



OFFICE SPACE FOR LEASE

THE SOUTHWEST BUILDING

PAR COMMERCIAL BROKERAGE



LOCATION: 2656 29TH STREET, SANTA MONICA, NORTH OF OCEAN PARK BOULEVARD. SPACE IS IDEAL FOR AN ARCHITECTURAL OFFICE.

SUITE 205: 616 RENTABLE SQUARE FEET (APPROXIMATELY)

RATE: \$2.99 PER SQUARE FOOT, I.E., \$1,840.00 PER MONTH, FULL SERVICE GROSS; MONTHLY TOTAL IS \$1,990.00, WHICH INCLUDES THE VALUE OF ONE, COVERED, RESERVED PARKING SPACE (VALUE=\$150.00)

AVAILABLE: IMMEDIATELY

TERM: SUBMIT - ONE YEAR IS ACCEPTABLE

ESCALATIONS: MINIMUM 3%-MAXIMUM 5%, TO BE ADJUSTED ANNUALLY

IMPROVEMENTS: SPACE HAS ONE LARGE OFFICE, A COPY ROOM AND A CONFERENCE ROOM. THE LARGE OFFICE HAS OPERABLE WINDOWS AND IS EAST FACING OVERLOOKING TREES. ARCHITECTS CURRENTLY OCCUPY THE SPACE.

REQUIRED FIRST MONTH (\$1,990.00) AND TWO MONTHS SECURITY (\$3,980.00); DEPOSIT: TOTAL AMOUNT = \$5,970.00

TWO STORY SPANISH-PUEBLO STYLE BUILDING WITH TILE ROOF AND BALCONIES. PARKING IS ON GRADE IN REAR. A DRAMATIC BEAMED, TWO-STORY ENTRY LEADS TO THE SECOND FLOOR OFFICES WHICH OPEN TO A COURTYARD AND SEATING AREA WITH FOUNTAIN. THIS DESIRABLE SPACE OFFERS NATURAL LIGHT AND A NICE BREEZE THROUGH OPERABLE, WOOD SASH WINDOWS AND FRENCH DOORS. SPACE IS WALKING DISTANCE FROM STARBUCKS, COFFEE BEAN, THE COUNTER, IL FORNO, MENCHIES, SUBWAY AND OTHER RESTAURANTS.

1250 6TH STREET #303,
SANTA MONICA, CA 90401

T: 310.395.2663

F: 310:395.2683

WWW.PARCOMMERCIAL.COM

OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

ARTHUR PETER

310.395.2663 x 101

ARTHUR@PARCOMMERCIAL.COM

LICENSE #01068613

RAFAEL PADILLA

310.395.2663 x 102

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LICENSE #00960188



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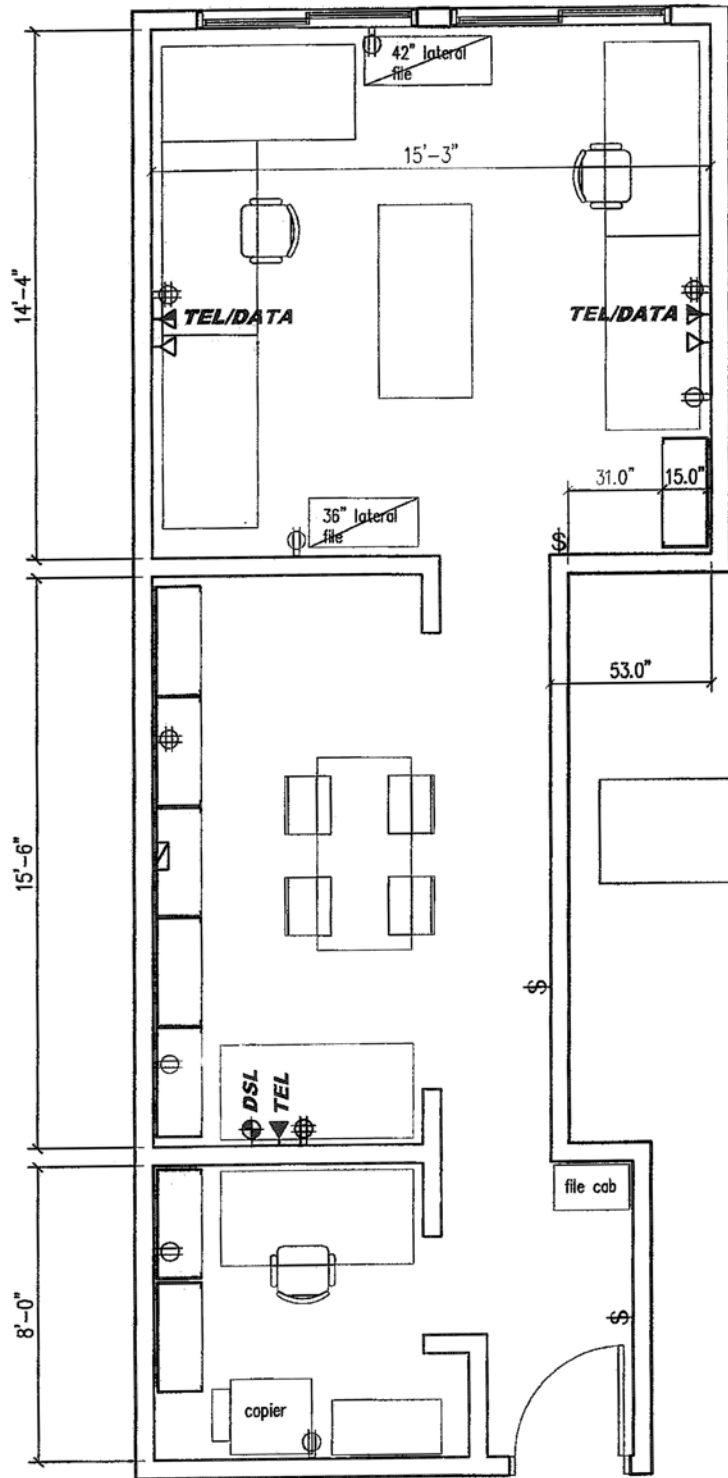
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