



FOR LEASE

1351 Third Street Promenade

CREATIVE OFFICE SPACES IN DOWNTOWN SANTA MONICA

Suite #300: 1,711 sf

Suite #203: 500 sf

COMPASS
COMMERCIAL

Get in touch

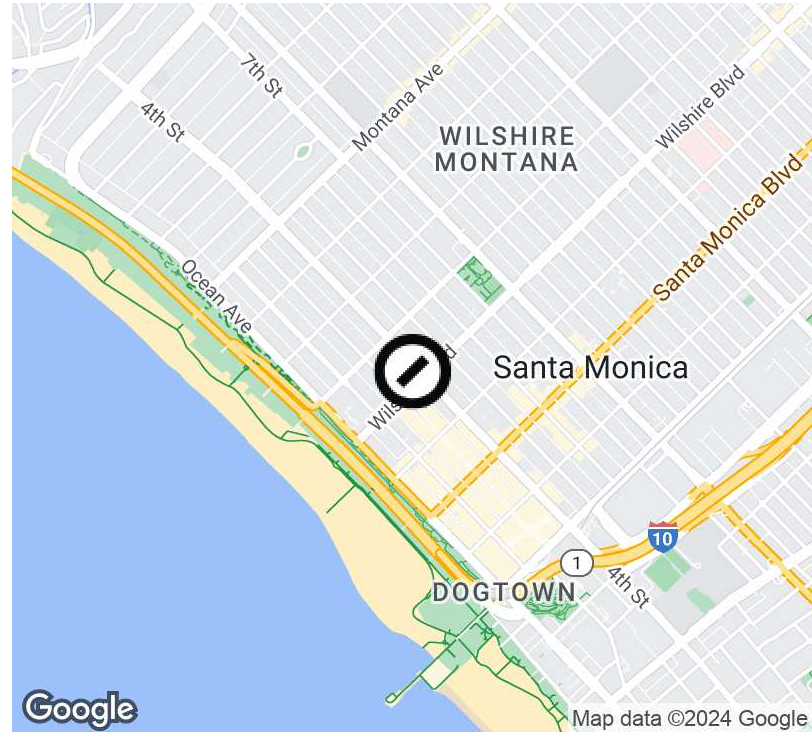
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Highlights



Offering Summary

Lease Rate:	Suite 203 - \$4.25 MG SF
	Suite 300 - \$4.75 MG SF
Available SF:	Suite 203 - 500 RSF
	Suite 300 - 1,711 RSF
Parking:	Abundant options
Janitorial:	Included

Property & Location Overview

RARE, hard to find creative office space on the Third Street Promenade, with Promenade facing views. Historically significant building with elevators. Modern open office layout, with newer finishes, kitchenette, and double-pane, sound proof, operable windows. Exposed original brick, high exposed wood beam ceilings, abundant natural light, and wood panel floors.

Unbeatable Santa Monica location walking distance to the Metro and the beach. Top-tier tenants throughout the neighborhood. Countless amenities within reach, including the beach, the city's best restaurants, bars, hotels and shops. Ideal for tech, media, design, production and traditional office uses.

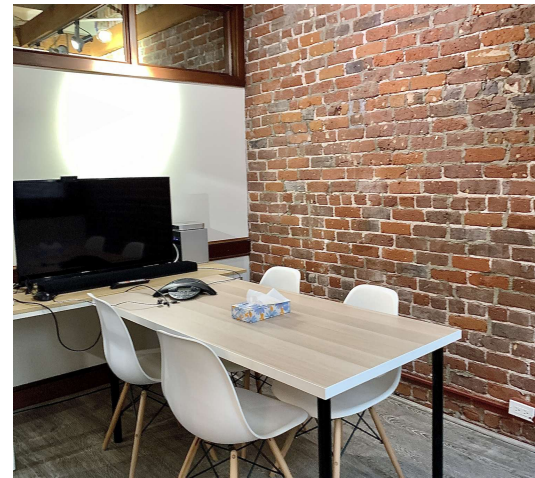
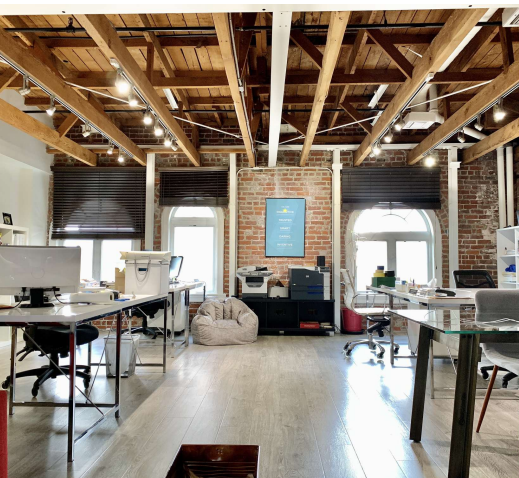
Suite Information

- **Suite #300:** Gorgeous open plan design. 4 offices and large kitchenette.
- **Suite #203:** Hard to find small office space with highly functional layout. 2 private offices, reception, and bullpen area.
- Furniture can be made available if desired.
- Entrances from front and back of building.
- **Modified Gross rent includes lite nightly janitorial.**
- **No passthroughs in operating expense increases.**

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Suite 300 Photos | 1,711 sf



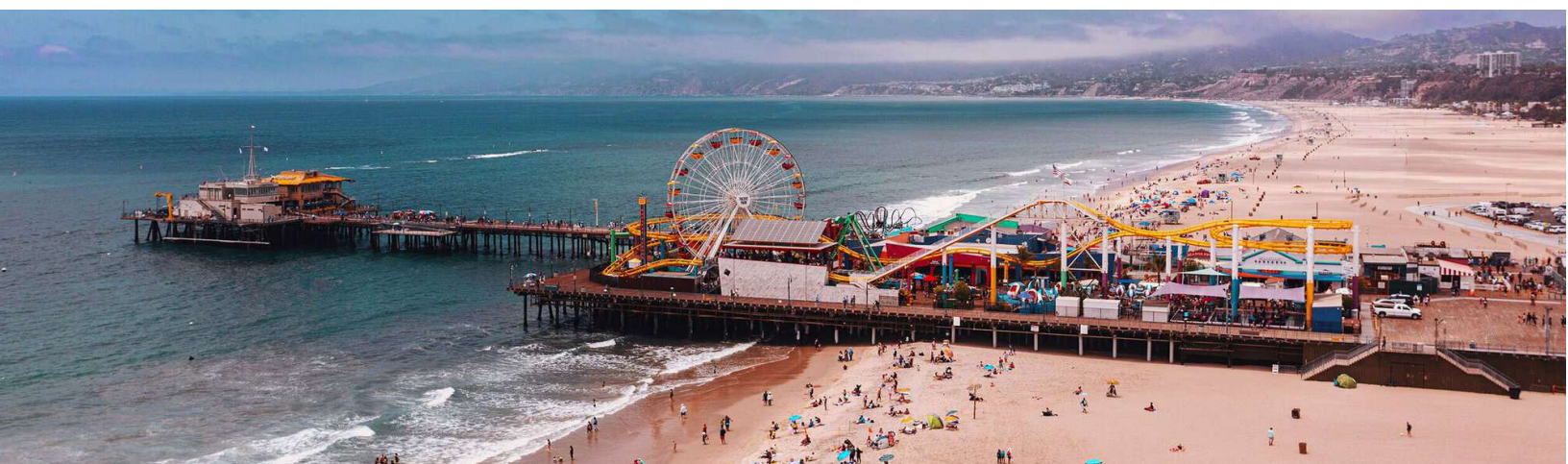
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Suite 203 Photos | 500 sf



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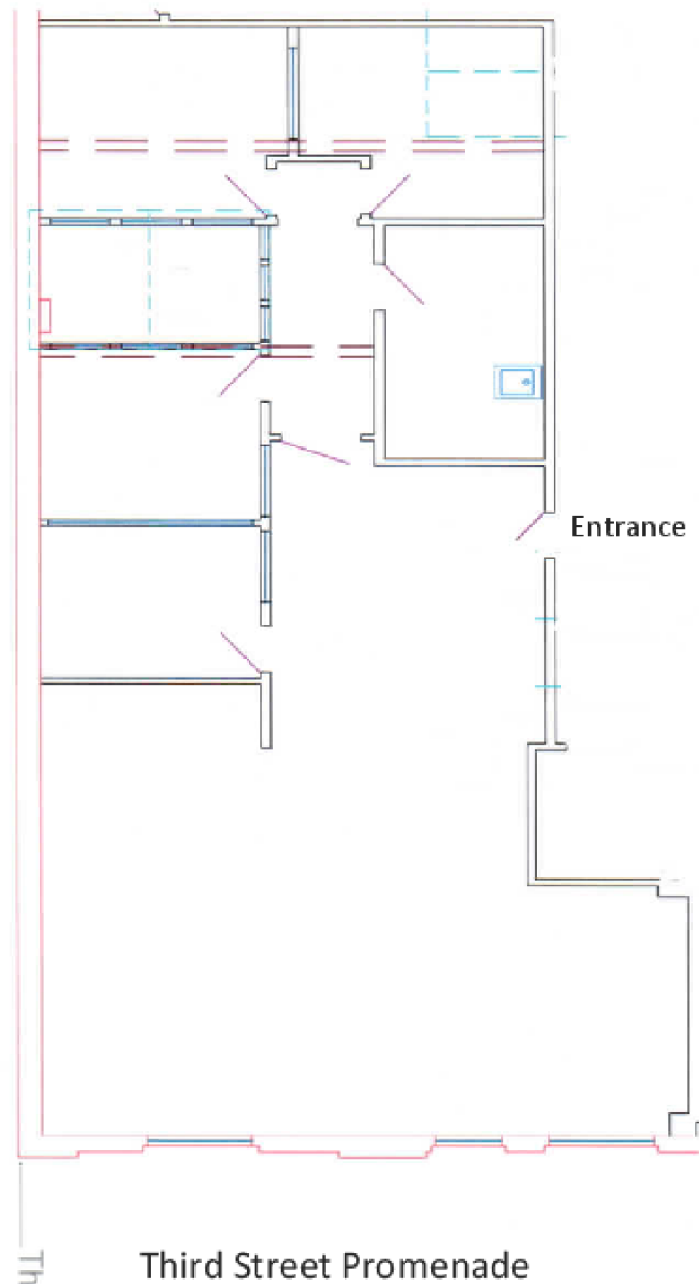
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Suite 300 Floorplan

Suite 300



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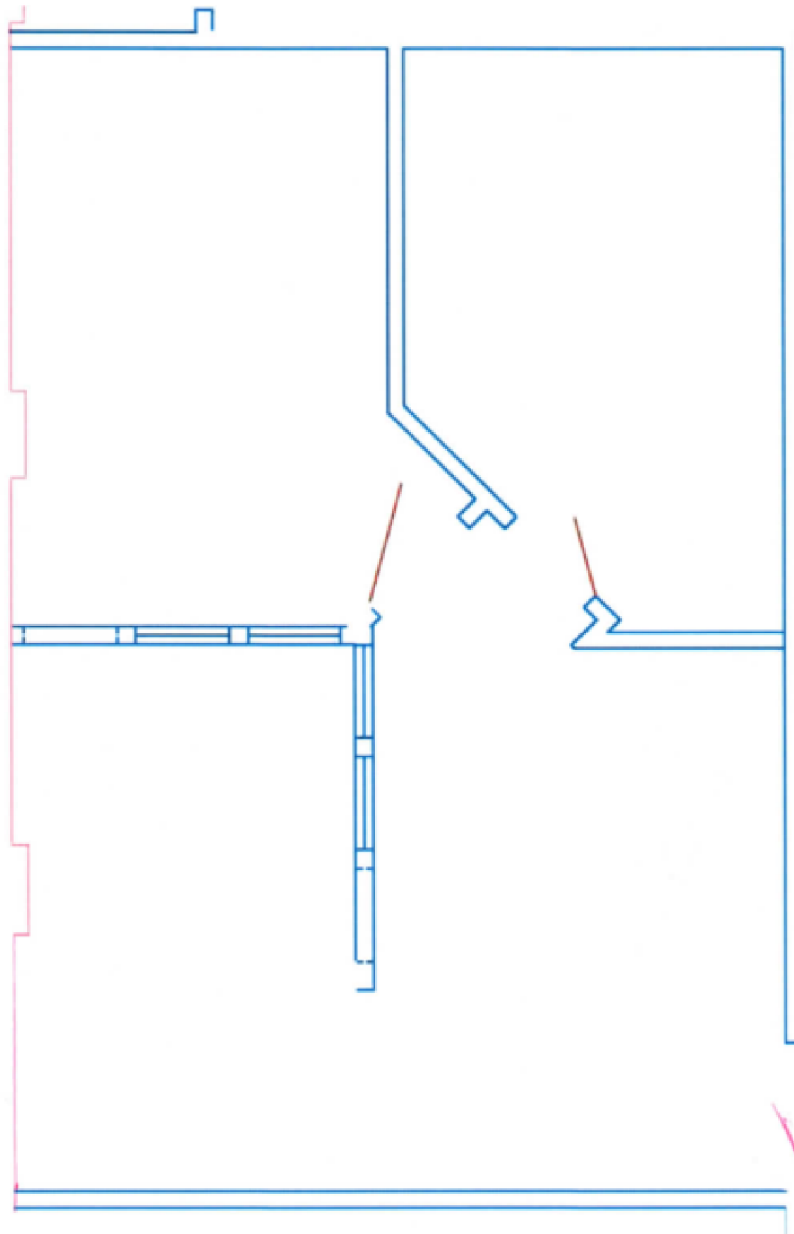
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Suite 203 Floorplan

Suite 203



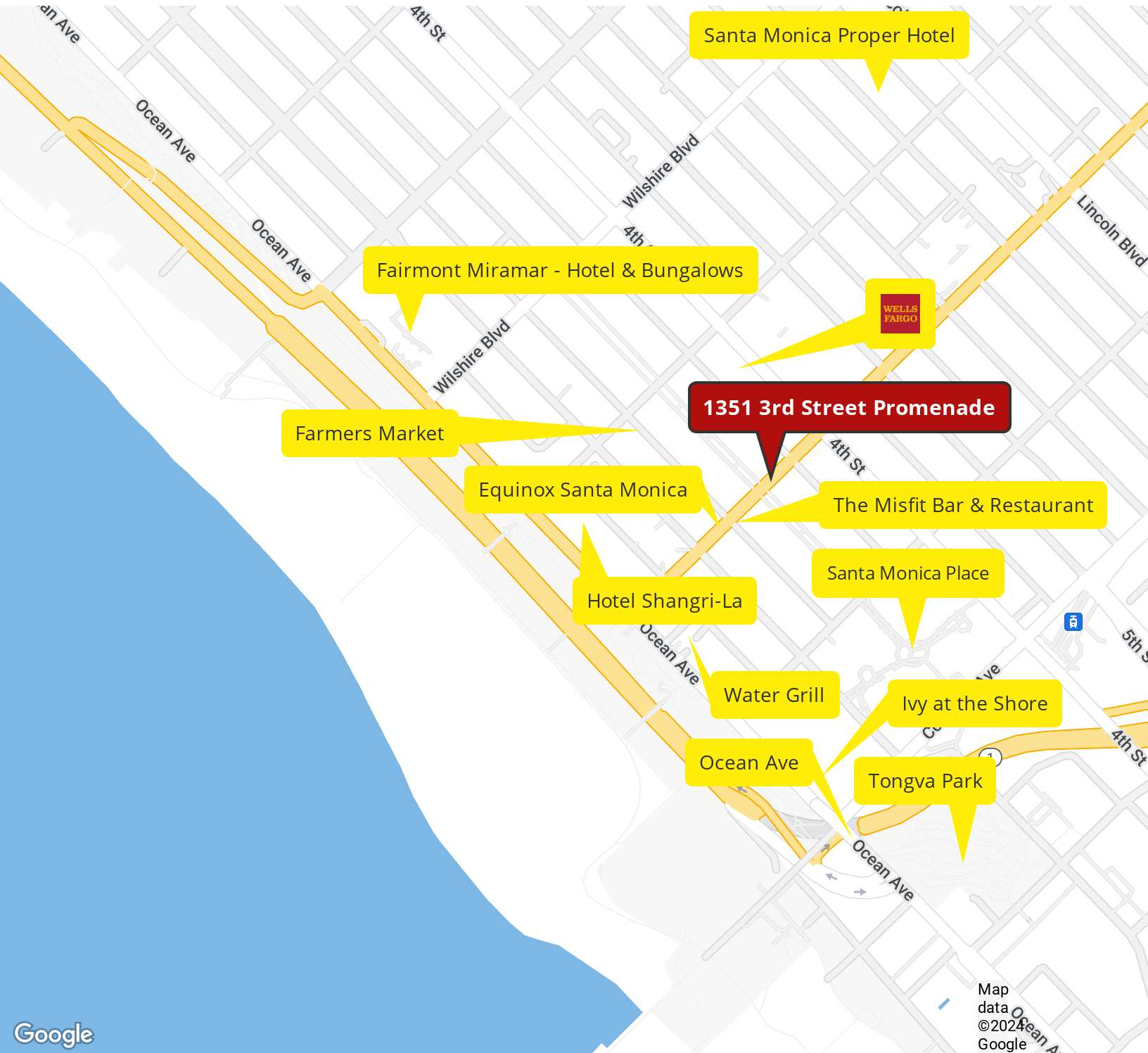
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Map



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