

1230 MONTANA AVE SANTA MONICA CA 90403



FOR LEASE!

2ND FLOOR OFFICE



- Date Available:** • May 1, 2022
- Size:** • Approximately 1,066 SF
- Rental Rate:** • \$6,660/month Modified Gross
- Lease Term:** • 3-5 Years
- Parking:** • 2 reserved parking spaces in a gated garage at no additional charge.

- Features:** • Bright, apartment-style office in the heart of the Montana Ave commercial district.
- 2 offices, open area, and kitchen – great live/work space!
 - Large patio overlooking Montana Ave
 - 2 full bathrooms
 - Operable windows
 - Secured entry
 - 10,200 square foot 2 story retail and office building.
 - Co-Tenants include Brentwood General Store, Alchemy 43, and Lash Lounge.

- Area:** • Close proximity to Brentwood, Pacific Palisades, and Downtown Santa Monica.
- More than 150 Restaurants and Shops located nearby.



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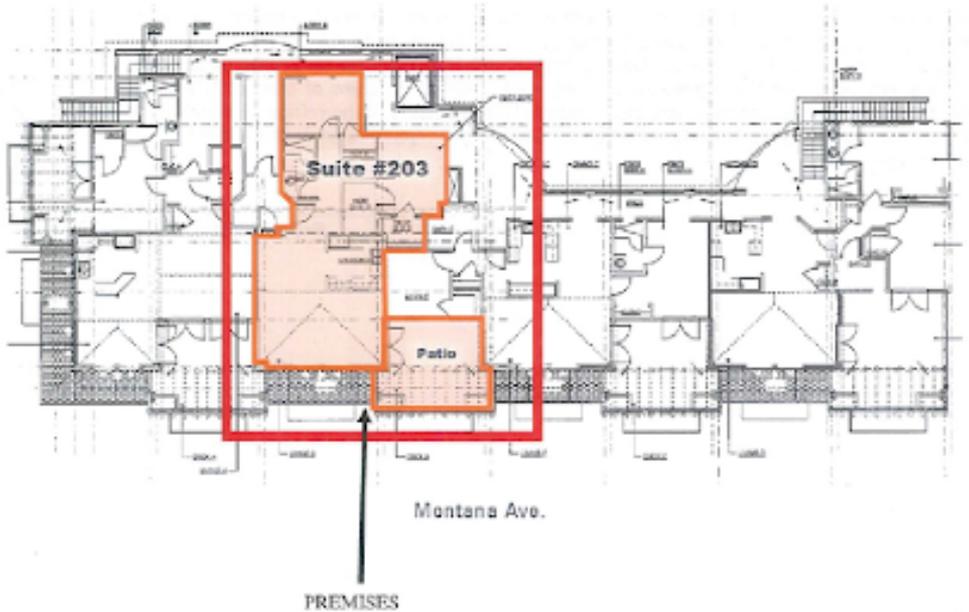


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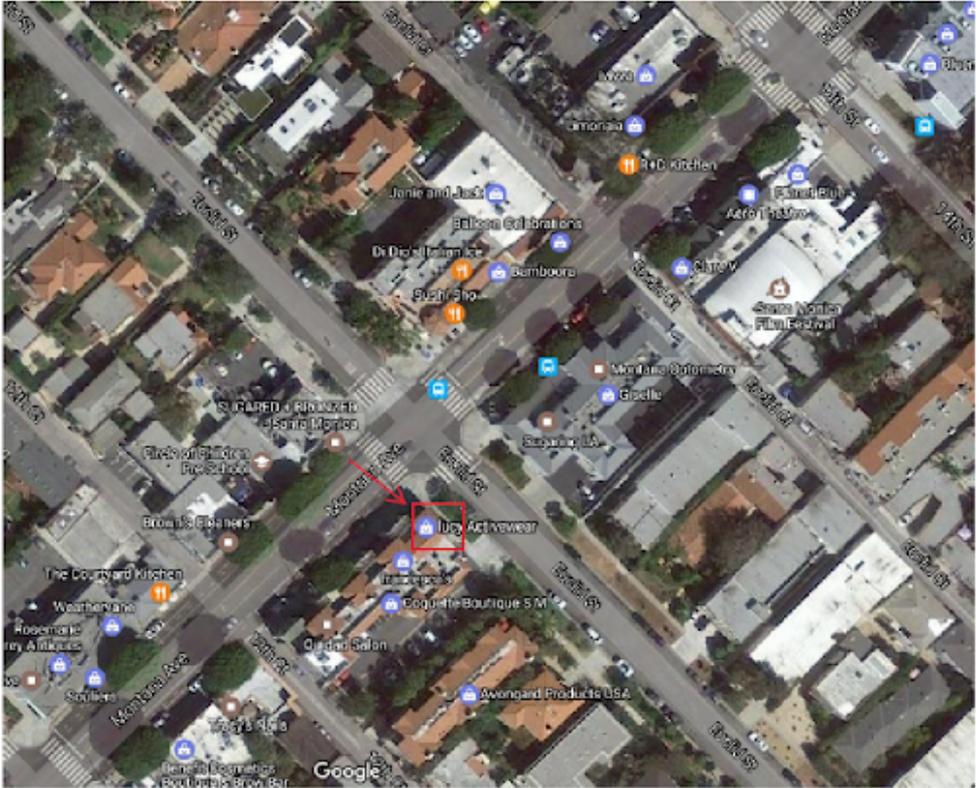
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions.

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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