



SOLD by Craig Berrett
Santa Monica Industrial
 Closed Escrow 10-20-2006



ADDRESS	1738 Berkeley Street Santa Monica CA 90404	Thomas Guide Page	637-H7
LIST PRICE	\$8,400,000.00	SALE PRICE:	Confidential
TERMS	Cash to new loan		
Contingencies	Permit for modification to architect offices.		
Escrow Open	December 23, 2004	Escrow Close	Close October 20, 2006
Escrow length	13 months	Title	United Title
		Escrow	United Title
BUILDING SIZE	Total building 29,000 square feet.	Office portion SF	6,350
LOT SIZE	23,409. 138' x 170'	Assessor No.	4268-0--9017
Rest Rooms	3 men and 2 women	Heat	Yes
Year built	1963	Air conditioning	Yes
STORIES	2	Sprinklers	Yes
Ground Level Doors	3	Min Ceiling Ht	14
TENANTS:	Raibo Records – Vacated at close of escrow.	PARKING:	50
Comments:	Parking on rooftop. Office space located mostly on rooftop. Ground floor utilized as manufacturing facility for vinyl records. Seller was required to remove all manufacturing equipment.		
SELLING AGENT:	Craig Berrett 310-458-4100 Ext. 225 cberrett@muselli.net		
LISTING AGENT:	Commercial Property Group – Tom Walsmith		

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