

528 ARIZONA AVENUE

Santa Monica, CA 90401

Office Space in Downtown Santa Monica **FOR SHORT TERM LEASE**

- Offices have exclusive private patios and operable windows
- Short-term lease available through December 31, 2022
- Open air stair case access to all floors / elevator access to all floors



GREG ECKHARDT

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LIC# 01255469

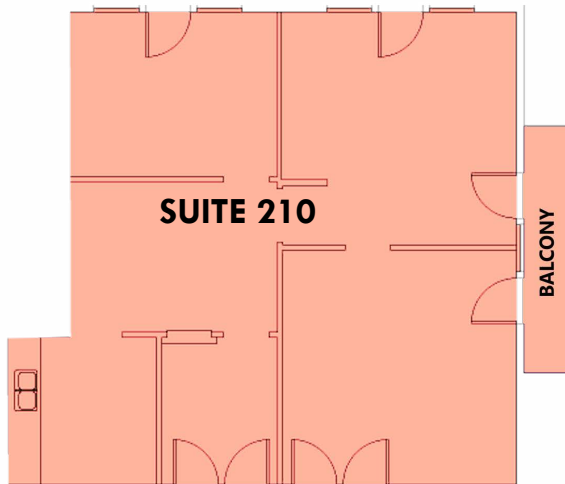
GARY REED

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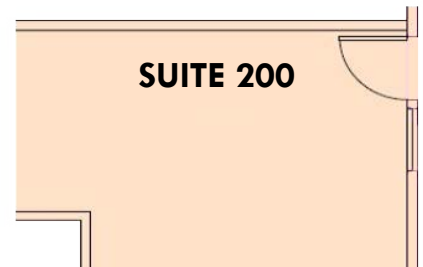
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SUITE 210: Approximately 1,702 rentable square feet

RATE: \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Vaulted, exposed wood ceiling paneling, wood floor & carpet
- Full kitchen with dish washer & dual sink
- Three back offices with patio, all have dedicated door access
- Corner, end unit
- Reception area & waiting room



SUITE 200: Approximately 379 rentable square feet

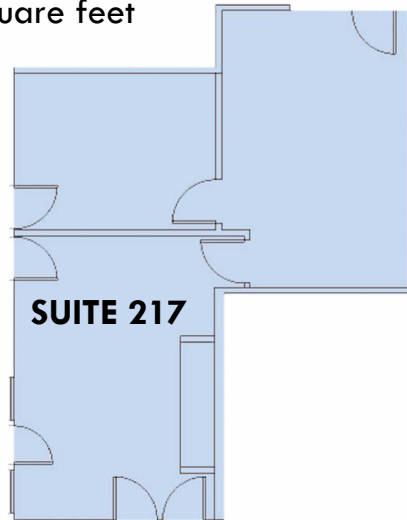
RATE: \$3.25 per square foot per month
MG (Net of electric and janitorial)

- Office space with two large entrance glass doors
- Directly off open air patio
- Wood floor and air conditioning

SUITE 217: Approximately 1,221 rentable square feet

RATE: \$3.25 per square foot per month, MG
(Net of electric and janitorial)

- Large corner office with two separate doors leading to patio with wrapping windows and sink
- Wood floor and carpet with cabinetry throughout
- Large entry room
- Medium office with dedicated door to patio



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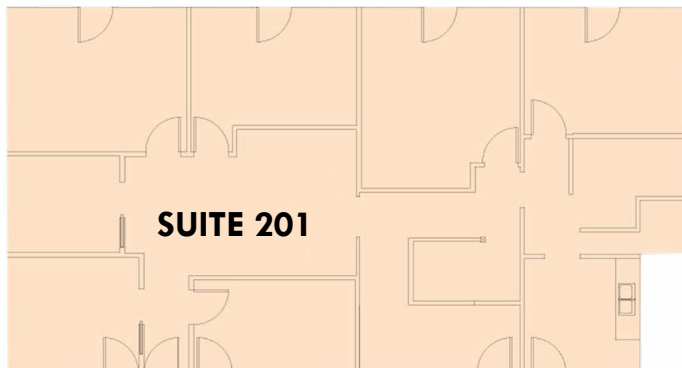
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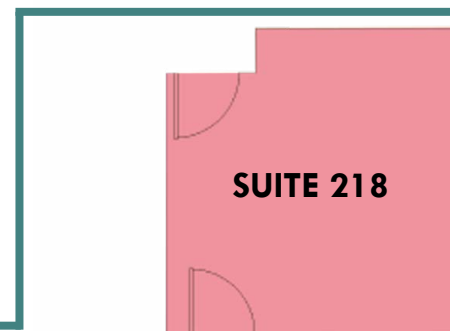
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SUITE 201: Approximately 3,130 rentable square feet

RATE: \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Large office with three separate entry doors
- Kitchenette
- Directly off open air patio
- Vaulted, exposed wood ceiling paneling & wood floor
- Three back offices with patio, all have dedicated door access
- Reception area & waiting room



SUITE 218: Approximately 827 rentable square feet

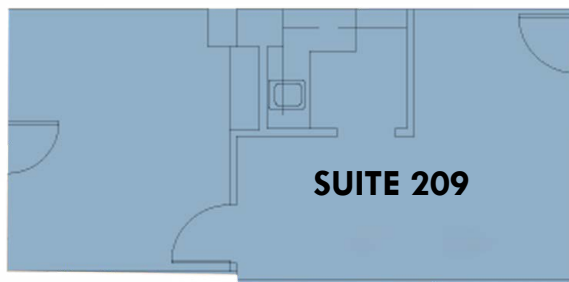
RATE: \$3.25 per square foot per month MG (Net of electric and janitorial)

- Office space with two private offices
- Directly off open air patio
- Corner, end unit
- Access to rear patio
- Wood floor
- Kitchenette

SUITE 209: Approximately 711 rentable square feet

RATE: \$3.25 per square foot per month, MG (Net of electric and janitorial)

- Office space with two private offices
- Directly off open air patio
- Access to rear patio
- Wood floor
- Kitchenette



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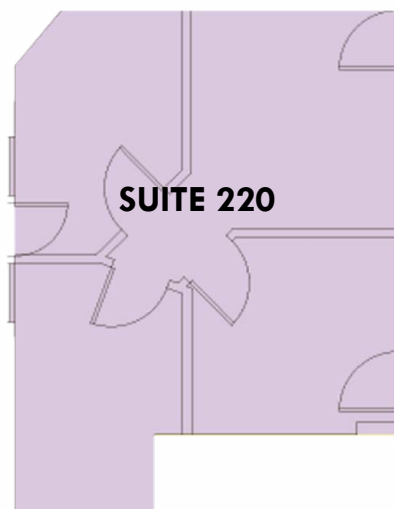
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SUITE 220: Approximately 802 rentable square feet

RATE: \$3.25 per square foot per month, MG (Net of electric and janitorial)

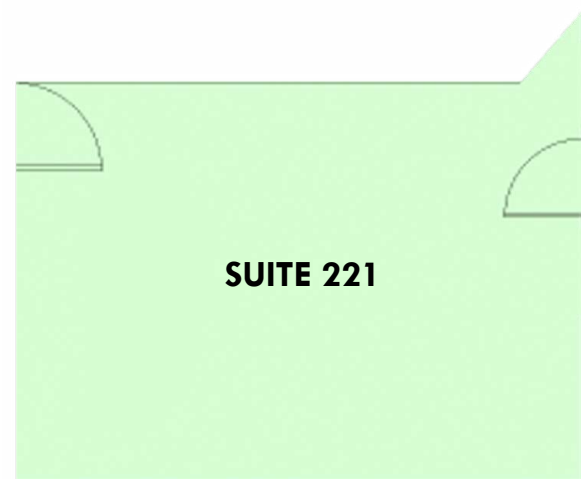
- Open entrance with two paths for egress, has dedicated kitchenette set off to the corner in a separate room
- Four total rooms
- Wood Floor
- Access to rear patio
- Floor to ceiling windows
- Directly off open air patio

LEASED

SUITE 221: Approximately 471 rentable square feet

RATE: \$3.25 per square foot per month, MG
(Net of electric and janitorial)

- Wood Floor
- Access to rear patio
- Floor to ceiling windows
- Corner, end unit



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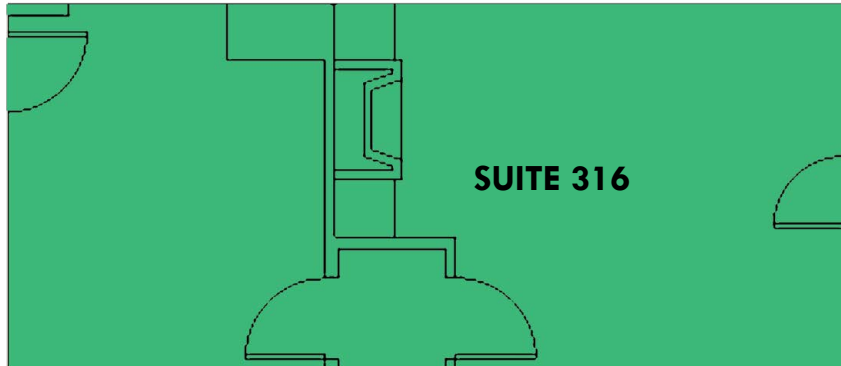
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SUITE 316: Approximately 772 rentable square feet

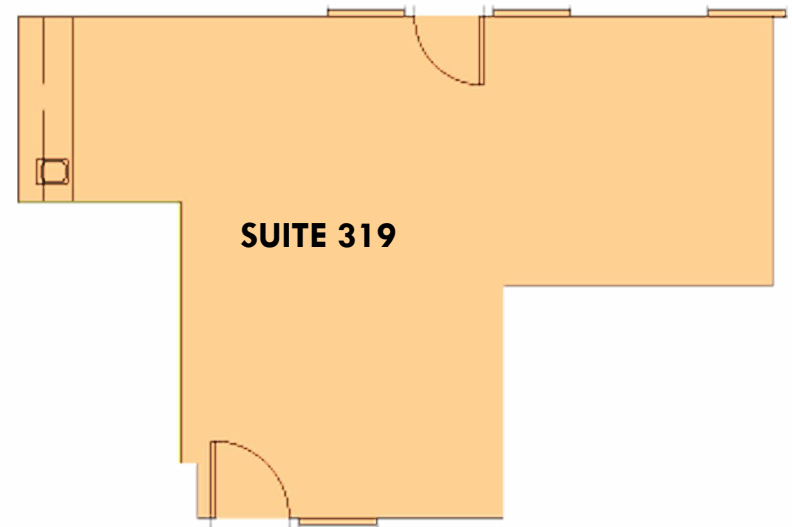
RATE: \$3.25 per square foot per month, MG
(Net of electric and janitorial)

- Carpet
- Entry room
- Large back office with door leading to patio and fireplace
- Cabinetry throughout

SUITE 319: Approximately 714 rentable square feet

RATE: \$3.25 per square foot per month, MG
(Net of electric and janitorial)

- Open entrance with front and rear windows that has kitchenette set off to the corner in a separate room
- Private office with double doors leading to patio
- Vaulted, exposed wood ceiling and wood floor



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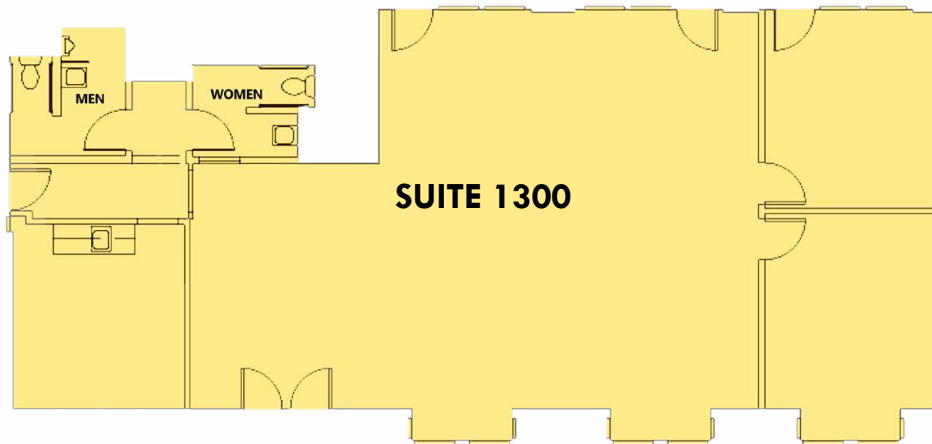
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SUITE 1300: Approximately 2,183 rentable square feet

RATE: \$3.25 per square foot per month, MG
(Net of electric and janitorial)



- Ground level
- Both street level and courtyard accessibility
- Dedicated street level access with ADA compliant ramp
- Wood floor
- Large open floor with tons of windows front and back
- Kitchenette with plenty of room for seating
- Large office with large windows
- Large office with floor to ceiling windows and door to courtyard
- Men's and women's separate bathrooms

ALL SUITES

SHORT TERM LEASE: Through December 31, 2022

MODIFIED GROSS: Tenant pays their own electric and janitorial

PARKING: 2/1000 at \$150 per space per month



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AREA MAP



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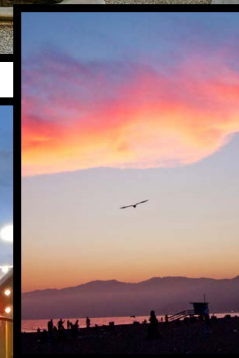
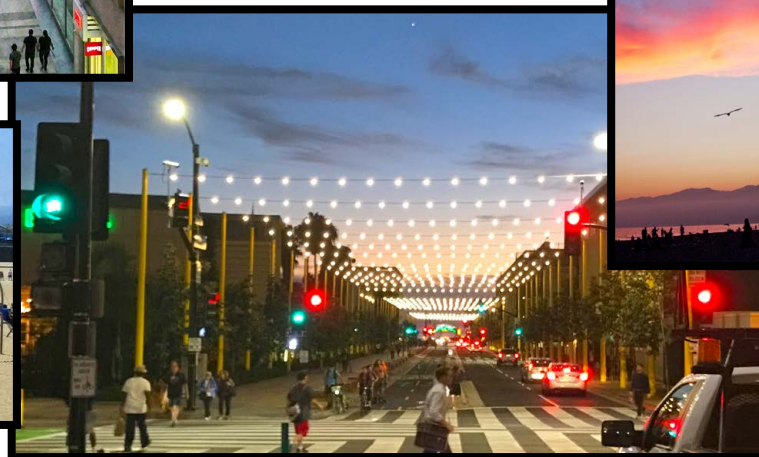
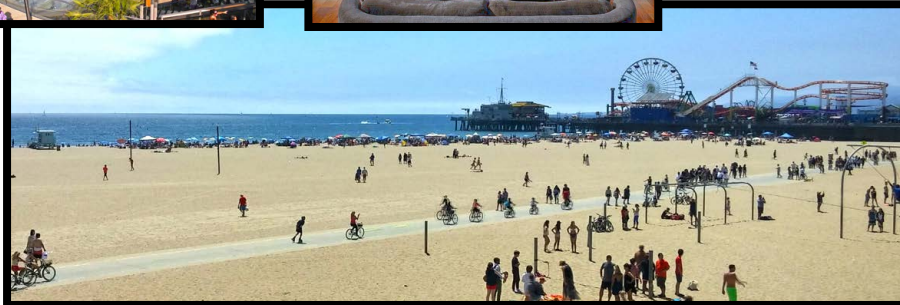
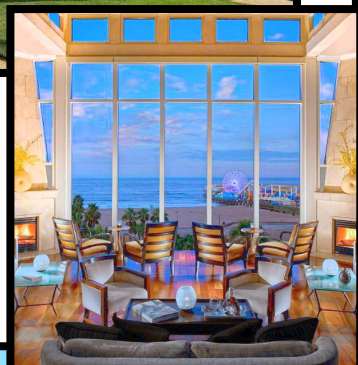
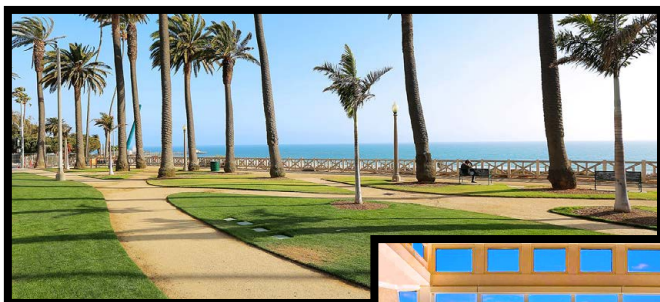
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

SANTA MONICA

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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