

2644 30TH STREET
SANTA MONICA, CA 90405

INDUSTRIAL/FLEX/CREATIVE



± 9,178 SF GROUND FLOOR SPACE FOR LEASE

GROUND FLOOR FLEX/CREATIVE SPACE

PREMISES

± 9,178 SF

RENT

Years 1 - 3: \$2.50/SF, MG

Years 3+: Negotiable

OCCUPANCY

Immediate

TERM

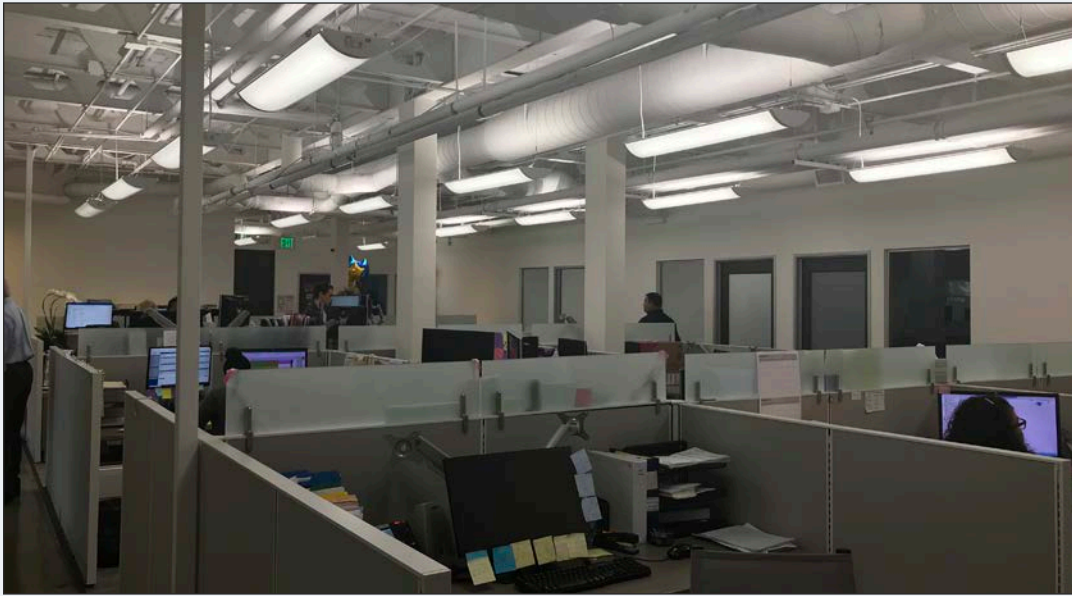
1 - 5 Years

PARKING

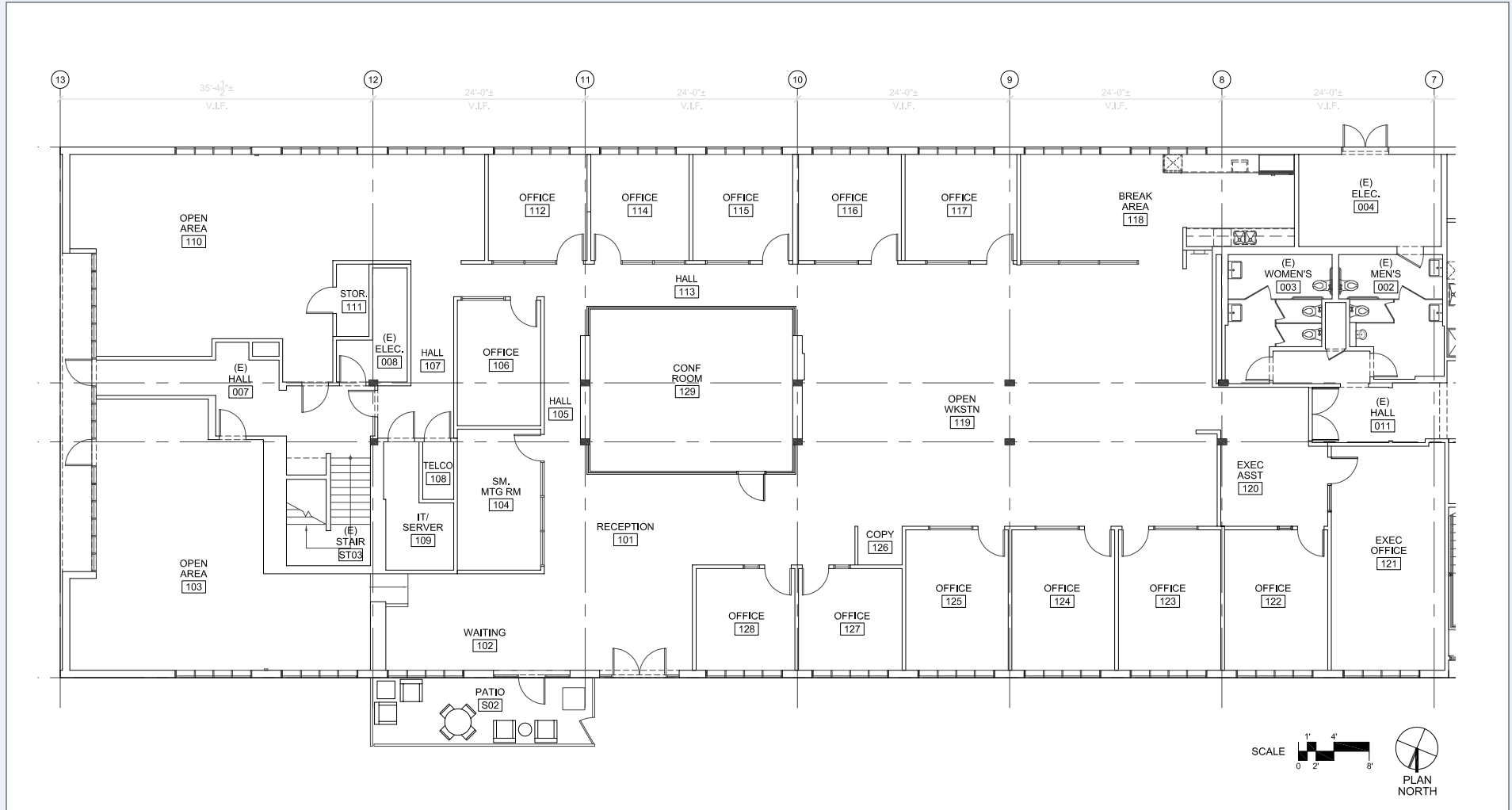
27 Single Reserved Spaces (\$175/Space/Month)

FEATURES

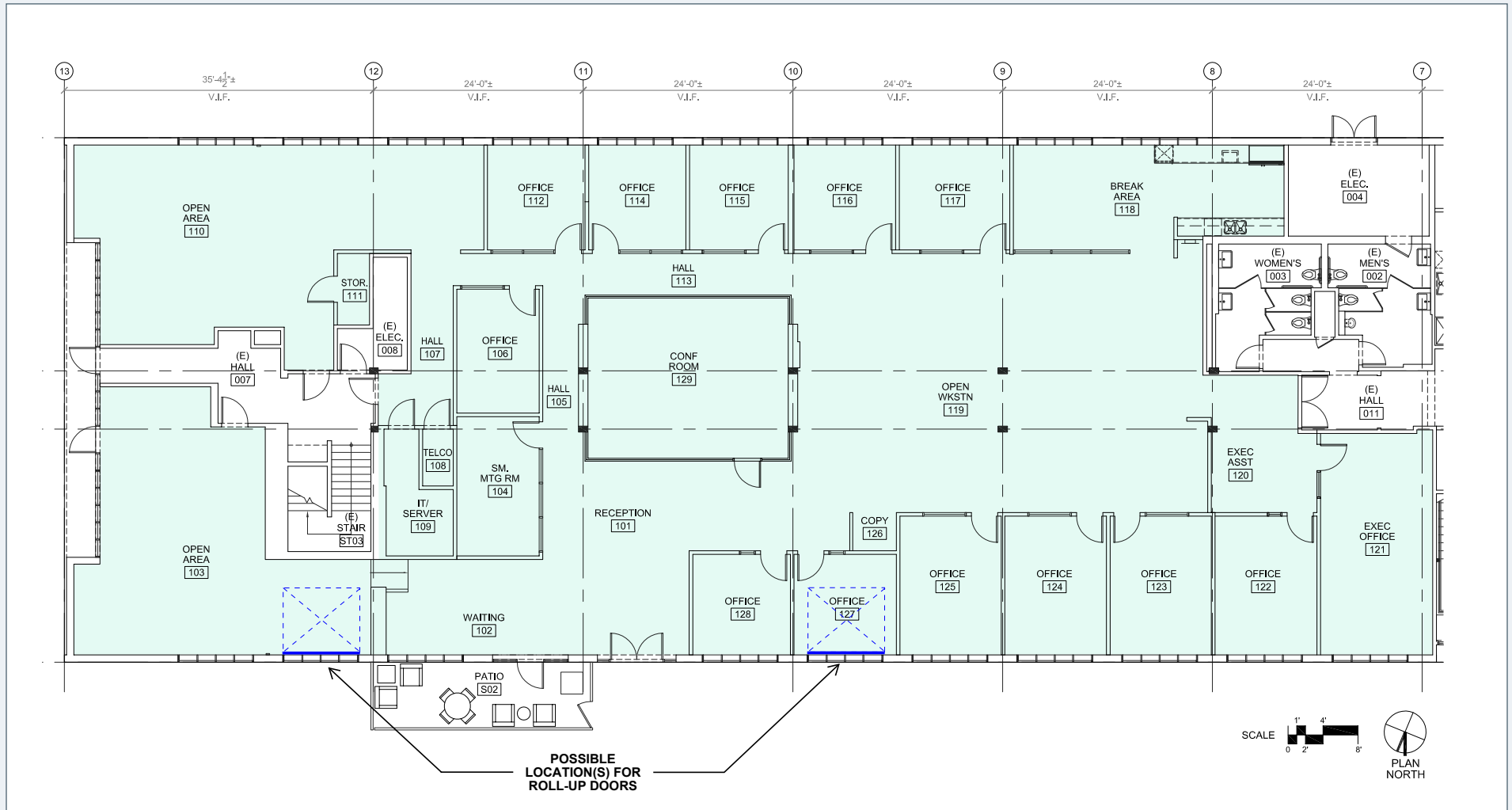
- Mix of Twelve (12) Offices, Open Space and Workstations
- Exposed Ceilings
- Concrete Floors
- Private Outdoor Meeting Space
- Two (2) Large Windowed Conference Rooms
- Full Kitchen
- 12' High Ceilings
- Potential for Roll Up Door Loading Access
- Power: 400 amp/120/208 volt 3 phase
- Reserved Parking
- Perfect for Flex/industrial, Production, Tech/Internet, & Creative Uses
- Former Offices of Google, Applied Semantic, and Animal Logic offices and McDonald Douglas Model Workshop
- Located within walking distance to numerous eateries including The Counter, IL Forno, and Society Kitchen



EXISTING FLOOR PLAN

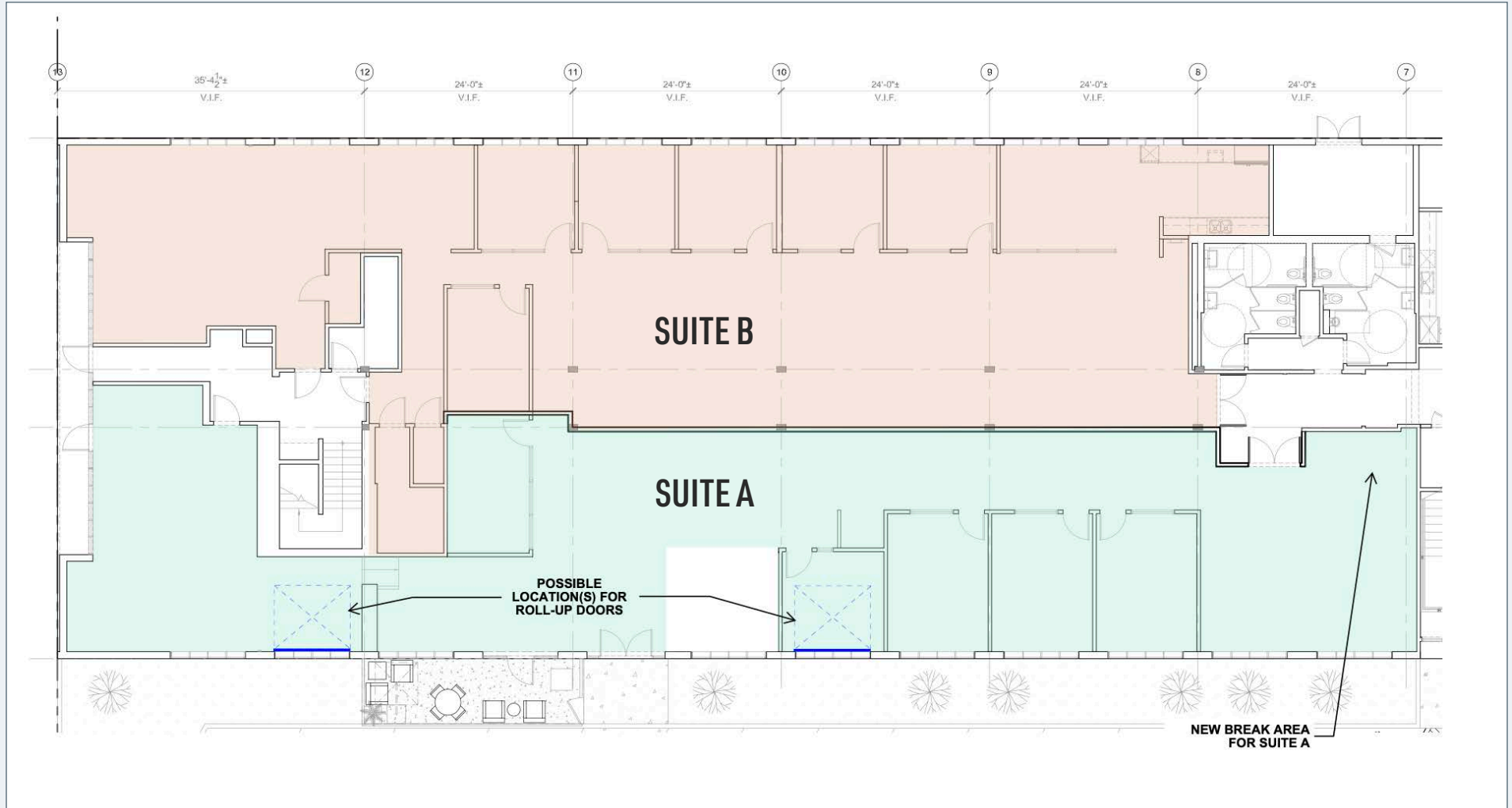


EXISTING FLOOR PLAN WITH ROLL UP DOOR OPTION

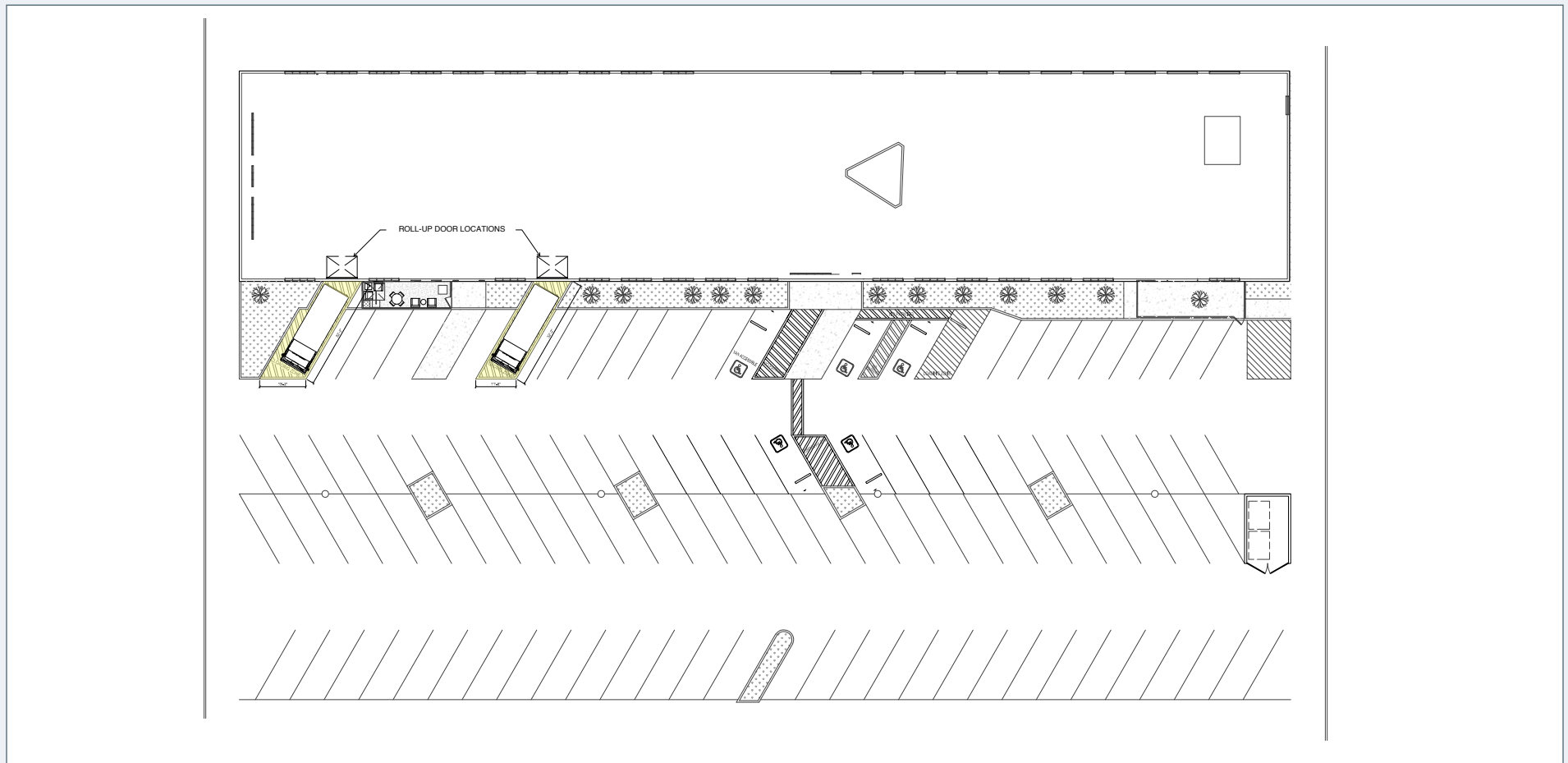


POSSIBLE LOCATION(S) FOR ROLL-UP DOORS

SPEC FLOOR PLAN (DIVISIBLE)



SITE PLAN WITH POTENTIAL LOADING DOCK



NEARBY AMENITIES

