

**632** | ARIZONA AVENUE  
SANTA MONICA, CA

# FREESTANDING SANTA MONICA OFFICE BUILDING FOR LEASE



**PRICE REDUCTION!**  
\$3.75 NNN/SF/MONTH + FREE PARKING

**2,968 SF AVAILABLE**

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# FREESTANDING SANTA MONICA OFFICE BUILDING FOR LEASE

## Property Features

- Boutique, COVID friendly freestanding 2-story building, with a combination of private offices, open areas, and restrooms on each floor
- Prime Downtown Santa Monica location at the signalized corner of 7th St. & Arizona Ave.
- Easy walking distance to numerous retail amenities, restaurants, the Third Street Promenade, and Santa Monica Beach; Walk Score 92
- Located immediately next door to Cassia Restaurant and Ester's Wine Shop & Bar
- Fully air-conditioned bldg.
- **FREE** On-Site Parking for approx. 10-12 cars (tandem/stacked parking spaces)
- Security/Alarm system infrastructure in place
- Vacant and available immediately
- Flexible lease term
- Small outdoor deck on 2nd floor



## Availability Summary

<b>Lease Rate</b>	\$3.75/ SF/ Mo. (NNN)
<b>Space Size</b>	2,968 SF
<b>Date Available</b>	Immediately
<b>Parking</b>	<b>FREE</b> on-site parking for approx 10-12 cars (tandem/stacked spaces)

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## Property Photos





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## Santa Monica's Leading Economic Sector Snapshot:

### Creative Industries + Technology Sector (aka "Silicon Beach")

- 2,656 businesses, employing 25,102 people (28% of the city's total employment) with a total annual payroll of \$3.5 billion (47% of the city's total annual payroll)
- Santa Monica's major tech + creative clusters are: Information (e.g. publishers, motion picture/video production, film distribution, postproduction, telecommunications, sound recording studios), Professional, Scientific + Technical Services (e.g. advertising, graphic design, computer design/programming, R + D in biotechnology) and the Arts, Entertainment and Recreation sectors.
- Examples: Activision Blizzard, Cornerstone On Demand, Edmunds.com, Hulu, Kite Pharma, Lions Gate Entertainment, Miramax Film, Oracle America, Twitter, Uber + Universal Music Group.
- Over 22 Santa Monica Co-Work Spaces and Accelerators (e.g. Cross Campus, Real Office Center, Muckerlab, Science Inc, WeWork).

## CITY OF SANTA MONICA ECONOMIC STATS

The City of Santa Monica has a robust and diversified local economy.

 92,987  
TOTAL POPULATION

88,848  
EMPLOYEES

 9,515  
TOTAL BUSINESSES

 458  
TOTAL RESTAURANTS

 36.5%  
EST. BACHELORS DEGREE ONLY