

## Santa Monica Free Standing Creative Office Building For Lease



**1649 11th Street, 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](mailto:epozarny@muselli.net)   [www.muselli.net](http://www.muselli.net)



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

This 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 Santa Monica 10 Freeway and is close to West Los Angeles, the Metro Expo Line, and Downtown Santa Monica.

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**Santa Monica Creative Office Space For Lease**  
**1649 11th Street, Santa Monica, CA 90404**  
**Negotiable Rental Rate - NNN's are approximately \$.69/sf.**

**Space Available**

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

**Features**

- **Currently 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 the front of the building.
- Large studio in the rear with lighting rig, projector, open area, and soundproof recording booth.
- Kitchenette.
- Green screen room.
- 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.
- Gated parking in the back.
- Large server room capacity.

**Availability**

- Available within 30 days.



**Metro Expo Line**





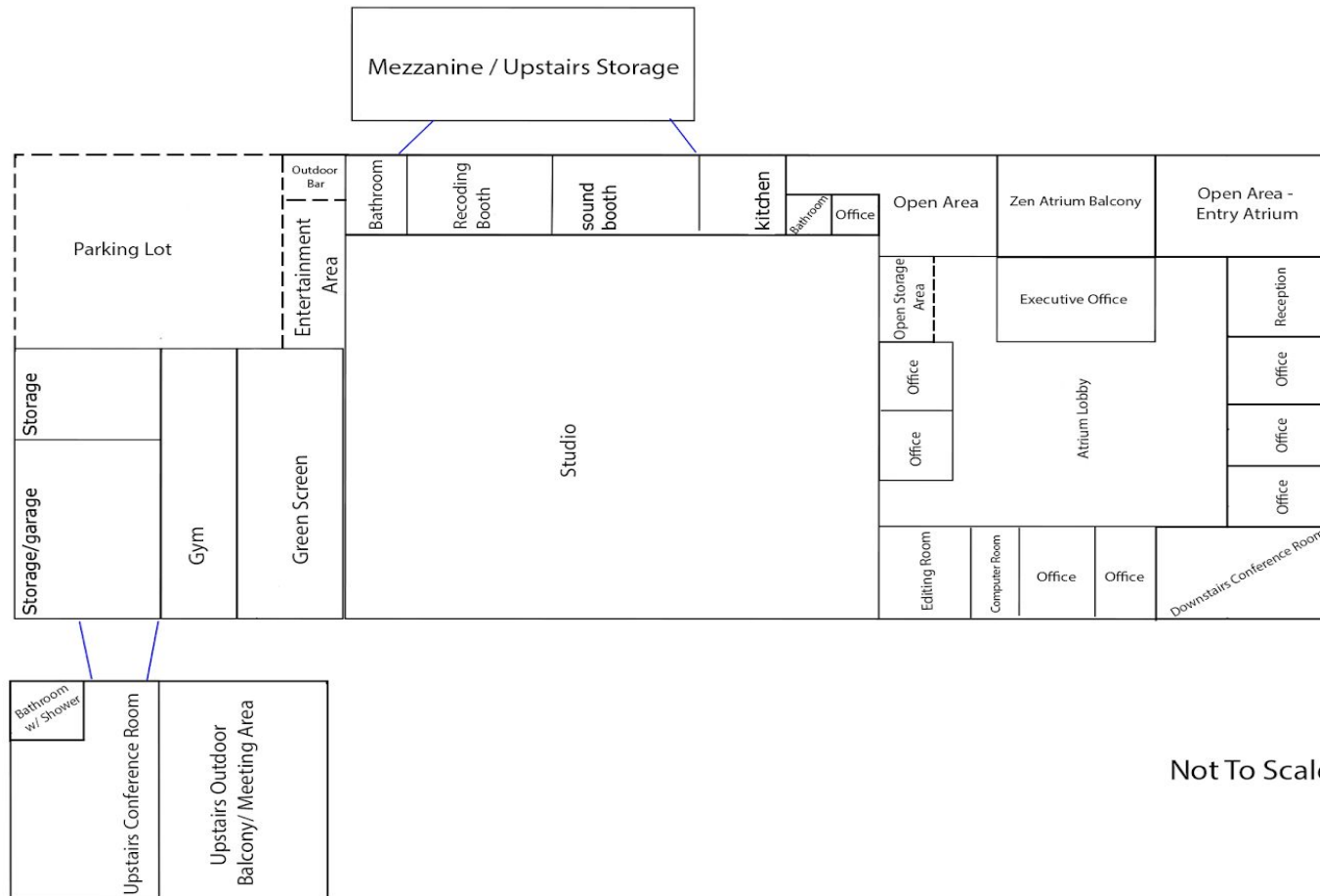








# Floor Plan - 1649 11th Street



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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