



# **RATE REDUCTION!**

## **Retail/Showroom Space for Sublease**

### **Santa Monica**



**Approximately 1,414 sq ft Ground Floor Retail/Showroom Space – Available Now!**

**Address:** 1431 Ocean Ave, Suite 1800, Santa Monica, CA 90401

**Rental Rate:** ~~\$8,800.00~~ **\$7,200.00**/month Modified Gross.

**Lease Term:** Sublease expires 8/31/2021. Long term lease possible with the Landlord.

**Description:**

- ◆ Retail/Showroom sublease overlooking the ocean.
- ◆ Currently occupied by Segway Los Angeles.
- ◆ Unparalleled visibility along Ocean Ave.
- ◆ Large open area in front and back office/storage area in the back.
- ◆ Private bathroom.
- ◆ 1 parking space at no additional charge.

**Area:**

- ◆ Prime Santa Monica location near the Promenade, Pier, Santa Monica Place, and many amenities including restaurants, banks, and gyms.

**Agent:** Evan Pozarny (310) 458-4100 Ext. 221 DRE# 01304769 [epozarny@muselli.net](mailto:epozarny@muselli.net)

**1513 6<sup>th</sup> Street, Suite 201 A □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

[www.muselli.net](http://www.muselli.net)



## 1431 Ocean Ave, Santa Monica, CA Photos



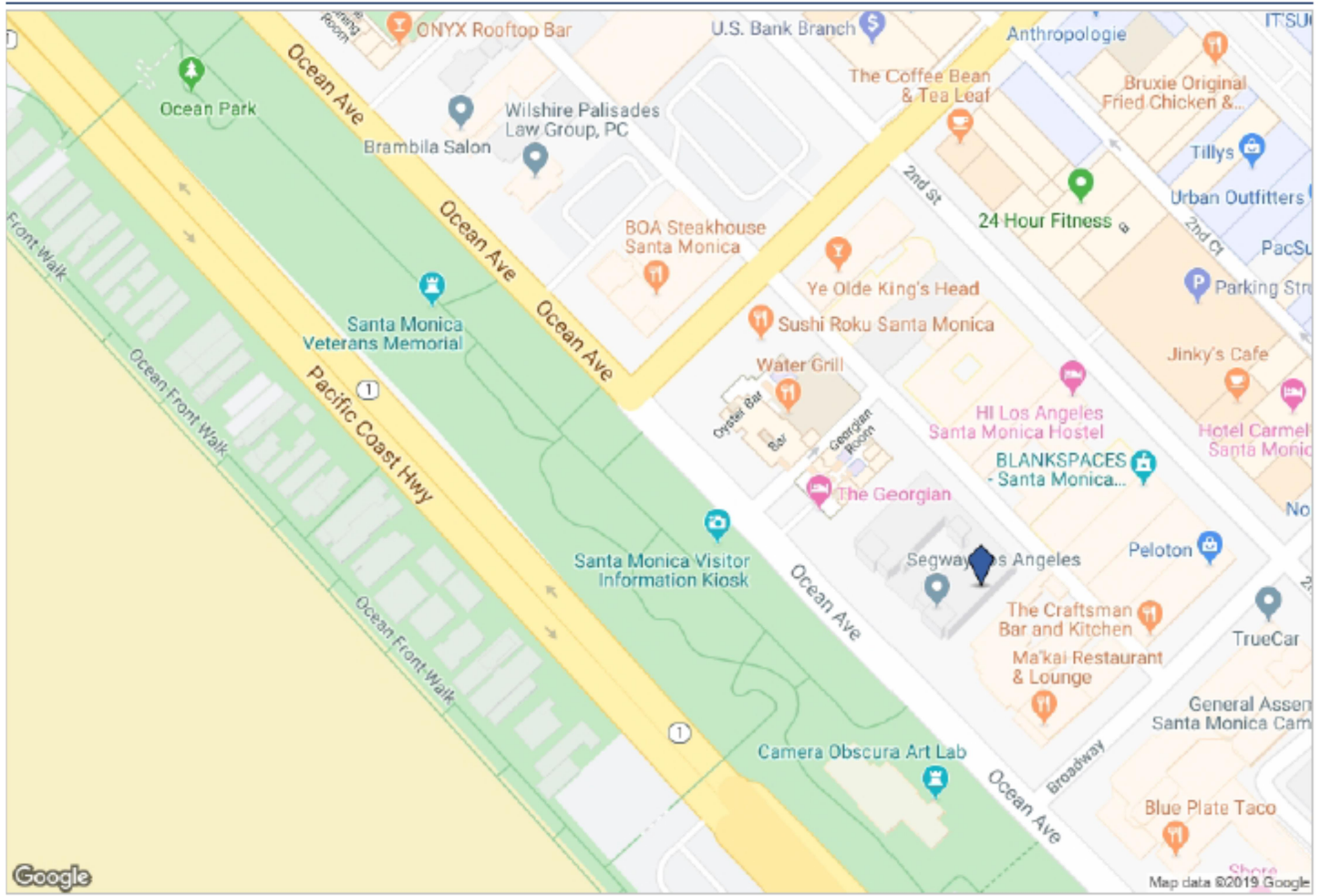
1513 6<sup>th</sup> Street, Suite 201 A □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



# 1431 Ocean Ave, Santa Monica Map

1431 Ocean Ave



**1513 6<sup>th</sup> Street, Suite 201 A** □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

[www.muselli.net](http://www.muselli.net)