

**2656 29th Street #202**  
**Santa Monica, CA 90405**

SECOND FLOOR OFFICE SPACE  
**FOR LEASE**



**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188



## 2656 29TH STREET, SUITE 202: PROPERTY CHARACTERISTICS

**SIZE:** APPROXIMATELY 1,828 SQUARE FEET OF SECOND FLOOR SPACE

**RATE:** \$3.66 PER SQUARE FOOT = \$6,691.00 PER MONTH, MODIFIED GROSS  
(NET OF ELECTRIC) AND INCLUDES FIVE (5) RESERVED PARKING SPACES WITH A  
VALUE OF \$750.00 (\$150 EACH); MONTHLY TOTAL = \$6,691.00

**RENT ESCALATIONS:** 3% ANNUALLY

**PARKING:** FIVE (5) RESERVED UNCOVERED PARKING SPACES INCLUDED WITH RENT

**IMPROVEMENTS:** RECEPTION AREA & EIGHT (8) OFFICES: FIVE (5) LARGE  
WINDOWED OFFICES, ONE (1) SMALL WINDOWED OFFICE AND  
TWO (2) INTERIOR GLASSED-IN OFFICES

**REQUIRED DEPOSIT:** FIRST MONTH'S RENT (\$6,691.00) AND TWO MONTHS  
SECURITY (\$13,382.00); TOTAL = \$20,073.00

**TERM:** SUBMIT

**AVAILABLE:** IMMEDIATELY

Two story Spanish-Pueblo style building with tile roof and balconies. Parking is on grade in rear. A dramatic wood beamed two-story entry leads to second floor offices, which open to courtyard & seating area with fountain. This desirable space offers natural light & ocean breezes through operable wood sash windows and French doors. Space is walking distance from Starbucks, Coffee Bean, The Counter, Il Forno, Menchies and other restaurants.



**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

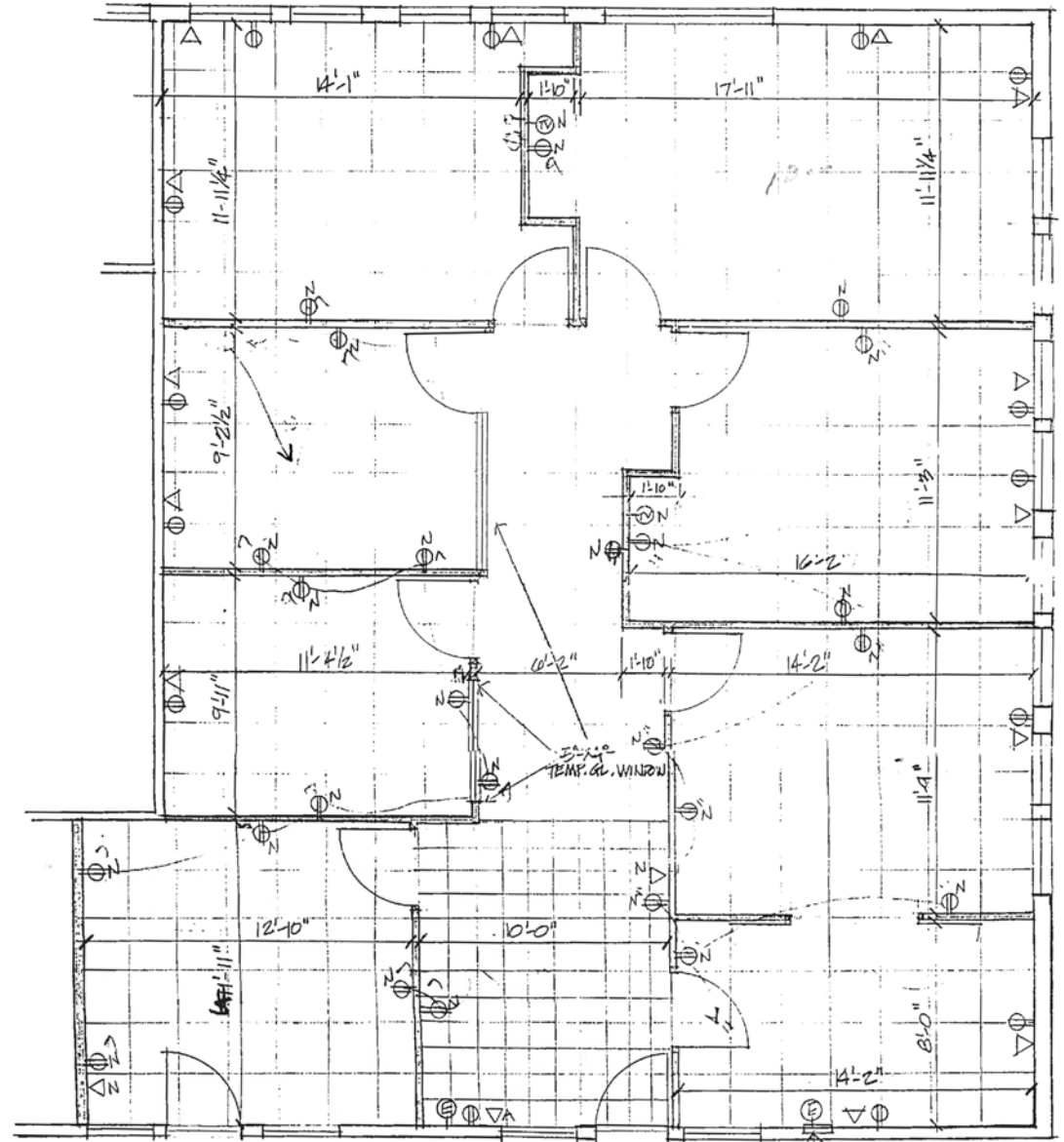
# 2656 29TH STREET, SUITE 202: PROPERTY PHOTOS



**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

# 2656 29TH STREET, SUITE 202: FLOOR PLAN



**ARTHUR PETER**  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**RAFAEL PADILLA**  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188