

**FREESTANDING MEDICAL/CREATIVE SPACE FOR LEASE  
IN SANTA MONICA**



**1419 19TH STREET  
SANTA MONICA, CA 90404**

PREMISES

6,000 SF on Two Floors + Roof Deck  
1st Floor ± 2,738 SF  
2nd Floor ± 3,262 SF

RENT

\$4.95/SF NNN

TERM

7 - 10 Years

OCCUPANCY

January 2020 - Shell Complete  
April 2020 - T/I Delivery

PARKING

21 Parking Spaces \$175/Space/Month

FEATURES

- Brand New Construction
- Finish-to-suit
- Roof Deck
- Zoned Medical
- Between Both Major Hospitals
- Balconies and Tons of Light Throughout
- Secure Parking & Outdoor Areas
- Modern Concrete & Glass Architectural Design
- Moments from Prime Media, Technology, Shopping & Restaurants
- Steps from New 17th Street Metro Station

CONTACT

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# FLOOR PLAN

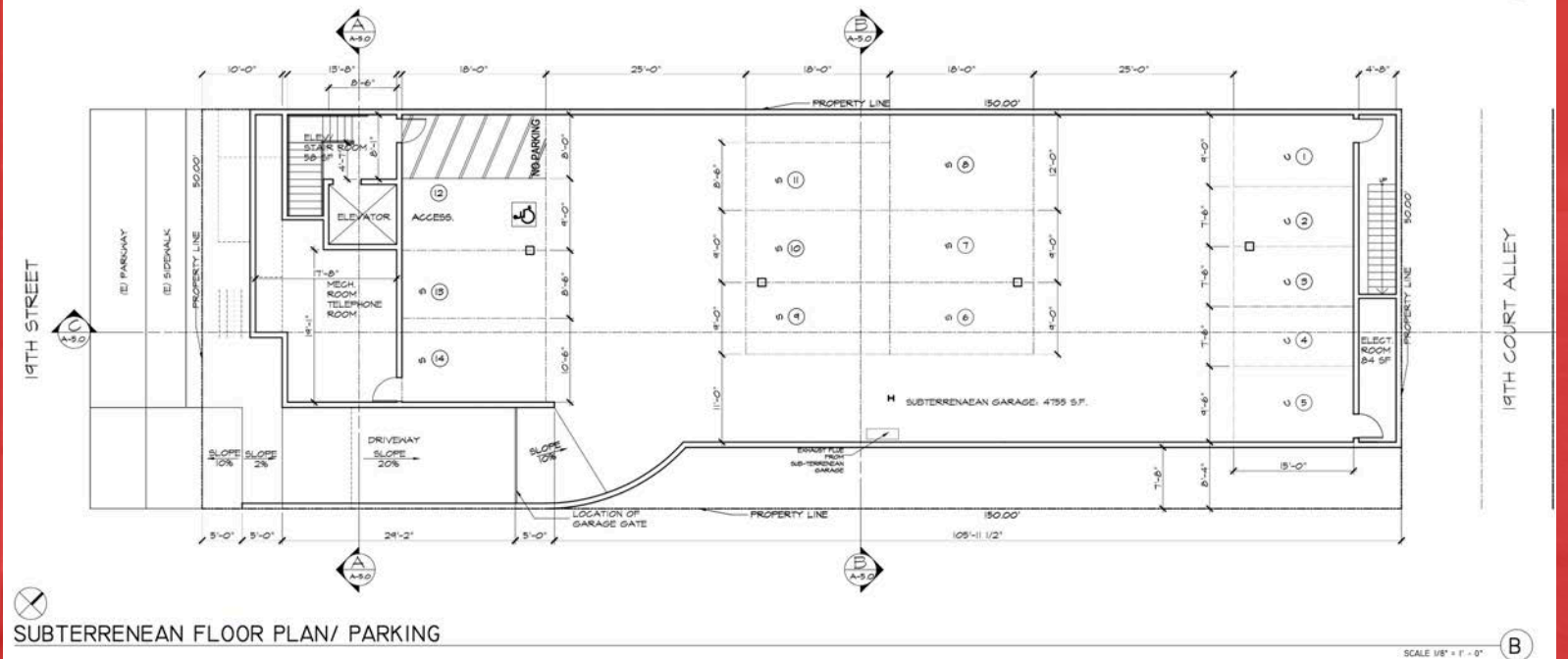
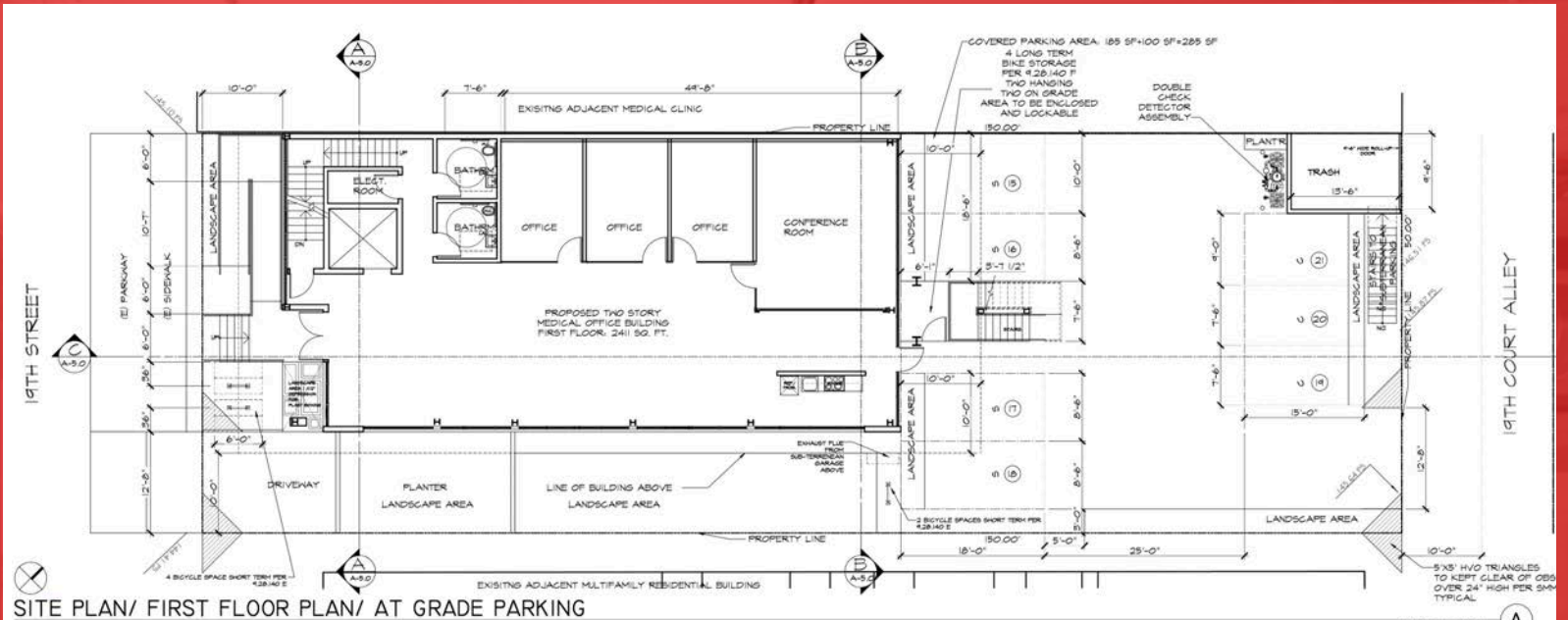
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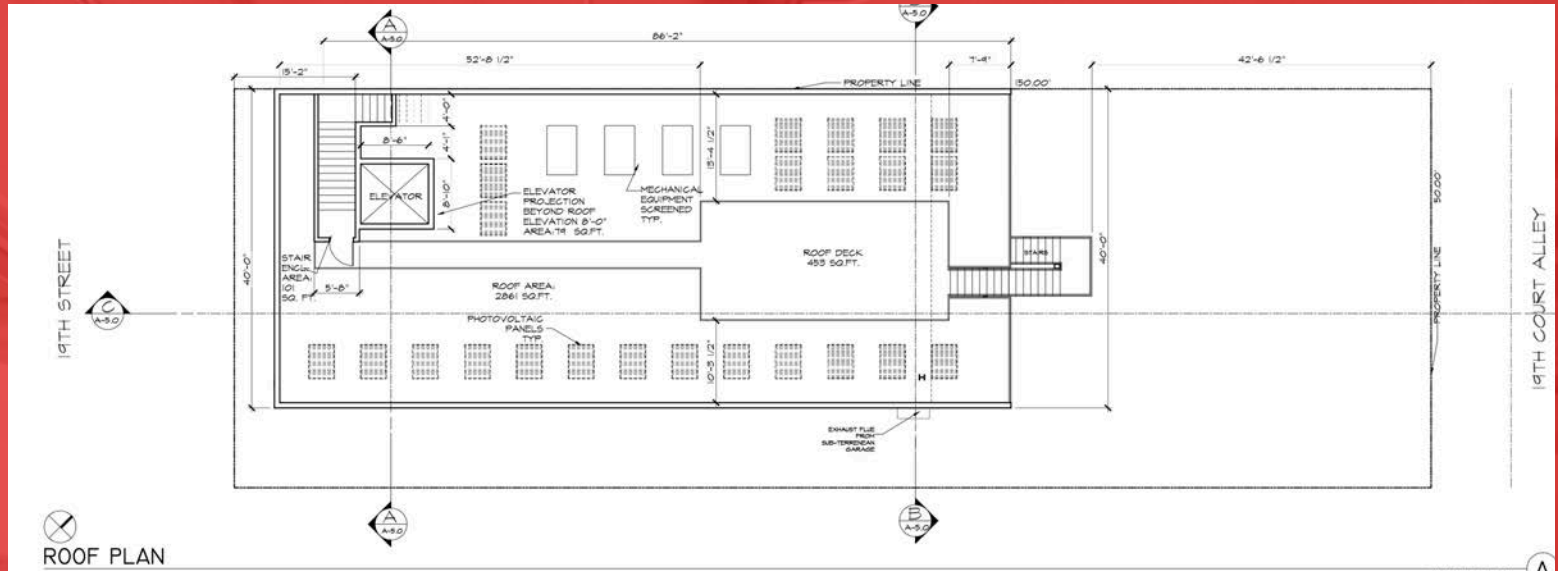
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# FLOOR PLAN



**ROOF PLAN**

SCALE 1/8" = 1' - 0"

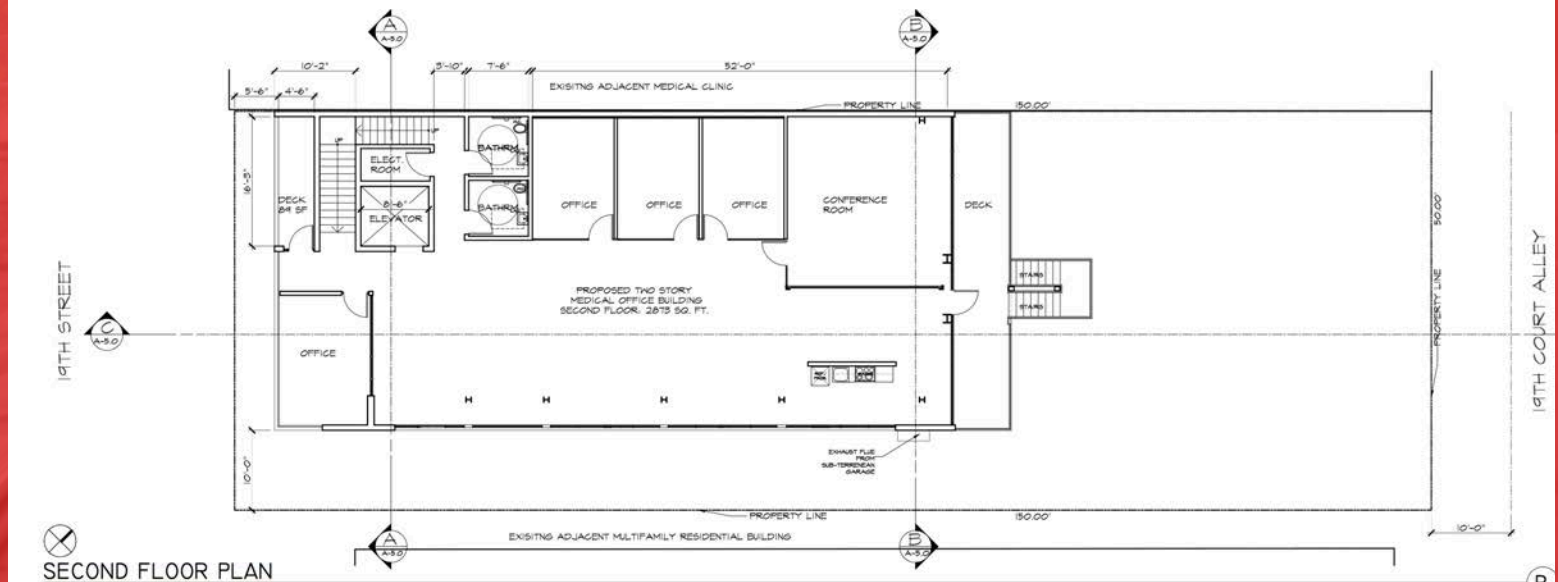
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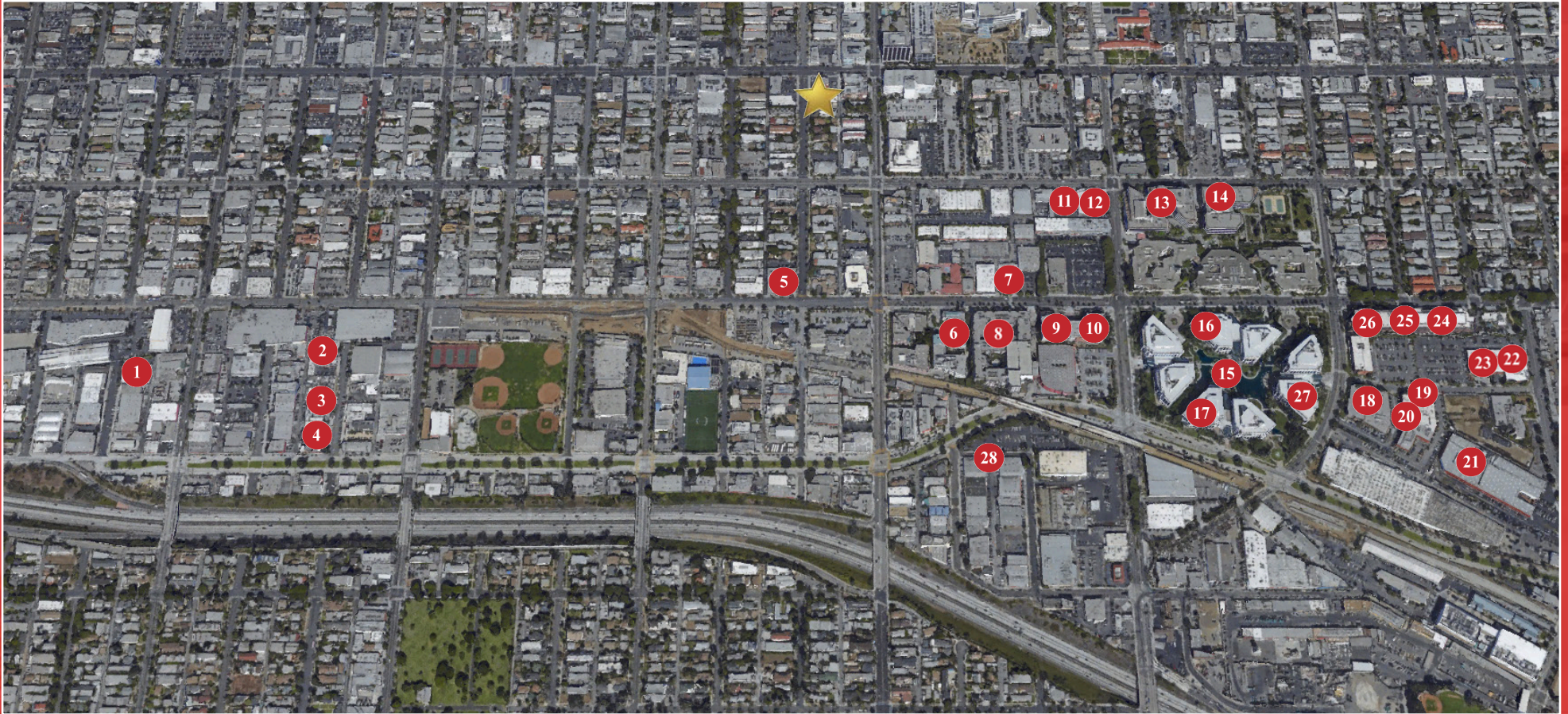
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**SECOND FLOOR PLAN**

19TH COURT ALLEY

# AREA MAP



1. Jerry Bruckheimer Films
2. Final Cut LA
3. Indian Paintbrush Productions
4. Bad Robot Productions

5. Stardust Studios
6. Game Shoe Network
7. Reel FX
8. Universal Music
9. Interscope Records
10. Geffen Records
11. Illumination Entertainment
12. Rock Paper Scissors
13. Mimran Schur Productions
14. HBO

15. The Water Garden
16. Miramax
17. Microsoft Corporation
18. Demand Media
19. The Honest Company
20. Yahoo!
21. Red Bull

22. Summit Entertainment
23. Sony Computer Entertainment
24. Viacom/MTV
25. Comedy Central
26. Lionsgate Entertainment
27. CBS Television
28. Matt Groening Productions



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