

50% RENT REDUCTION FOR 6 MONTHS + 20 FREE PARKING SPACES!



2908-2910 Nebraska Avenue, Santa Monica CA 90404

Very spacious with wide-open areas and easy to create a socially distant working environment!



Evan Pozarny, Executive Vice-President DRE License 01304769
(310) 458-4100 ext: 221 epozarny@muselli.net www.muselli.net

2908-2910 Nebraska Avenue, Santa Monica presents an opportunity for a tenant to lease a location that is minutes to the best amenities that Santa Monica has to offer. Located in the heart of Silicon Beach with easy access to the Santa Monica 10 Freeway and is close to West Los Angeles, the Metro line, and Downtown Santa Monica.

This property consists of a one-story building with high ceilings and a mezzanine. Recently renovated freestanding mid-century modern creative office building with original brickwork and architectural features. ***Very spacious with wide-open areas and easy to create a socially distant working environment!***

Rental Rate- Modified Gross

Year 1 - \$4.00 per SF.

Year 2 - \$4.25 per SF.

3% annual increases thereafter.

Space Available

Approximately 8,811 SF of creative offices (658 SF is mezzanine offices).

Features

- **20 FREE surface-level parking spaces. Additional parking available.**
- Great for all creative uses.
- High ceilings
- Concrete floors.
- Lots of natural light.
- Kitchen.
- Flexible floor plan with a mix of private offices, open areas, and enclosed workrooms/conference rooms/screening rooms.

- 4 ADA bathrooms.
- Shower.
- Bike room.
- Loading door.
- Brand new 600 AMPS/3 Phase Power and 44 tons cooling - 32 tons heating.
- Large server room capacity.

Availability

- Vacant and available upon lease signing.



2908-2910 Nebraska Ave



Metro Expo Line





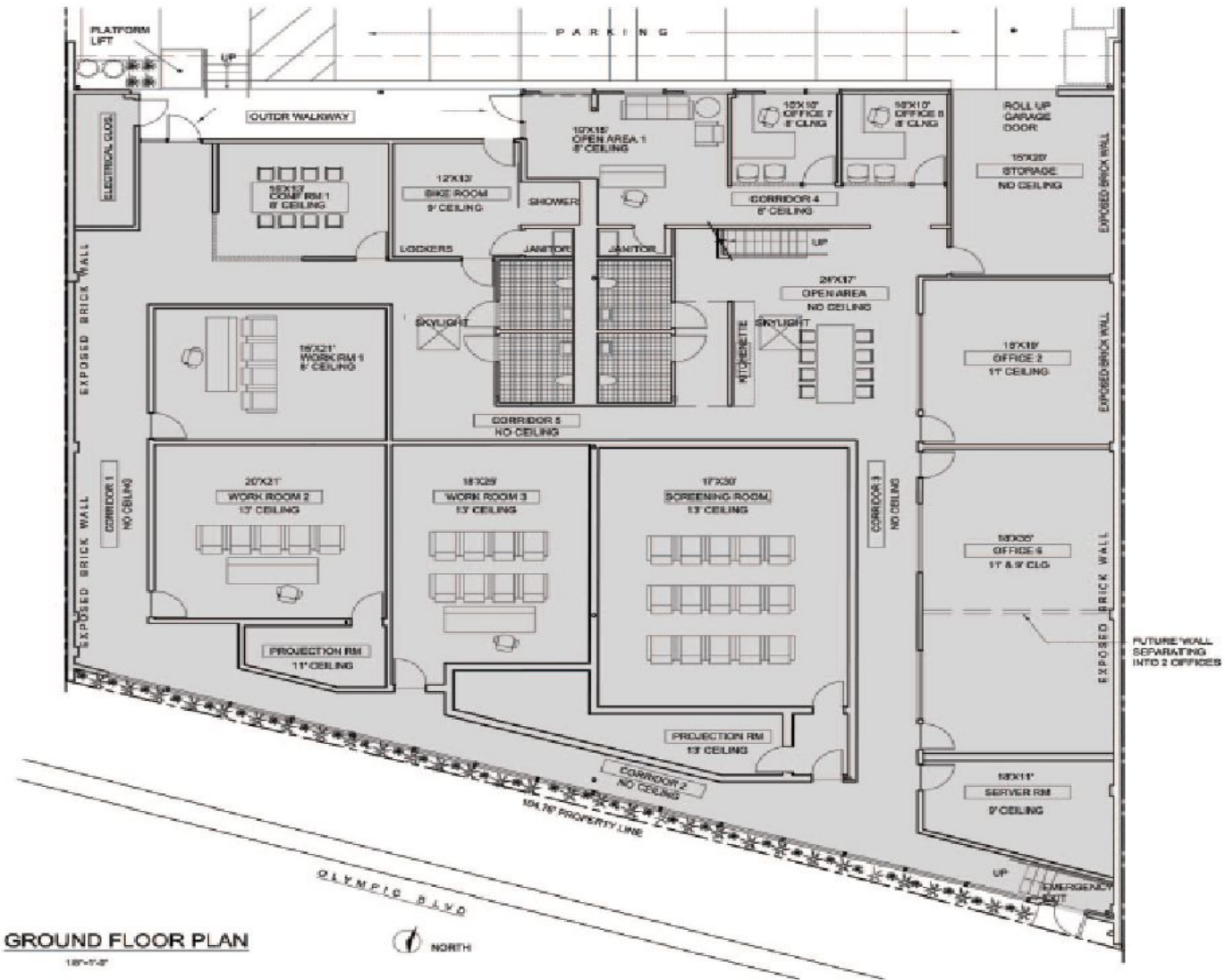








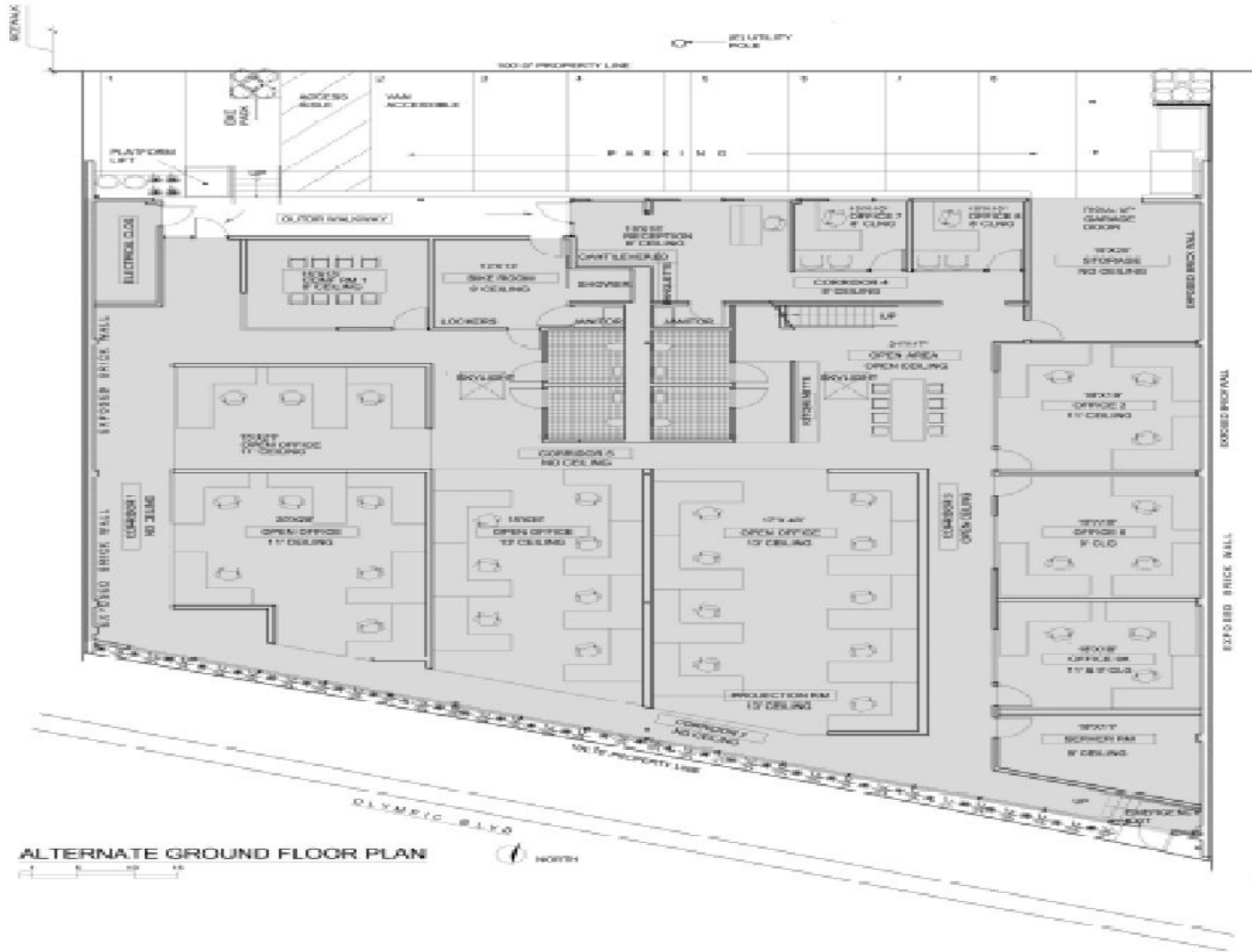
Ground Floor Plan



GROUND FLOOR PLAN
1/8"=1'-0"



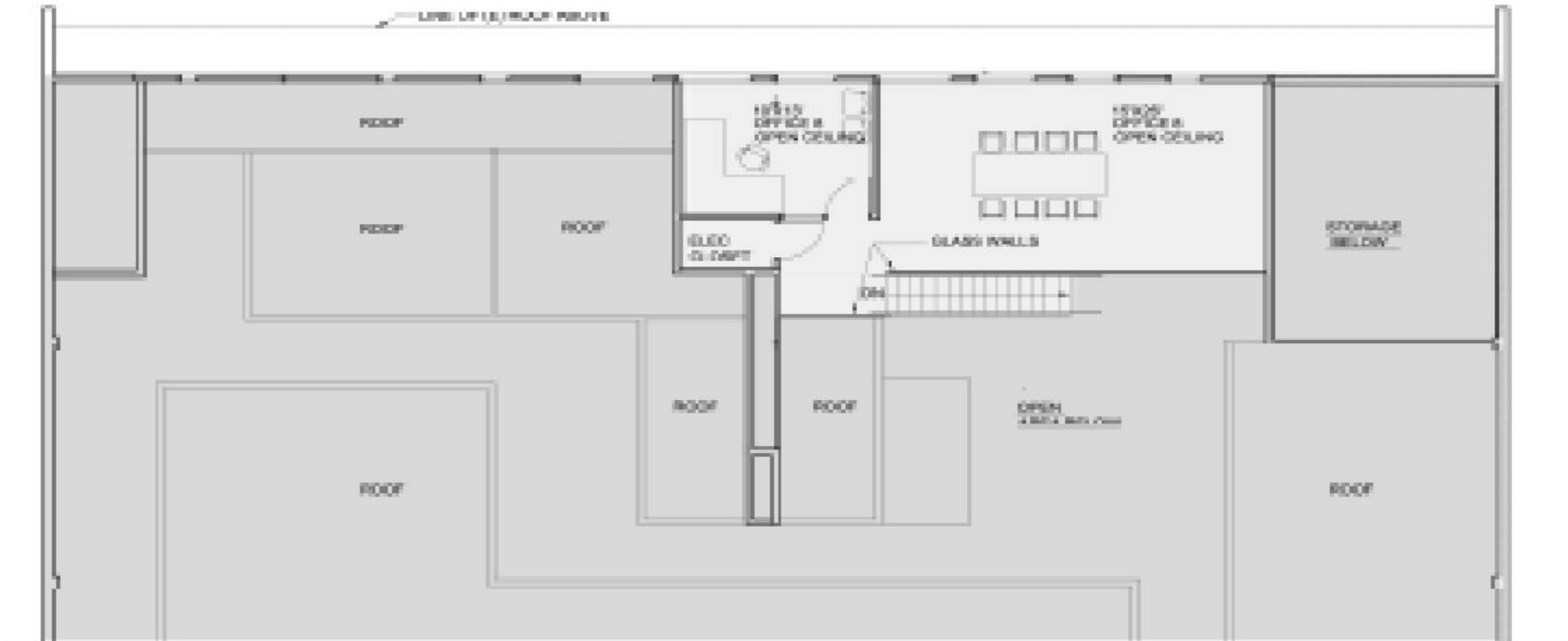
Alternate Ground Floor Plan



ALTERNATE GROUND FLOOR PLAN



658 SF Mezzanine Floor Plan



MEZZANINE FLOOR PLAN



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

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. DRE BROKER # 0082523