

**RENTAL RATE REDUCTION - \$2.25 Per SF + FREE PARKING!**  
**OFFICE / RETAIL SPACE FOR LEASE**  
**2020 PICO BLVD, SANTA MONICA CA 90405**

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2020 Pico Boulevard consists of a nicely improved 1,570 SF office in a single-story building. Private front and rear entrances make it ideal for Social Distancing. It is located near the signalized intersection of 20th Street and Pico Boulevards. Santa Monica College is less than a quarter-mile at 19th and Pico Boulevard. Easy access to all of Santa Monica, Marina Del Rey, Abbot Kinney, Pacific Palisades, West Los Angeles, Culver City, and Venice.

**Rental Rate**      **NOW \$2.25 per SF.** ~~\$2.75 per SF.~~ Lessee pays for electric, janitorial, and gas. Lessor pays for water and exterior maintenance.

**Space**      1,570 square feet with private offices, open areas, a conference room, and storage. Great ground floor space with great street frontage. Hardwood floors. Skylights. Improved with many offices and a conference room. Kitchen with sink and storage. Heating and Air Conditioning System. There is an outside community patio area with seating.

**Bathrooms**      2 bathrooms.

**Parking**      You can park 4 cars in 2 tandem spaces at **No Cost.**

**Area**      Great central Santa Monica location. Restaurants and fast food nearby. Santa Monica College one block to the West. Santa Monica City Bus Service. Virginia Avenue Public Park across the street.

**Prior Use**      Former Farmers Insurance office.

**Zoning**      Neighborhood Commercial - NC

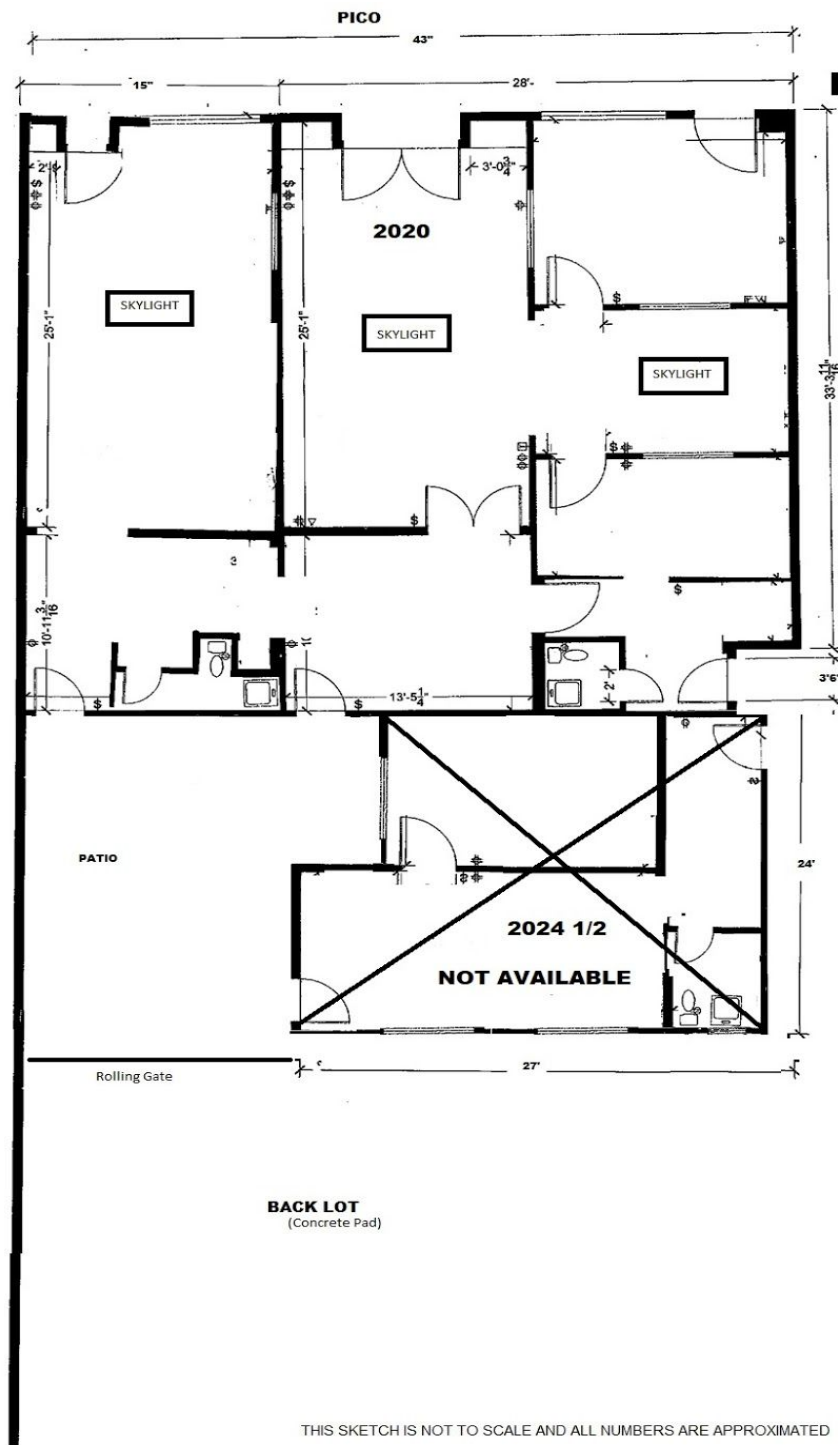




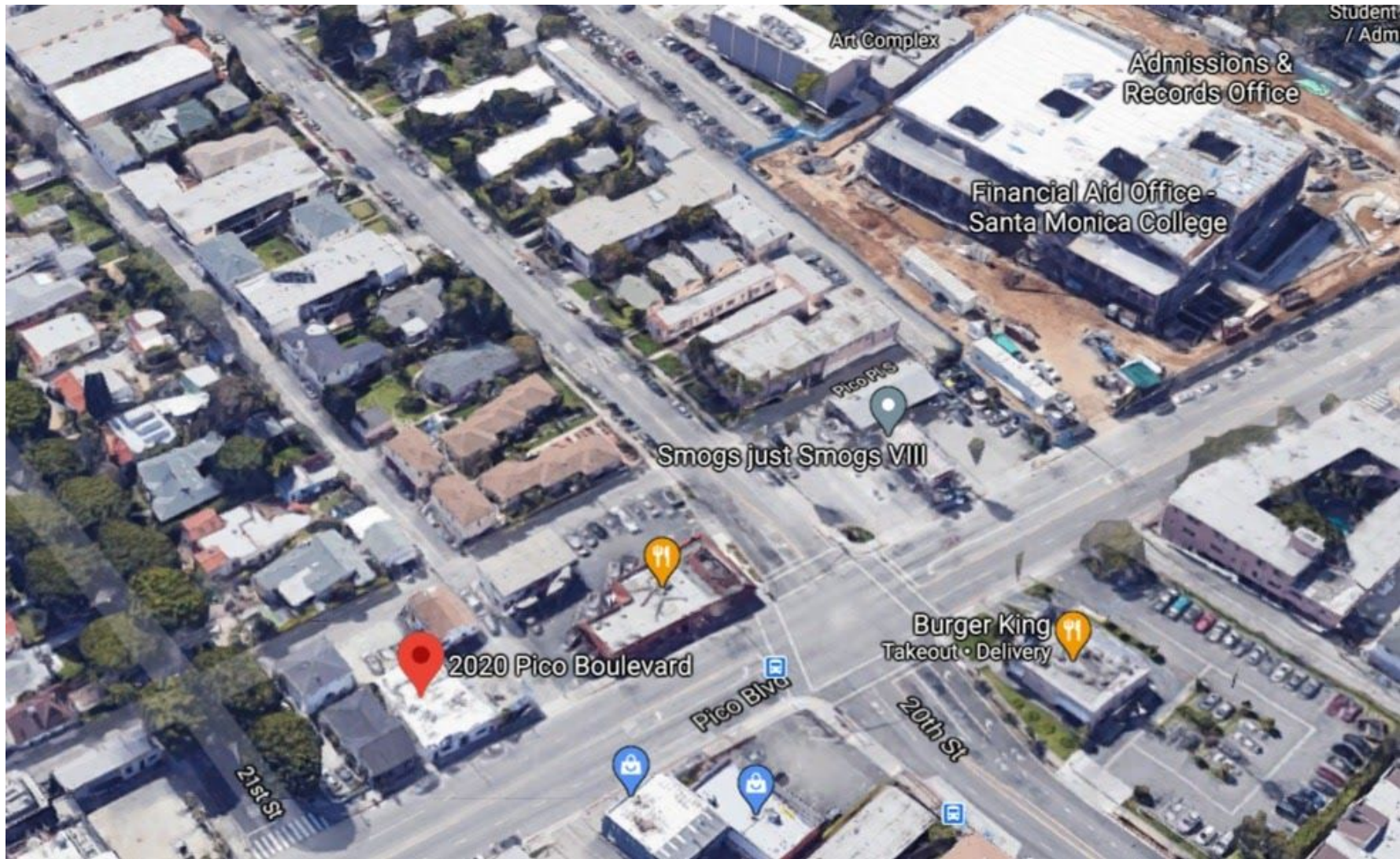








THIS SKETCH IS NOT TO SCALE AND ALL NUMBERS ARE APPROXIMATED



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