

**NEW LISTING!**

**Montana Avenue / Santa Monica / Office Suite For Lease / Live Work**



**1230 Montana Avenue Unit 202 Santa Monica, CA 90403**

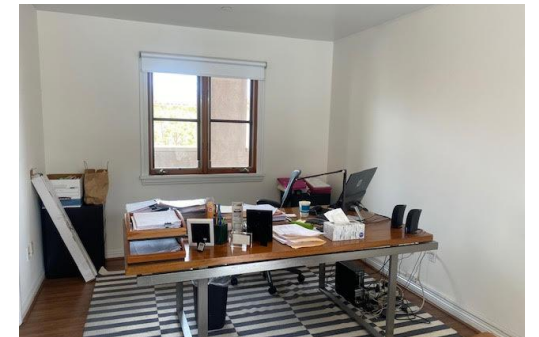


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In the heart of the Montana Retail District, 1230 Montana Avenue Unit 202 is a prime 2nd-floor office suite for any business to showcase its talents in this elite neighborhood. The suite is currently built out with 3 private offices, a deluxe shaded balcony overlooking Montana Avenue, hardwood floors, 2 full bathrooms with showers, and could also be used as a Live/Work space.

<b>Size</b>	Approximately 1,037 square feet.
<b>Rental Rate Monthly</b>	\$6.50 PSF Modified Gross.
<b>Lease Term</b>	3-5 Years.
<b>Highlights</b>	Nicely built-out offices. Deluxe shaded balcony. 3 windowed offices. Full Kitchen. Support area. Lots of storage. Wood flooring and operational windows. An abundance of natural light.
<b>Co-Tenants</b>	Co-tenants include Brentwood General, Alchemy 43, Heist, and Skin Laundry.
<b>Bathrooms</b>	2 bathrooms with showers.
<b>Parking</b>	2 reserved gated parking spaces at no additional charge and 23 shared customer parking spaces.
<b>Area</b>	Located in a high-income neighborhood in the heart of the Montana Retail District. More than 150 restaurants and shops are located nearby. Close proximity to Brentwood, Pacific Palisades, and Downtown Santa Monica
<b>Demographics 5 Mile Radius</b>	Households - 181,422. Average Income - \$139,025.
<b>Walk Score</b>	Walkers Paradise with a score of 90 out of 100. Bike Score of 94 out of 100.
<b>Traffic Count</b>	High traffic count with 17,756 cars per day on Montana Avenue.

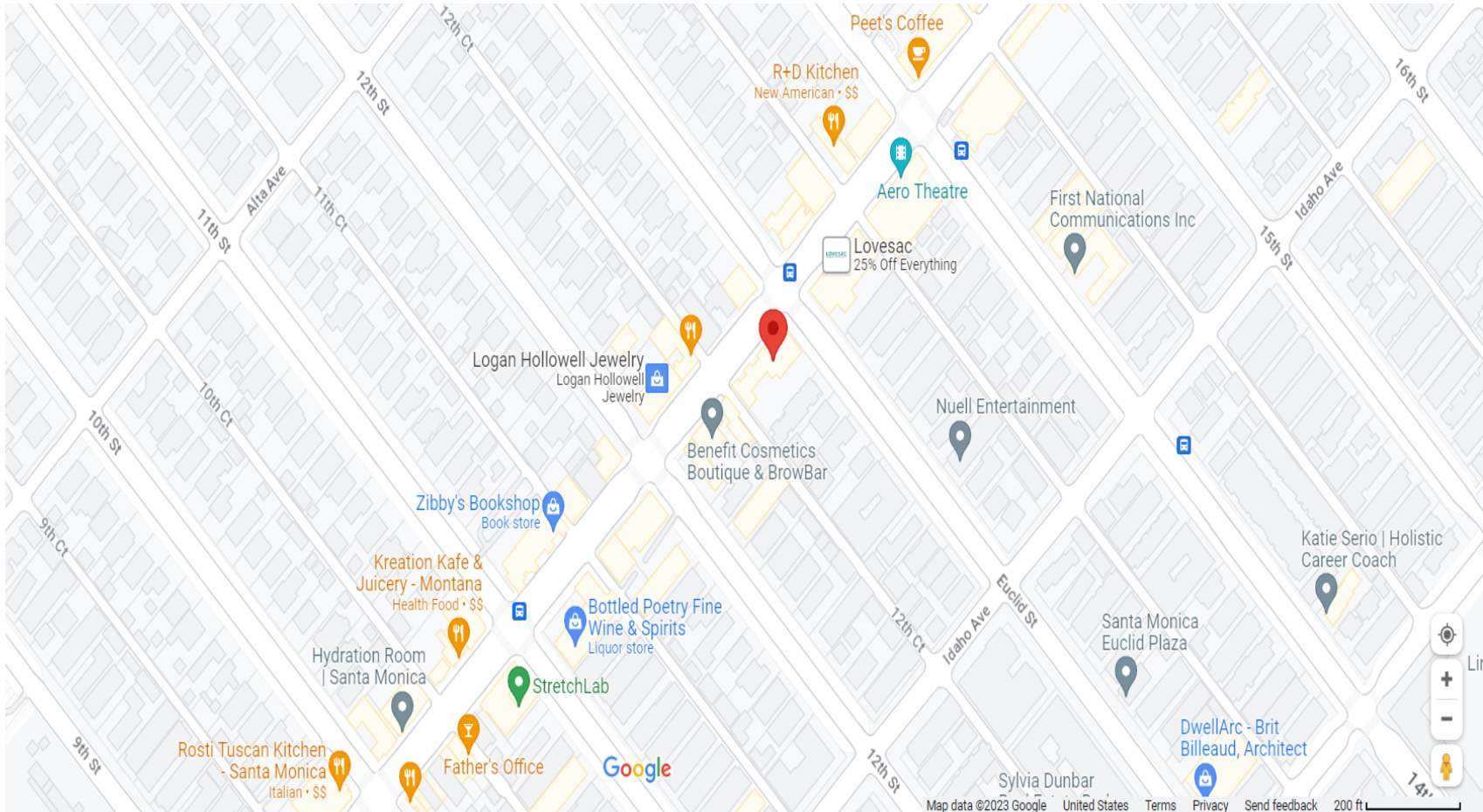




## Interior Photos



## Map View



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