

**FOR SALE / FOR LEASE**

**Freestanding Creative Office / Production Building - Santa Monica**



**1649 11th Street, Santa Monica, CA 90404**

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



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This fantastic office/production space is currently occupied by Threshold Entertainment, a top producer of high-quality movies, animated movies, video games, and Location-Based Entertainment. This creative building is ideal for entertainment-based video, audio, production, animation, and other high-end digital productions.

The property is located minutes from the best amenities that Santa Monica has to offer. It is in the heart of Silicon Beach with easy access to the 10 Freeway and is close to West Los Angeles, Venice, the Metro Expo Line, and Downtown Santa Monica.

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**Offering Price - \$8,500,000.00**

**Rental Rate Negotiable - NNN's are approximately \$.69/sf.**

### Space Available

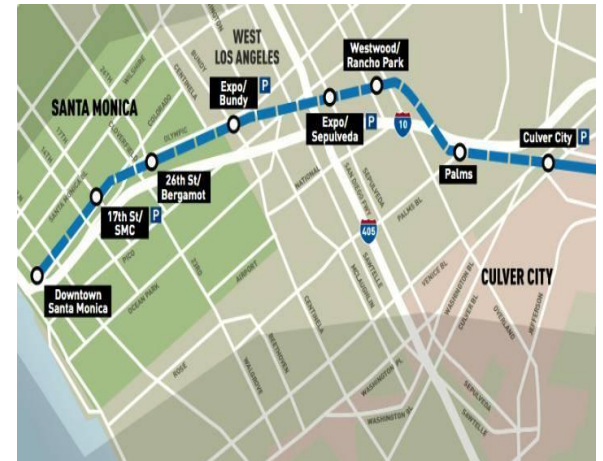
Approximately 7,500 SF free-standing creative office building.

### Features

- **Occupied by Threshold Entertainment. First time on the market in 22 years!**
- Great for all creative uses.
- Bow Truss Ceiling with skylights.
- Zen gardens and multiple outdoor seating areas.
- 6 offices, 2 editing rooms, executive office, and conference room in front of the building.
- Kitchenette.
- Green screen room.
- Large studio in the rear with lighting rig, projector, open area, and soundproof recording booth.
- 2 bathrooms on the ground floor and 1 bathroom with a shower on the 2nd floor.
- The large conference room on the 2nd floor with a bar.
- Small gym area.
- Ample storage throughout.
- 7 gated parking spaces in the back.
- Large server room capacity.

### Availability

- Available within 30 days.



**Metro Expo Line**





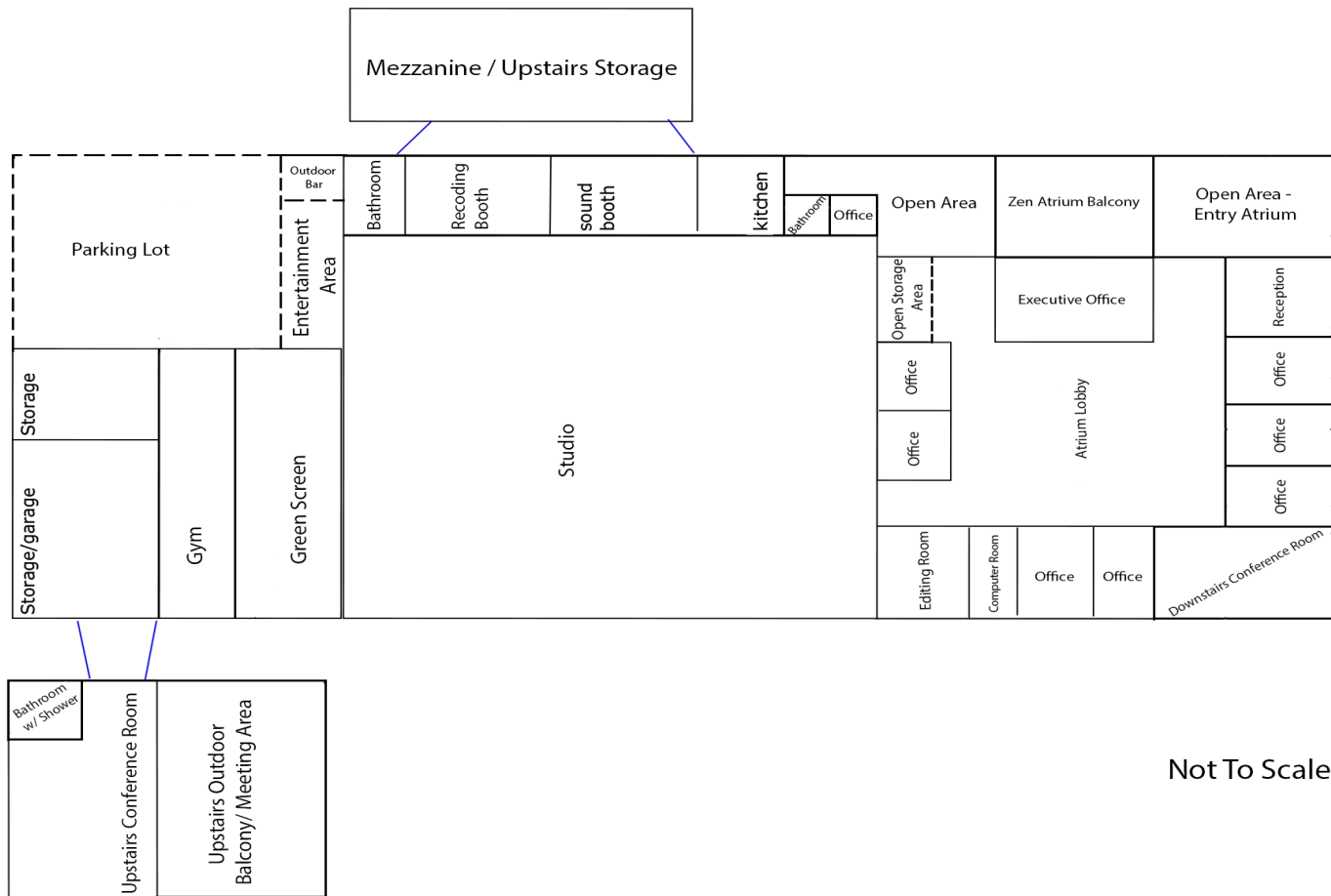








## Floor Plan - 1649 11th Street



Not To Scale

**1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)**

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