

SINGLE-USER STANDALONE CREATIVE OFFICE / PRODUCTION SPACE



**CLICK HERE FOR
VIRTUAL TOUR**



**3002 PENNSYLVANIA AVENUE
SANTA MONICA, CA 90404**

PREMISES ± 3,500 SF
RENT Negotiable
TERM 1 - 3+ Years
OCCUPANCY Immediately
PARKING 2 Spaces On-Site Included
2 Extra Spaces Available @ \$175/Space/Month

- FEATURES
- **No Elevators, No Shared Hallways, Easy Access Directly to the Offices**
 - **Travel Time Between Parking and Reaching Your Office is More Efficient Than High-rise Office Buildings with Long Elevator Lines**
 - **Self Contained HVAC Unit with Filtration System**
 - **Private Front and Rear Entrances**
 - **Open Layout and Concrete Floors Make for Easy Cleaning & Sanitation**
 - **Operable Torrance Steel Windows Throughout**
 - Mostly Open Layout with One Large Conference Room & Four Private Offices
 - Large Open Kitchen with High-end Appliances - In-suite Restroom
 - Abundance of Power Coming into the Building - Climate Controlled Machine Room
 - Natural Light / Skylights Throughout
 - Exposed Wood-Beam Ceilings with Lots of Clearance
 - Storage Area with Separate Storage Closet
 - Hard Corner Location
 - Located in the Heart of the Santa Monica Media District, Walking Distance from Many Eateries and Food Trucks, Surrounded by High-profile Tenants
 - Easy Access to the 10 Fwy, Olympic Corridor, & West LA / Santa Monica

CONTACT

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ASSOCIATES

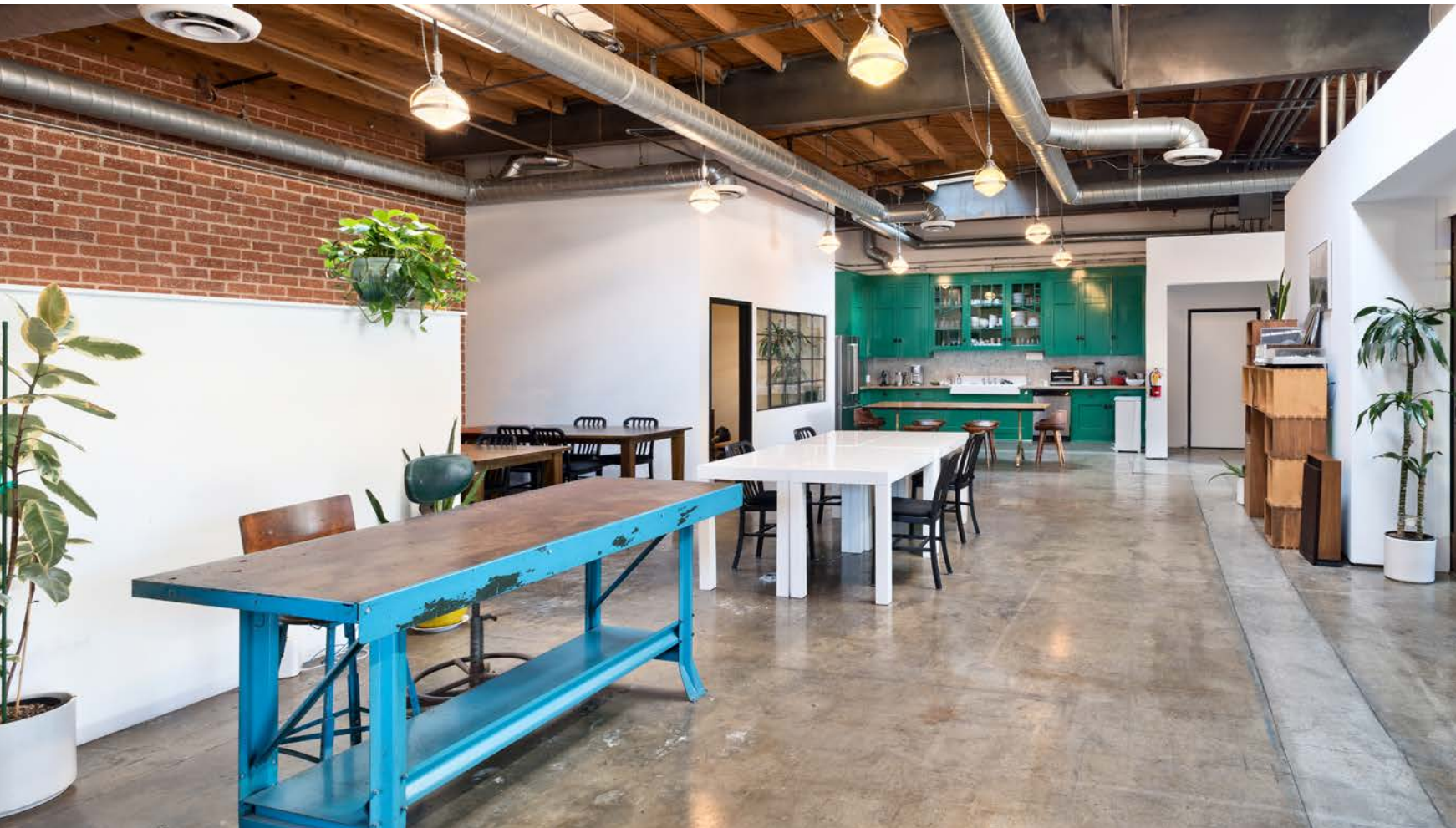
1508 17th Street, Santa Monica, CA

310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

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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 LWLA

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FLOOR PLAN

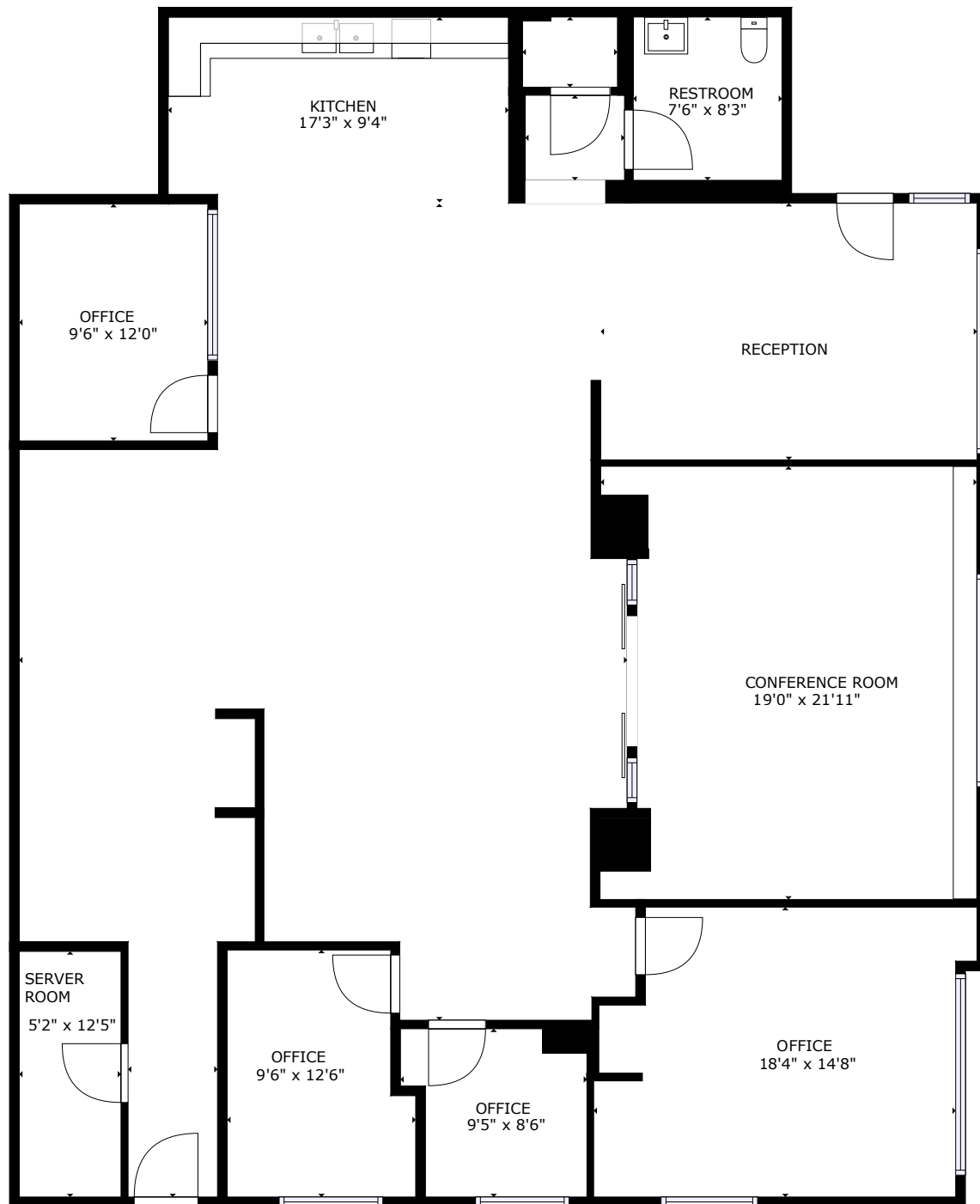
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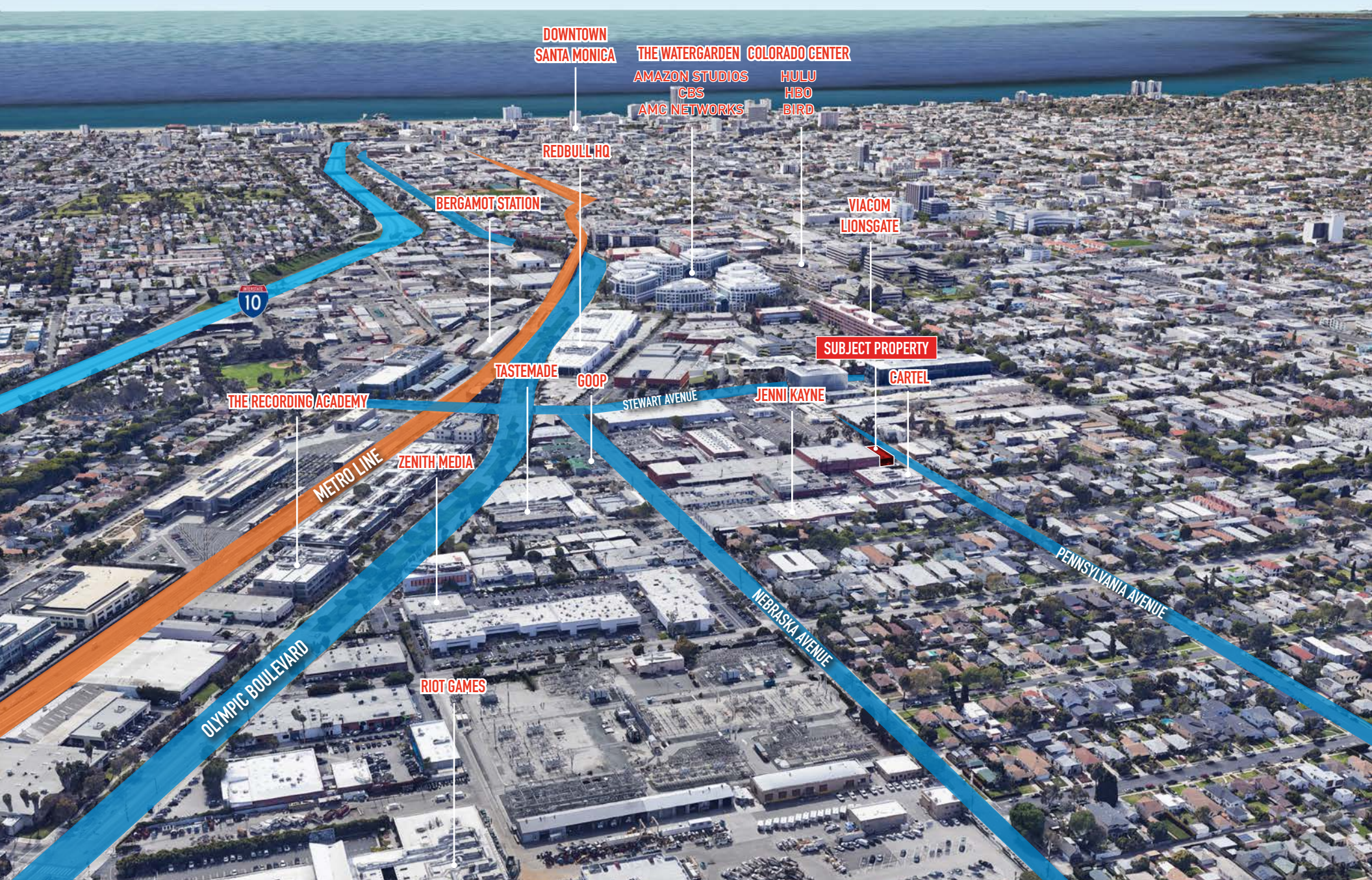
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DOWNTOWN
SANTA MONICA

THE WATERGARDEN COLORADO CENTER

AMAZON STUDIOS
CBS
AMC NETWORKS

HULU
HBO
BIRD

REDBULL HQ

BERGAMOT STATION

VIACOM
LIONSGATE

10

SUBJECT PROPERTY

CARTEL

THE RECORDING ACADEMY

TASTEMADE

GOOP

JENNI KAYNE

METRO LINE

ZENITH MEDIA

STEWART AVENUE

PENNSYLVANIA AVENUE

OLYMPIC BOULEVARD

NEBRASKA AVENUE

RIOT GAMES



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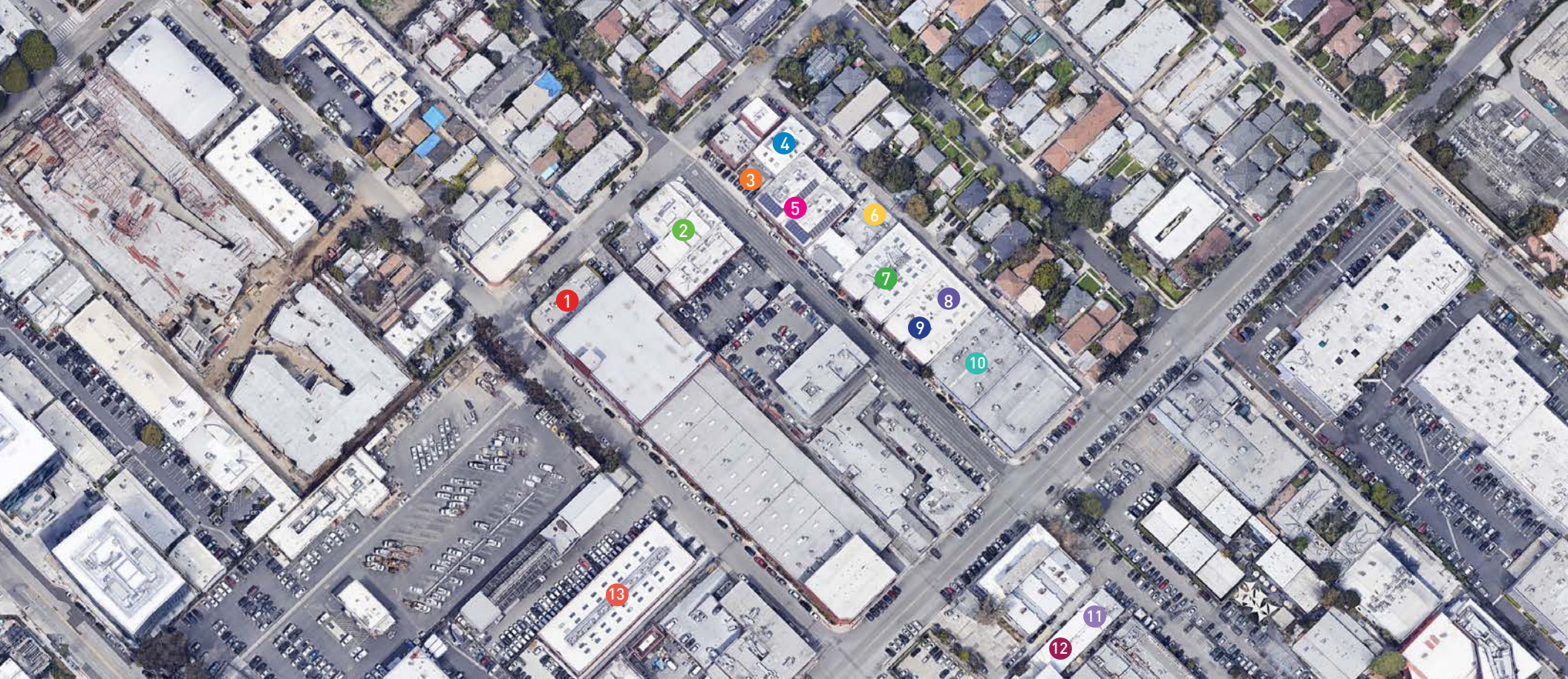
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|-----------------------|-------------------------------|--------------------|
| 1 SUBJECT PROPERTY | 6 SOUNDBOKS | 11 TASTEMADE |
| 2 CARTEL | 7 JENNI KAYNE | 12 BLUEY'S KITCHEN |
| 3 TRYP TIC STUDIOS | 8 BLACK BEAR PICTURES | 13 YOGA GLO |
| 4 IMPERIAL WOODPECKER | 9 ELECTRIC THEATER COLLECTIVE | |
| 5 APOGEE ELECTRONICS | 10 E1 MUSIC | |



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