

# SANTA MONICA PENTHOUSE + PRIVATE OUTDOOR AREA



1617 BROADWAY  
SANTA MONICA, CA 90404



\*NOT ACTUAL SUITE - PHOTOS OF SECOND FLOOR ARE ILLUSTRATIVE OF AVAILABILITY

**1617 BROADWAY  
SANTA MONICA, CA 90404**

- PREMISES** Third Floor ± 4,400 SF  
± 1,500 SF of Private Balconies and Outdoor Space
- RENT** \$4.65/SF, MG
- PARKING** Thirteen Spaces in Secure Garage with Elevator Access  
\$150/Space/Month
- TERM** 2 Years+
- OCCUPANCY** February 1, 2021
- FEATURES**
- 4 of Vocal Booths
  - 6 of Private Offices
  - Exclusive, Wrap-around Balcony in Addition to Six (6) Private Office and Conference Balconies
  - Conference Room
  - Separately Zoned HVAC
  - Direct Elevator and Multiple Stairway Access Points
  - Operable Windows Throughout
  - Ocean Breezes and Views
  - Two Private, Unisex Restrooms
  - Full Kitchen
  - Heart of the Santa Monica Media District
  - One Short Block from 17th Street Expo Platform
  - Across the Street from the Co-Op in Addition to Other Food and Beverage Options

**CONTACT**

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A DIVISION OF



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



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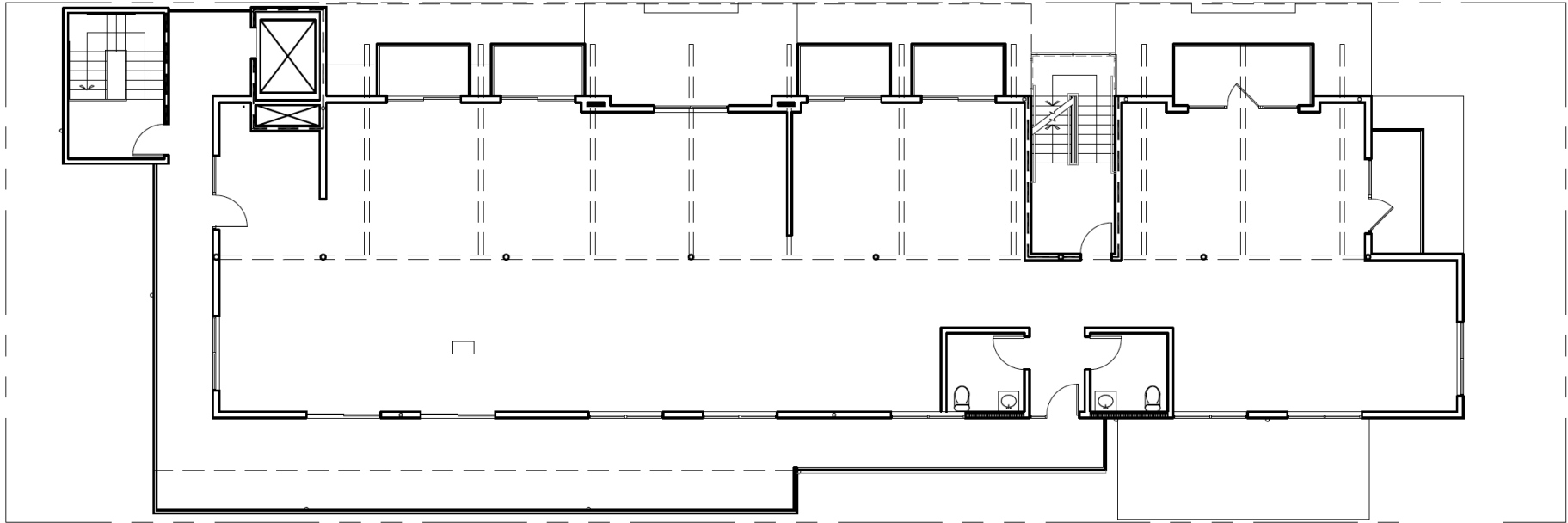


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# FLOOR PLAN



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3RD STREET PROMENADE

PONO BURGER

BODEGA WINE BAR

COFFEE COMMISSARY

CO-OPPORTUNITY MARKET

SUBJECT PROPERTY

DK DONUTS/CHOMP EATERY

18TH STREET COFFEE HOUSE

17TH STREET METRO STATION



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