



NEW LISTING!
**FREESTANDING OFFICE BUILDING FOR
LEASE**
SANTA MONICA, CA



Address: **1044 Pico Blvd, Santa Monica, CA 90405**

Building Size:
Approximately 2,800 Square Feet.

Rental Rate:
\$3.50/sq ft NNN

Date Available:
October 1, 2019

Lease Length: 3 – 5 years.

Lot Size: ♦ Approximately 5,663 sq ft.

Description:

- ♦ Zoned SMC-4.
- ♦ Great signage and visibility along Pico Blvd.
- ♦ Reception area, 2 executive offices, large bullpen, 2 smaller offices, and lots of storage.
- ♦ Kitchen.
- ♦ Outdoor patio.
- ♦ 3 bathrooms (1 ADA).
- ♦ Parking for up to 7 cars at no additional charge.
- ♦ Front and rear access.
- ♦ NNN's are approximately \$.58/sq ft.

Area:

- ♦ Located just west of 11th Street.
- ♦ Close proximity to Lincoln Blvd, 10 FWY, Downtown Santa Monica, Main Street, and Venice.

Agent: Evan Pozarny (310) 458-4100 Ext. 221 BRE # 01304769 epozarny@muselli.net

1513 6th 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.

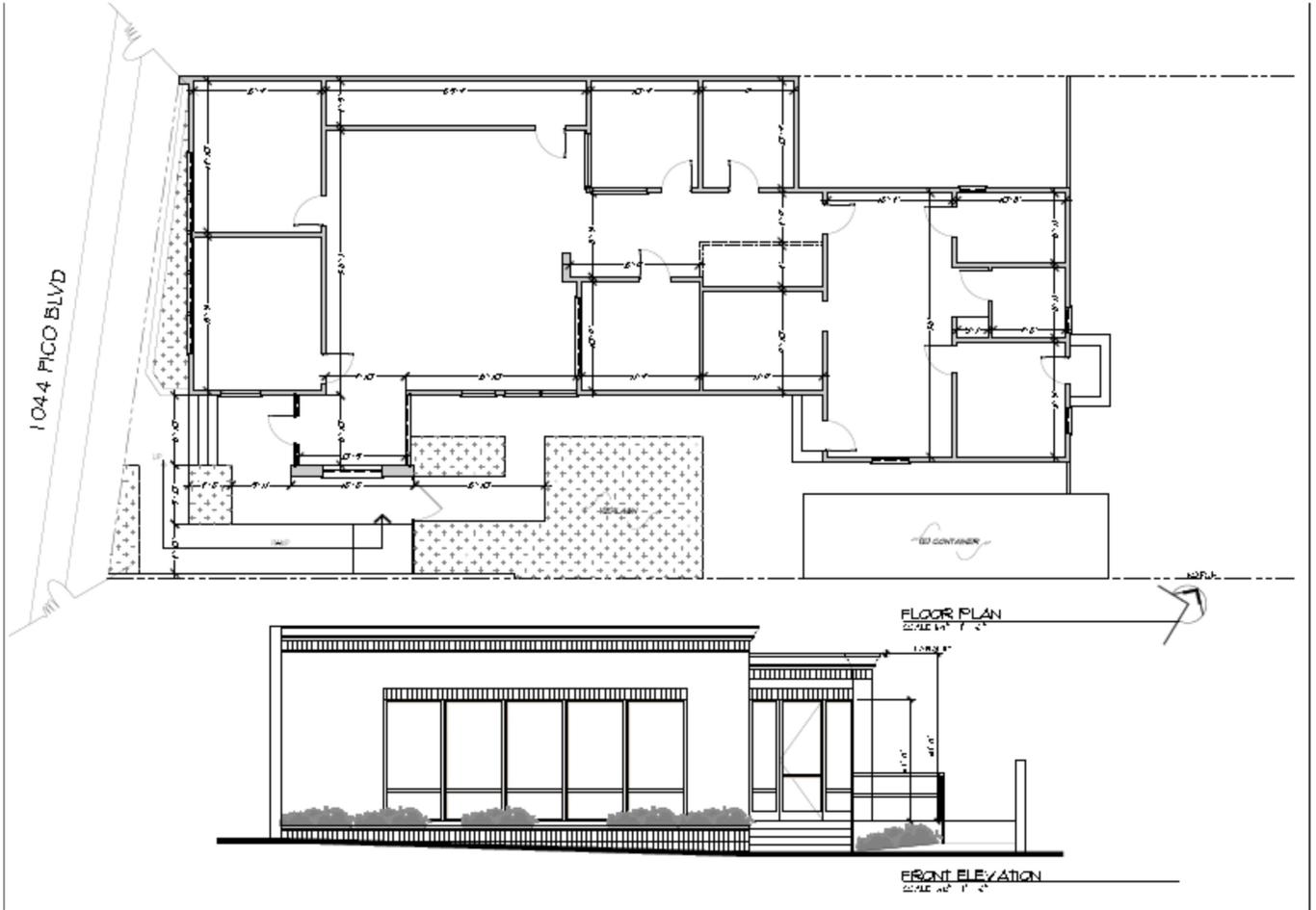


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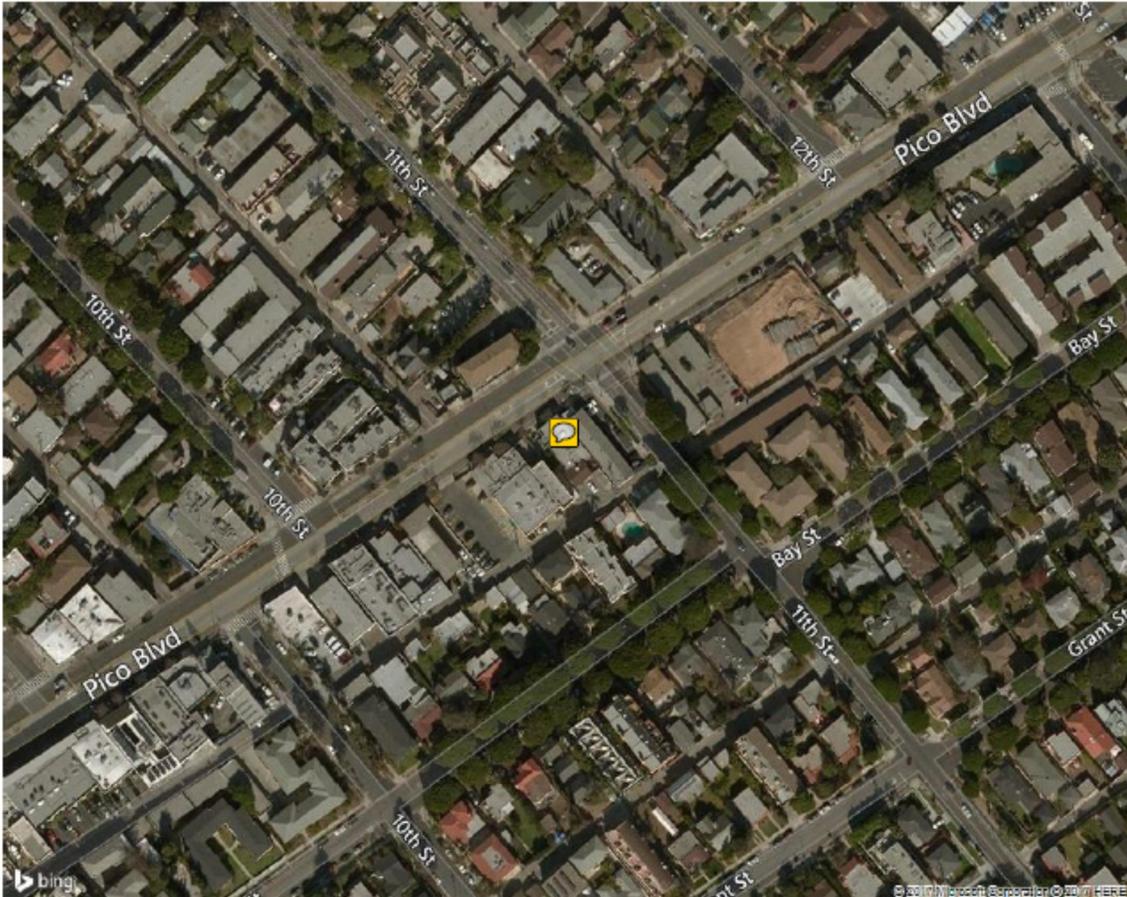
1044 Pico Blvd, Santa Monica, CA 90405 Floor Plan





1044 Pico Blvd, Santa Monica, CA 90405
Aerial View

1044 Pico Blvd



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