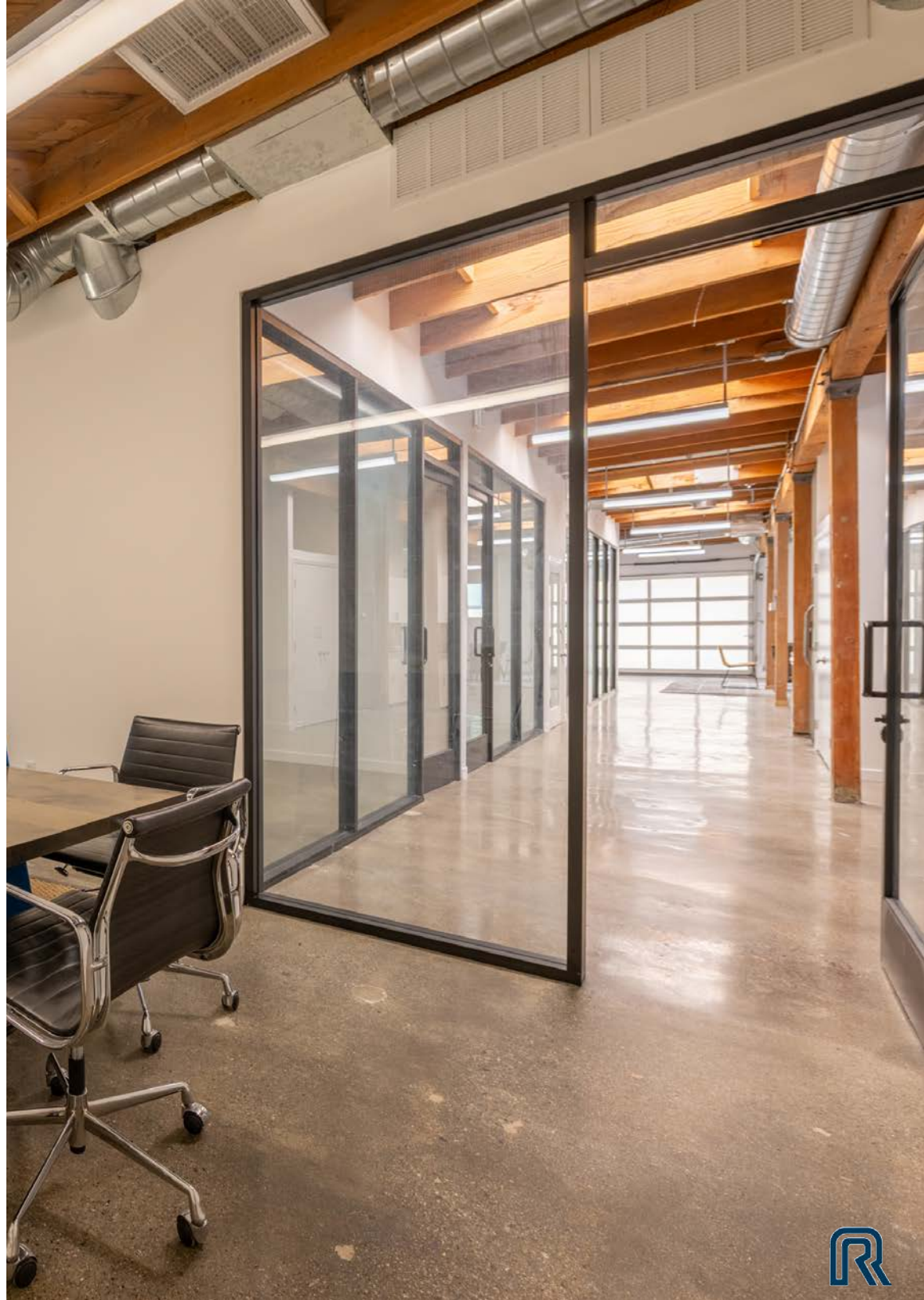
2842-2912

COLORADO AVE
SANTA MONICA

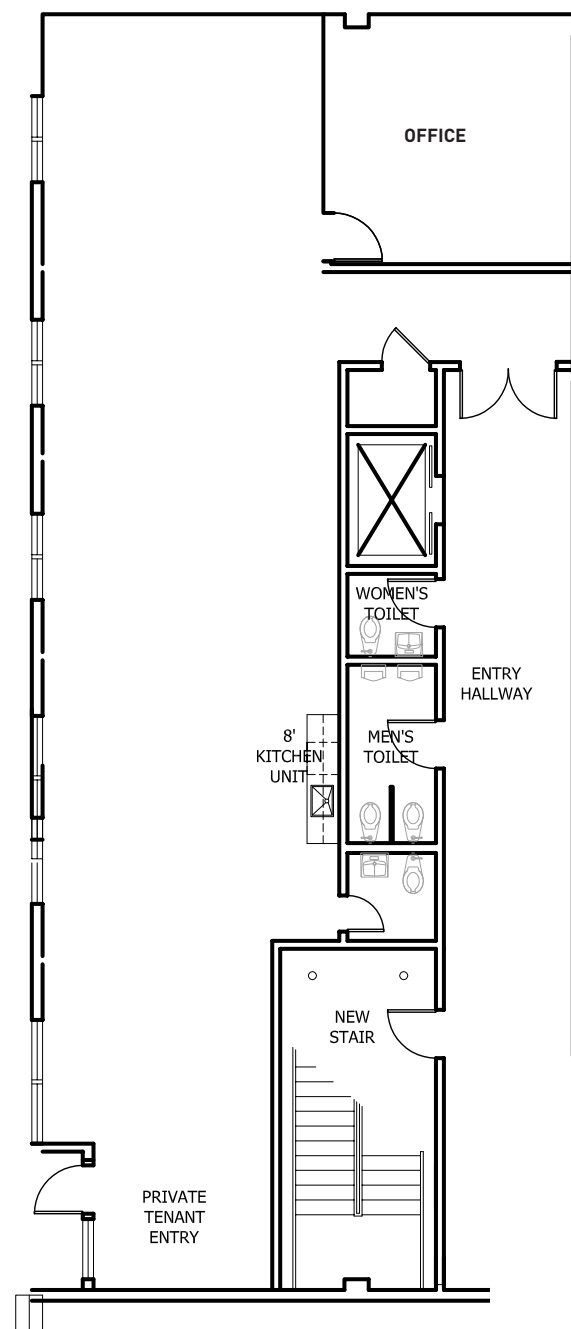


PROPERTY DETAILS

PREMISES	Unit 100: 1,935 SF (retail opportunity along Colorado Ave)
	Unit 101-103: 5,240 SF (ground level roll-up door can be added)
	Unit 104: 1,400 SF
	Unit 201-202: 3,875 SF
	Unit 203: 1,650 SF
	Unit 204: 1,650 SF
	Unit 2850: 3,236 SF
	Unit 2856: 1,550 SF
	Unit 2902-A: 1,970 SF
	Unit 2902-B: 2,200 SF
	Unit 2904: 1,488 SF
	Unit 2904-B: 500 SF
	Unit 2906: 3,565 SF
RENT	\$3.85 - \$4.00 Per SF, Modified Gross
TERM	Negotiable
PARKING	2/1,000 RSF at \$100/space
FEATURES	<ul style="list-style-type: none">- One of the few creative flex parks located on the Westside, right in Santa Monica- Variety of unit sizes offering tenants maximum flexibility- Select units include ground-level loading doors- Abundant on-site parking- Conveniently located near walkable cafes and restaurants



Unit 100: 1,935 SF

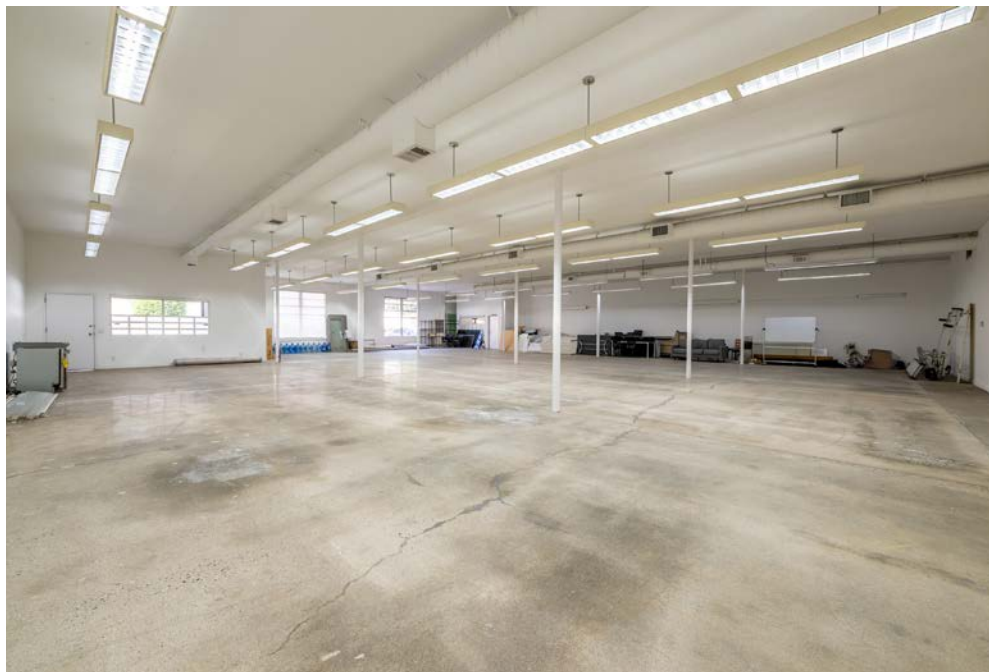


Unit 101-103: 5,240 SF

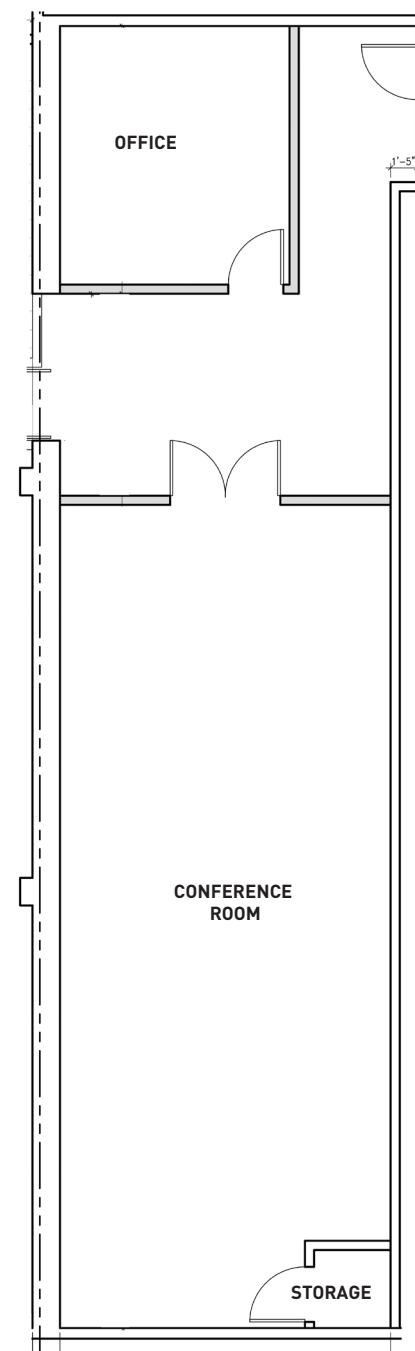
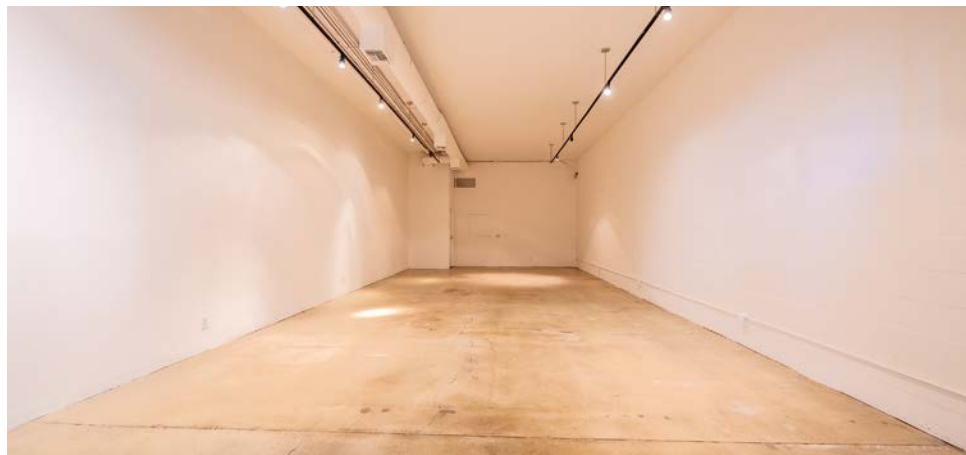


SPACE HIGHLIGHTS

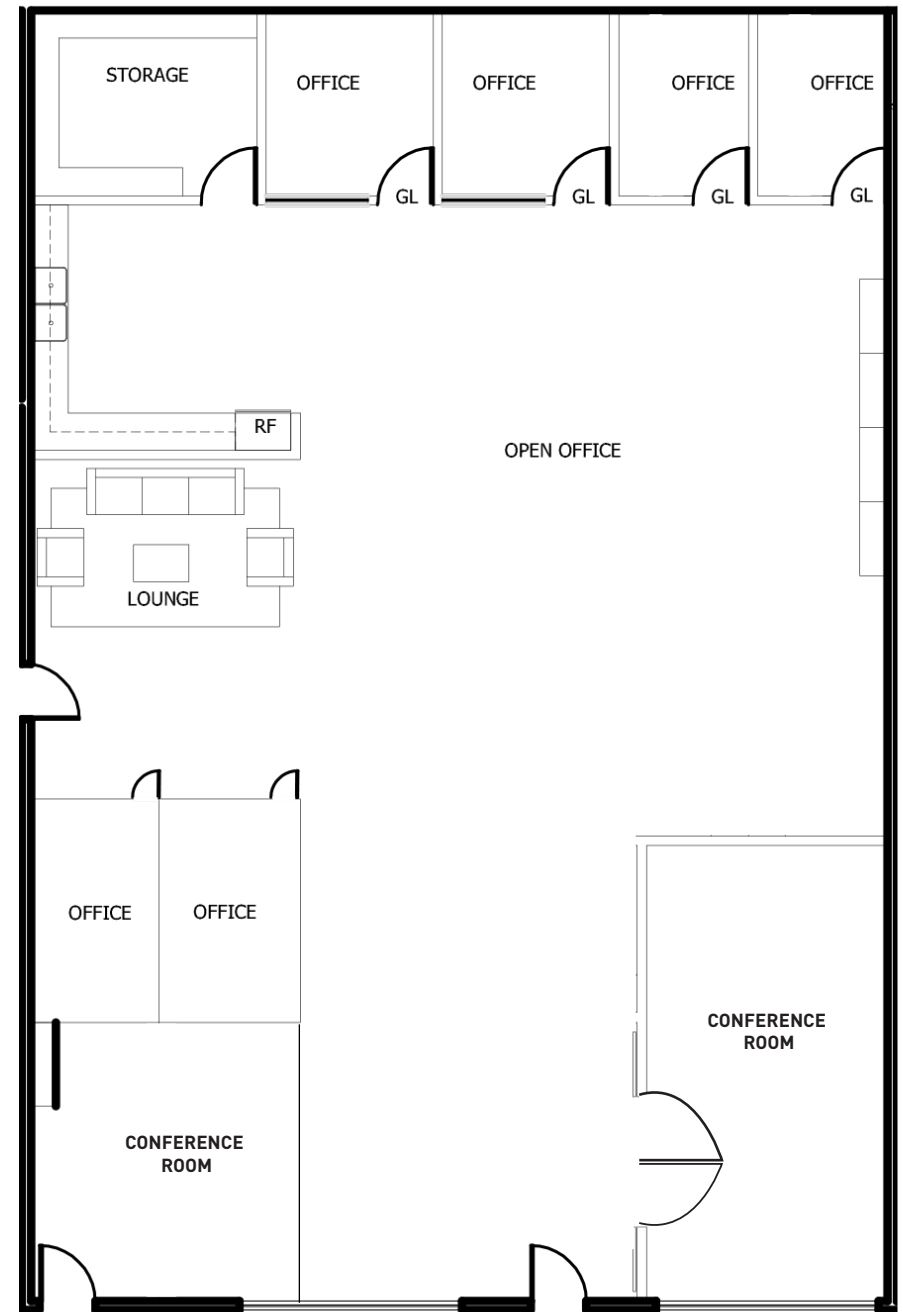
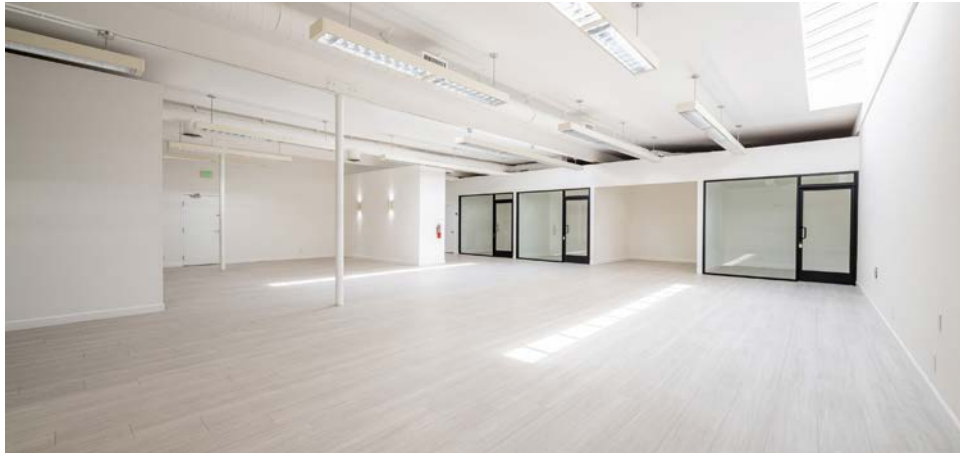
- Fully air-conditioned open flex space
- Divisible to as small as 1,435 SF
- Ground level roll-up door can be added



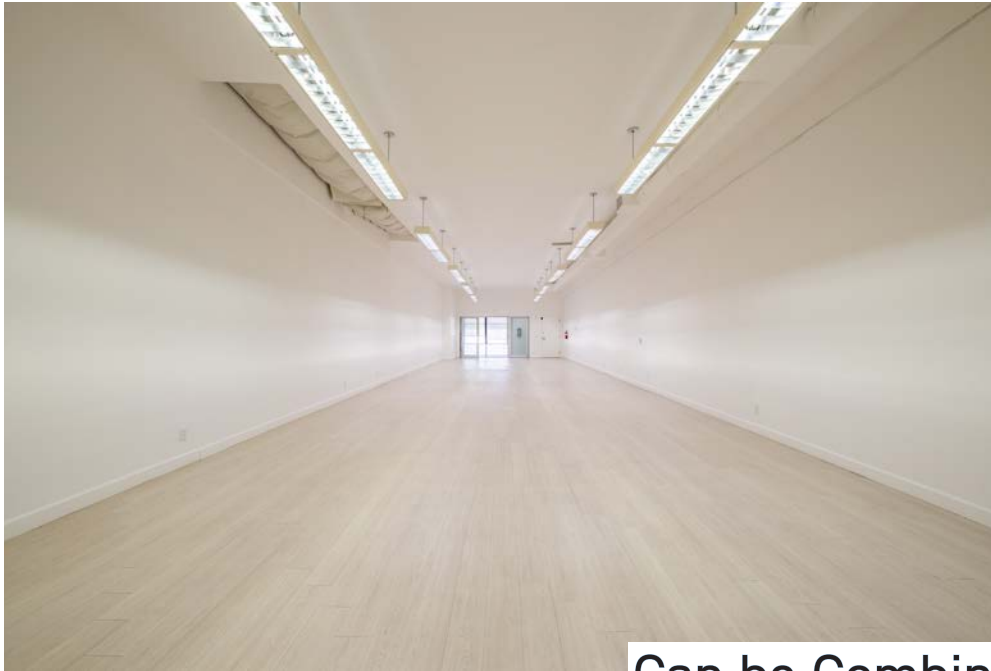
Unit 104: 1,400 SF



Unit 201-202: 3,875 SF



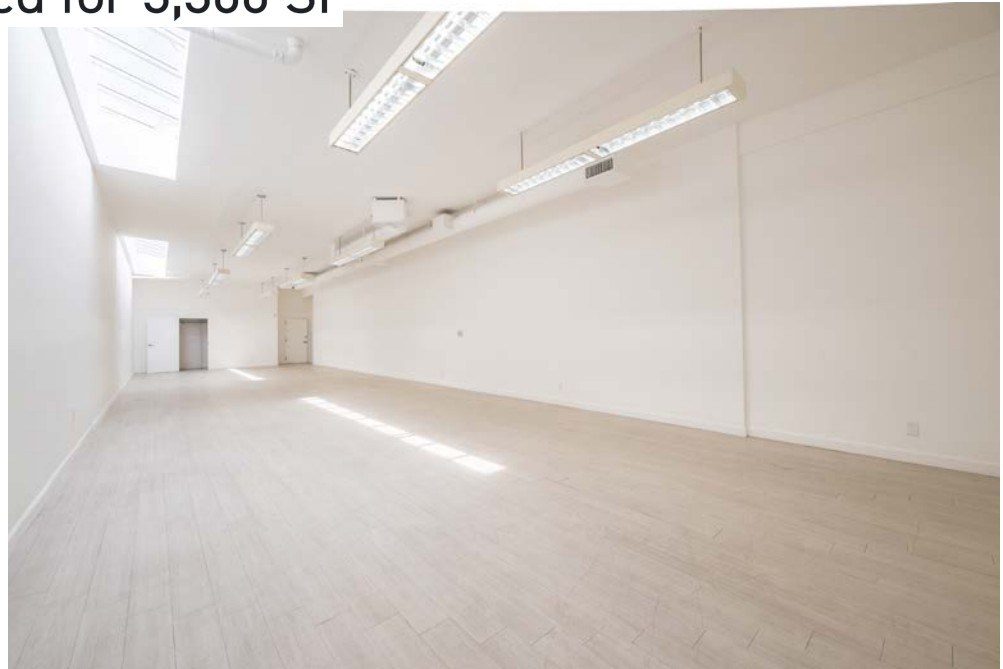
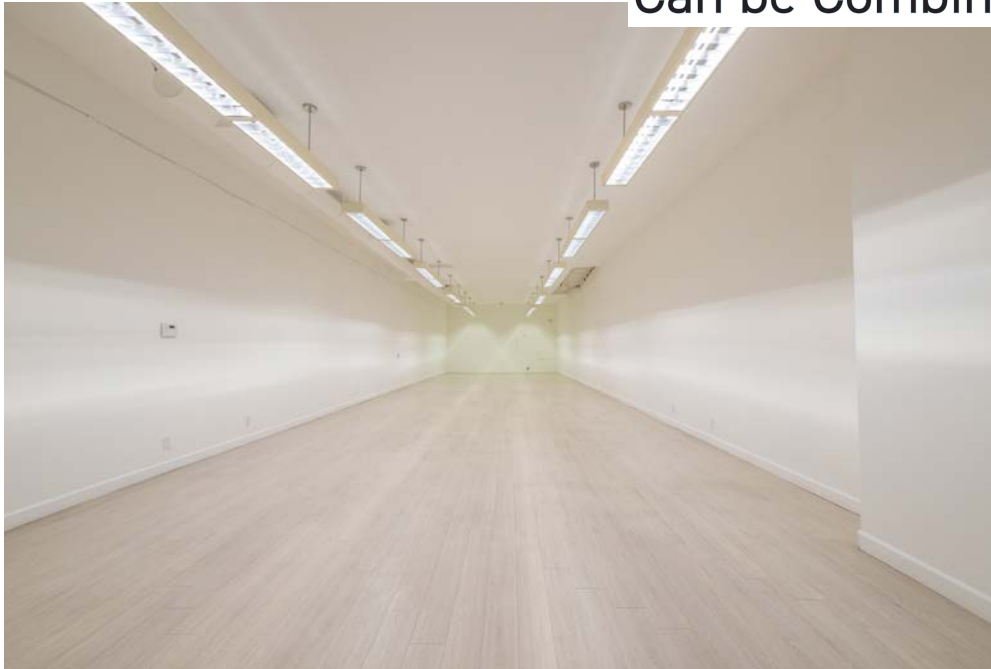
Unit 203: 1,650 SF



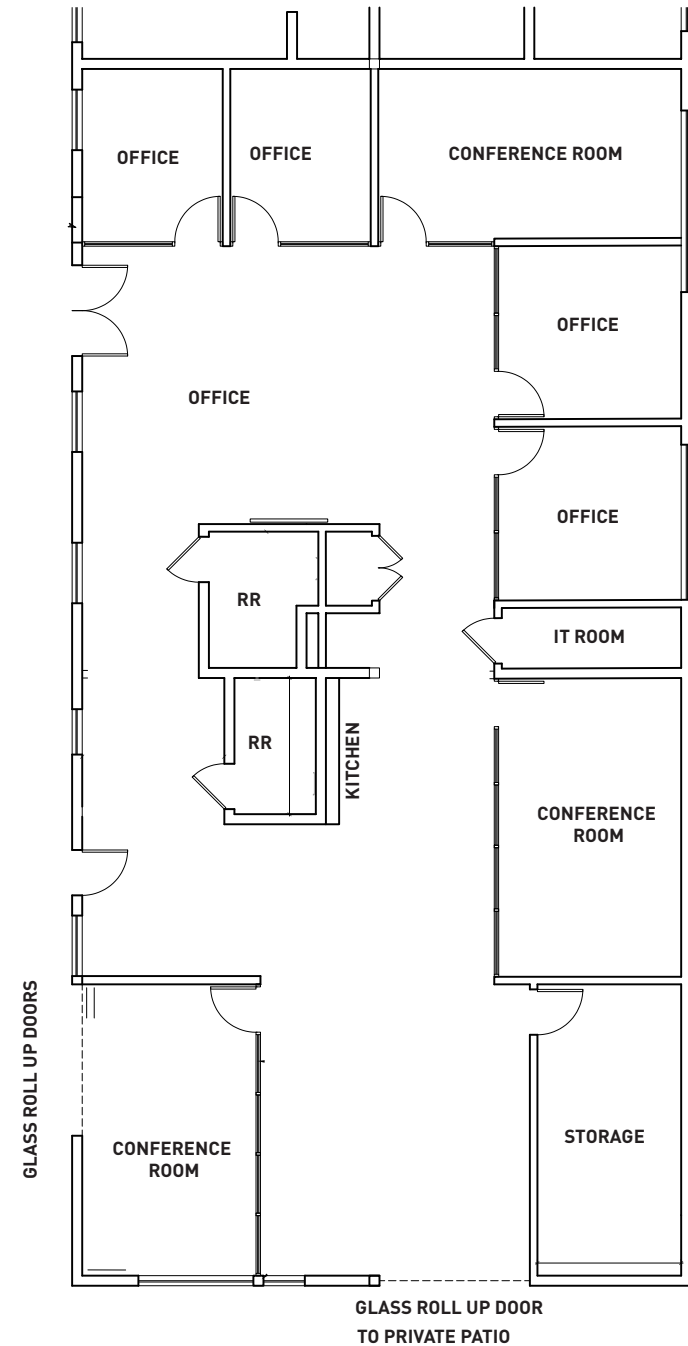
Unit 204: 1,650 SF



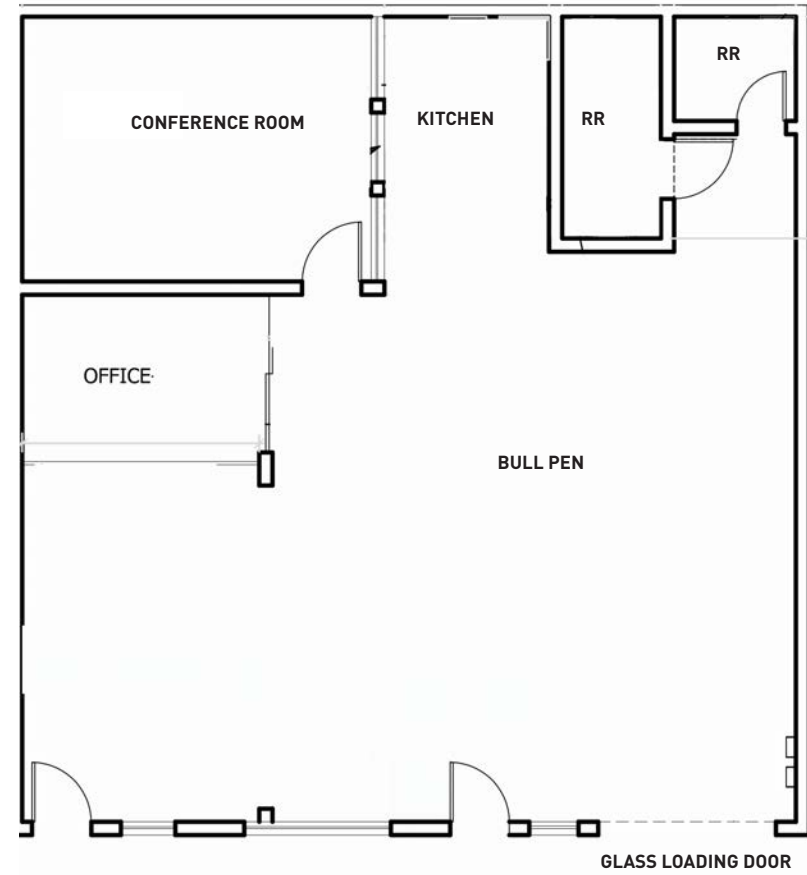
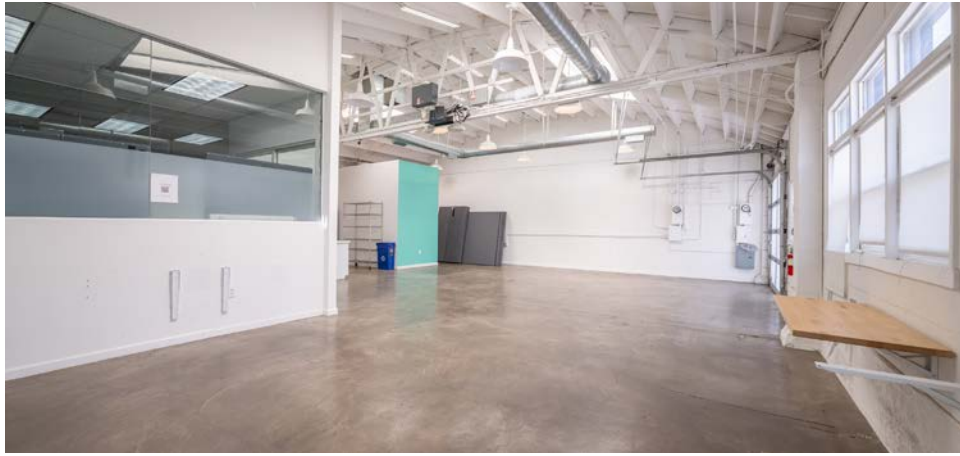
Can be Combined for 3,300 SF



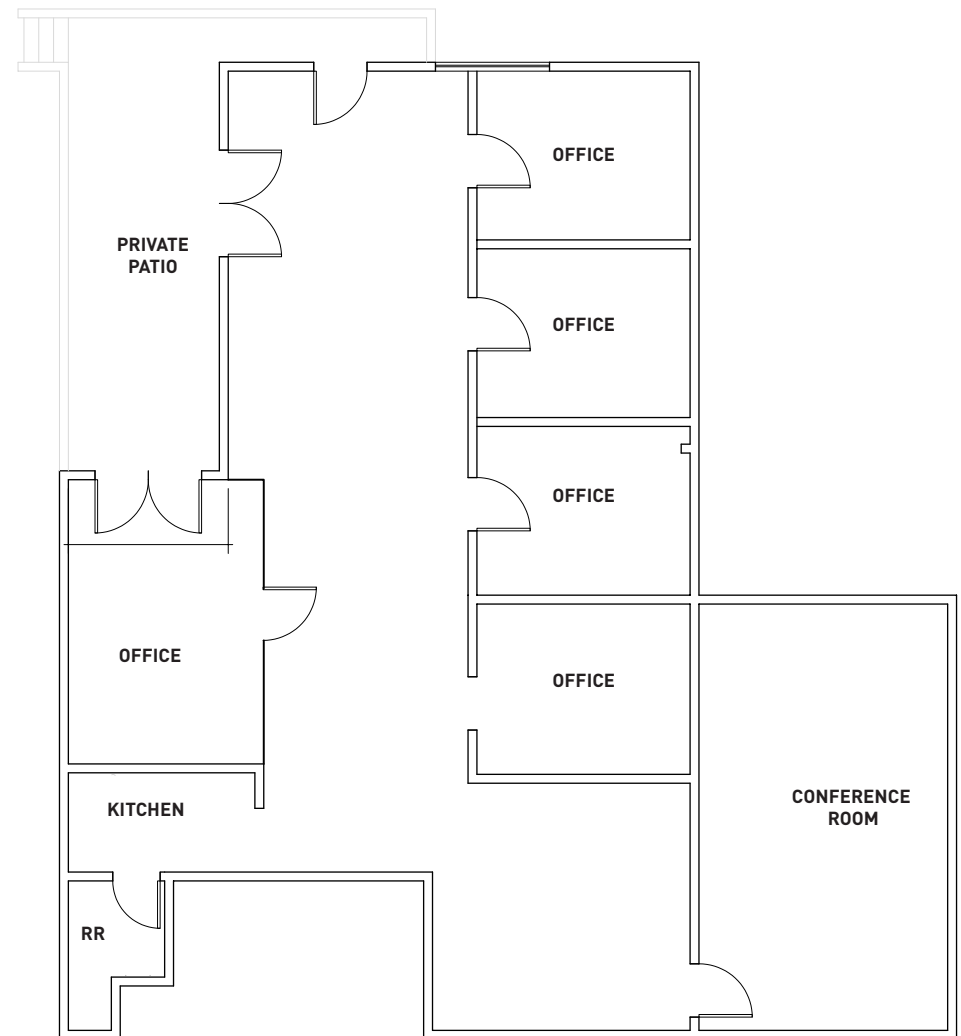
Unit 2850: 3,236 SF



Unit 2856: 1,550 SF



Unit 2902-A: 1,970 SF



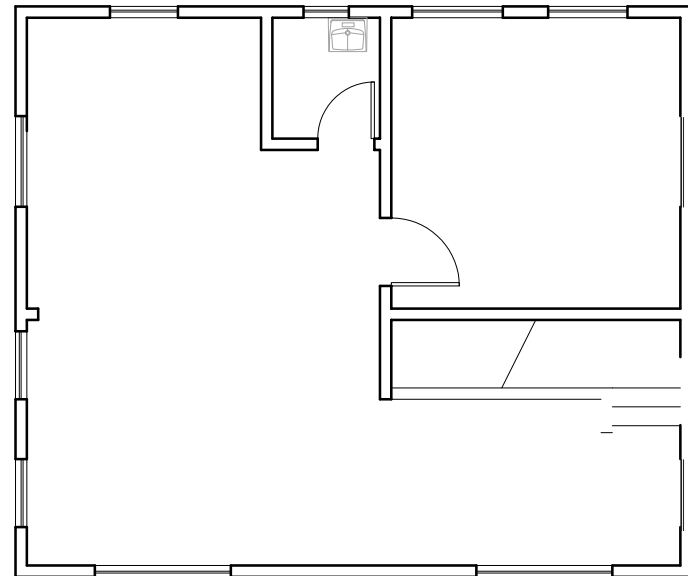
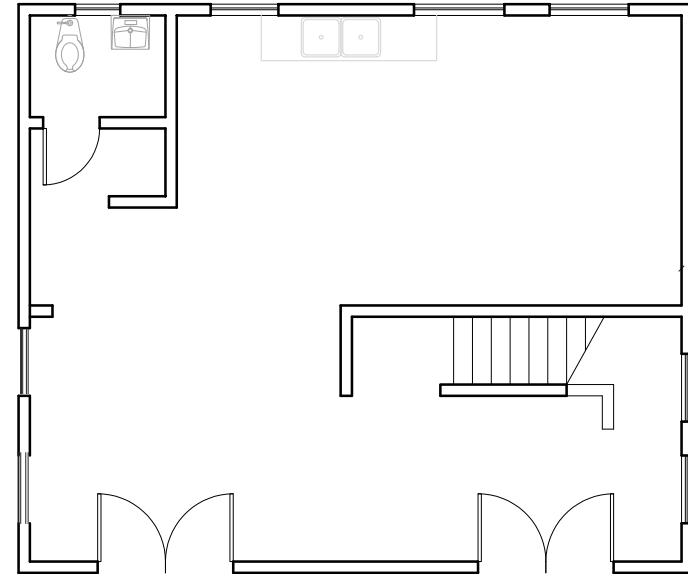
Unit 2902-B: 2,200 SF



Unit 2904: 1,488 SF



FIRST FLOOR

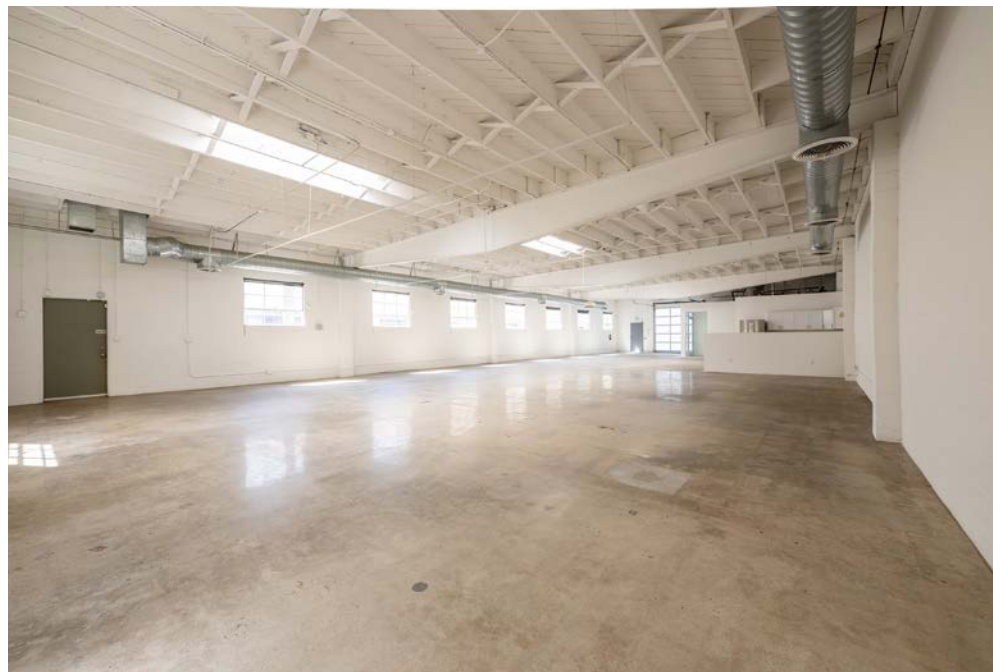


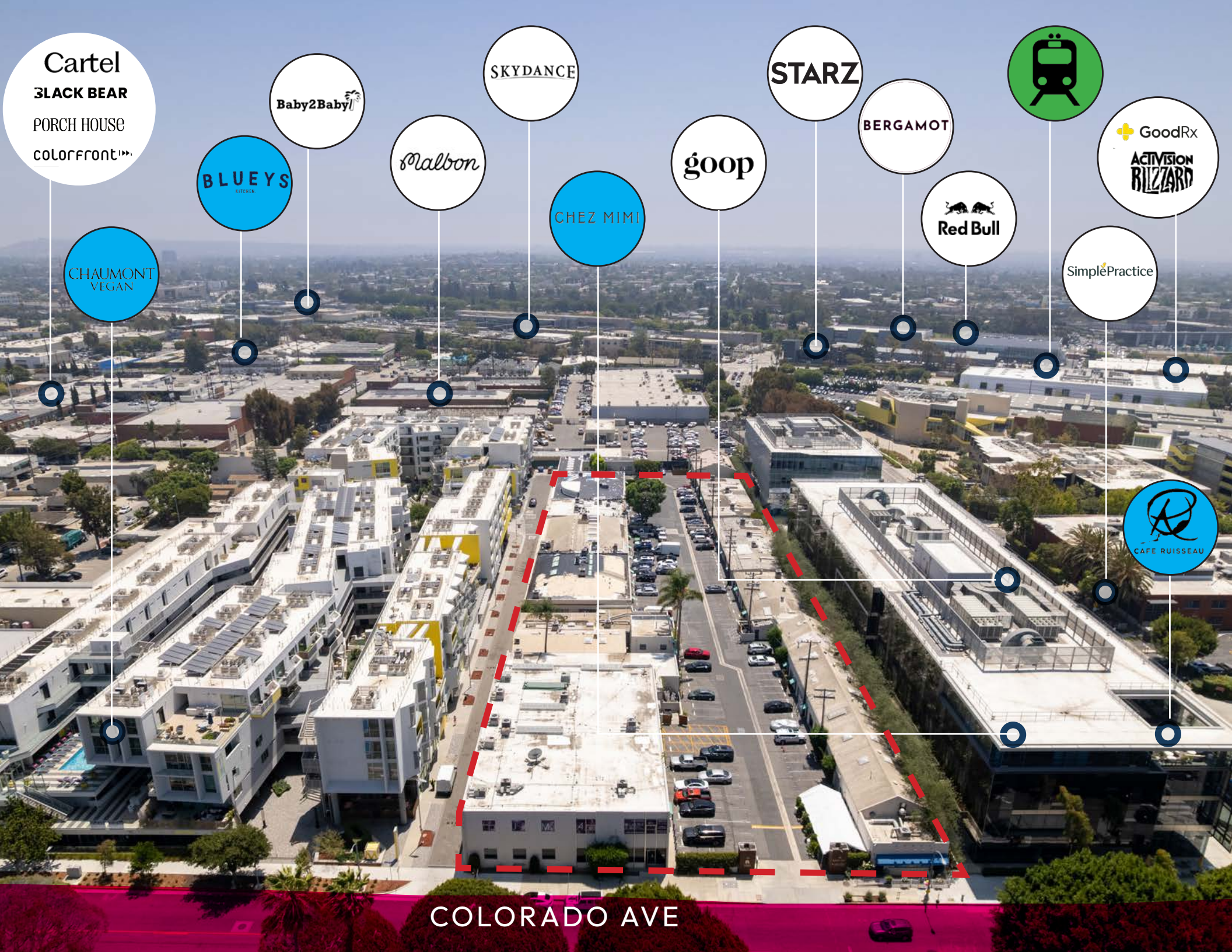
SECOND FLOOR

Unit 2904-B: 500 SF



Unit 2906: 3,565 SF





Cartel

3BLACK BEAR

PORCH HOUSE

colorfront

Baby2Baby

BLUEYS

CHAUMONT
VEGAN

Malbon

SKYDANCE

CHEZ MIMI

goop

STARZ

BERGAMOT

Red Bull

GoodRx

ACTIVISION
BILZARD

SimplePractice

CAFE RUISSEAU

COLORADO AVE



PAR
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