



## Creative Office Space - Santa Monica

1119 Colorado Avenue, Santa Monica, CA 90401



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## Creative Office Space - Santa Monica

\$4.69 /SF/Month

The Design Center Creative Office Suites is located in the heart of Silicon Beach and just four blocks from the Expo Line stop. Designed by Frank Lloyd Wright student Alfred T. Gilman in the 60s, this converted industrial space has easy access parking, provides a common conference room available at no charge, as well as a kitchen and copy room.

- Full Service Gross - No Extra Charges
- Verizon FIOS wired for high speed connection
- Common Conference at no extra charge, Copy Room, Kitchen
- One Year Lease
- Adjacent Parking offers easy access
- Receptionist on Duty to receive mail/packages/guests

Total Space Available:	2,750 SF
Rental Rate:	\$4.69 /SF/Month

Property Type:	Office
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Property Sub-type:	Creative/Loft
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Additional Sub-types:	Office Building, Office-R&D, Executive Suite
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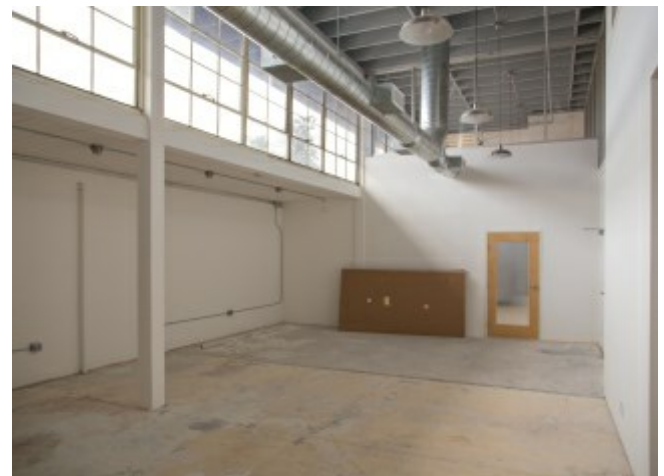
Building Size:	15,000 SF
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Building Class:	B
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Year Built:	1966
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Lot Size:	22,500 SF
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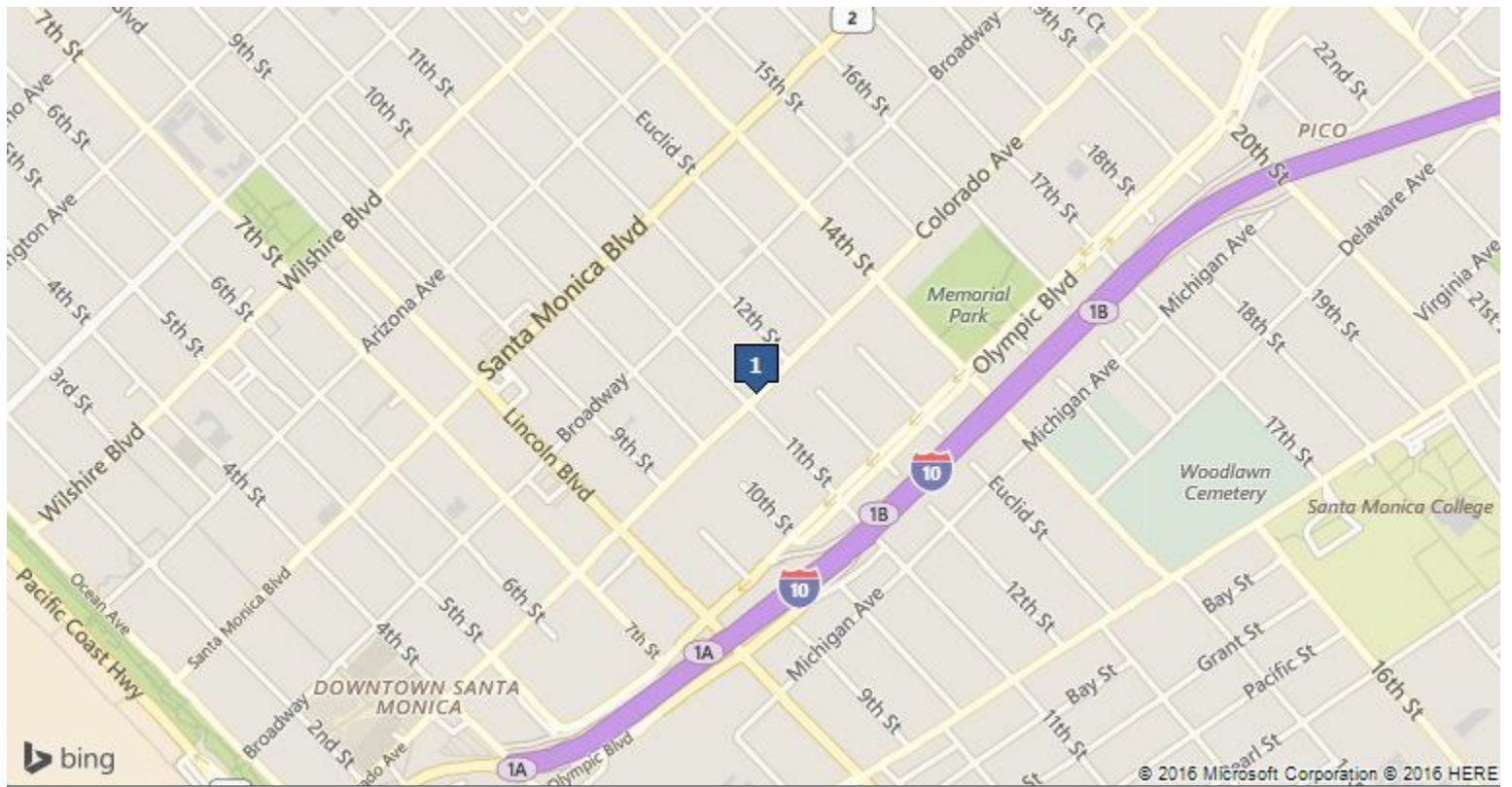
Zoning Description:	Creative Office Uses
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## Space 12

Space Available	2,750 SF
Rental Rate	\$12,895 /Month
Space / Lot Type	Creative/Loft
Additional Space / Lot Types	Office Building,Office Showroom
Lease Type	Full Service
Date Available	Apr 2016
Lease Term	12 Months
No. Parking Spaces	5
Pct. Procurement Fee	4.00%

Gross Lease with no other add-ons. Great Natural Light, FiOS Hi Speed Broadband. 3 private offices. Large Bullpen. Two HVAC dedicated to space. Surface Parking at \$150 per month



## 1119 Colorado Avenue, Santa Monica, CA 90401

Santa Monica is the popular choice for creative and entertainment offices for Westsiders who don't want to negotiate the eastbound gridlock. Located with easy access to the 10 Freeway and downtown Santa Monica, why go east of the 405?

# Property Photos



Entry

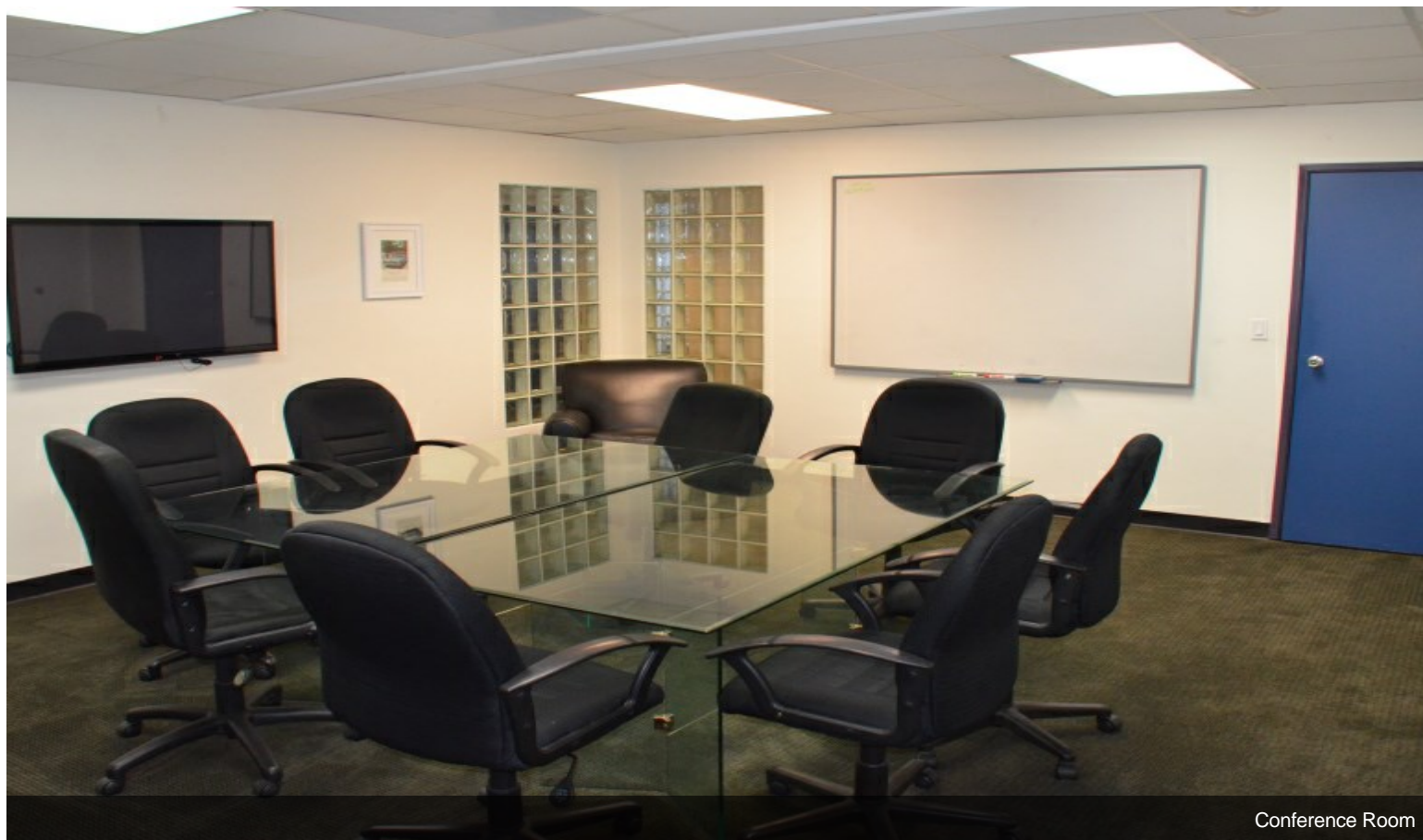


Reception

# Property Photos

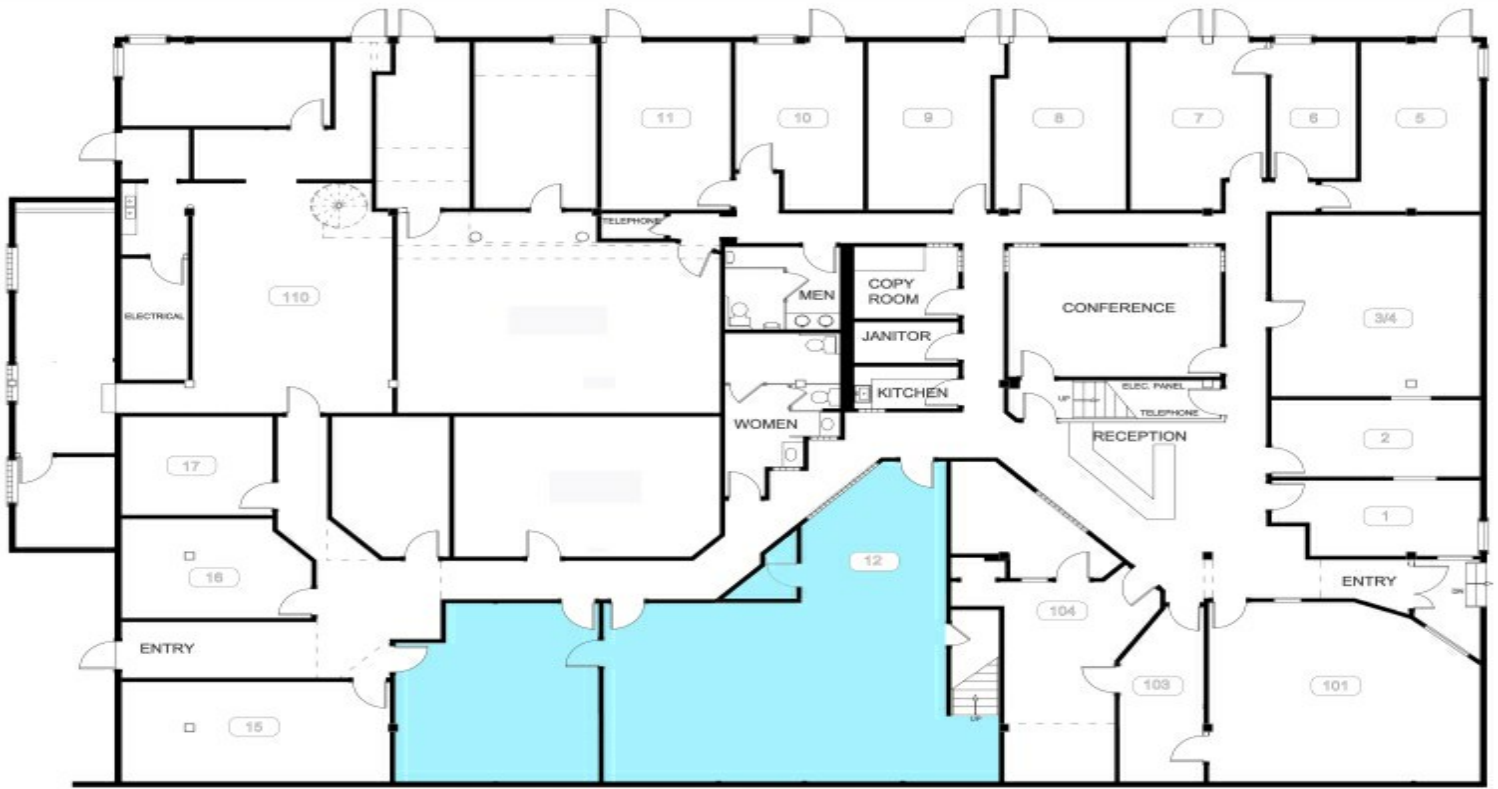


1119 Colorado North Side / Parking

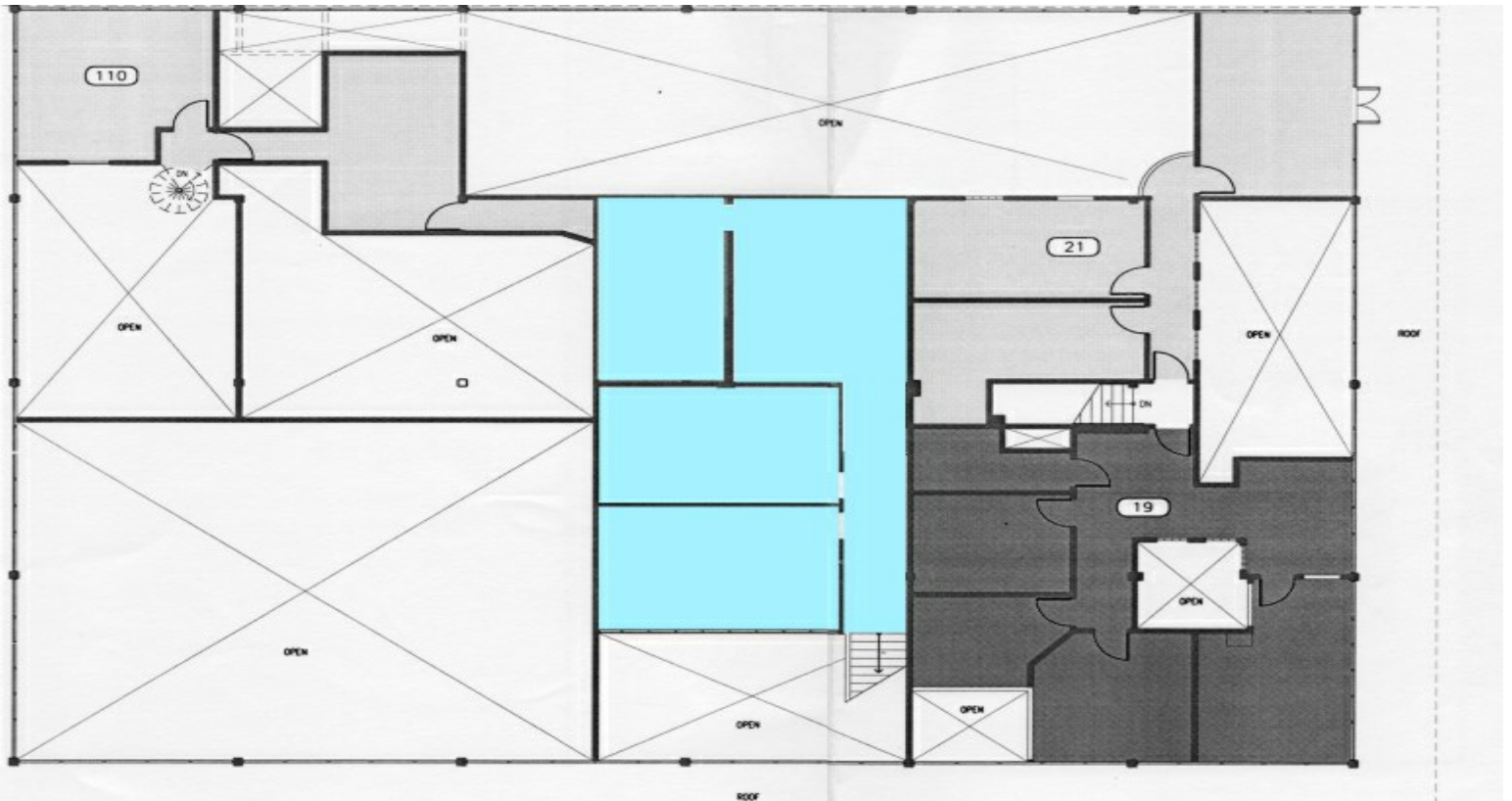


Conference Room

# Property Photos



FIRST FLOOR PLAN  
Suite 12 Ground Floor



SECOND FLOOR PLAN  
SCALE Suite 12 Upstairs Offices

# Property Photos



Suite 12 Wide Angle



Parking Lot



# Property Photos

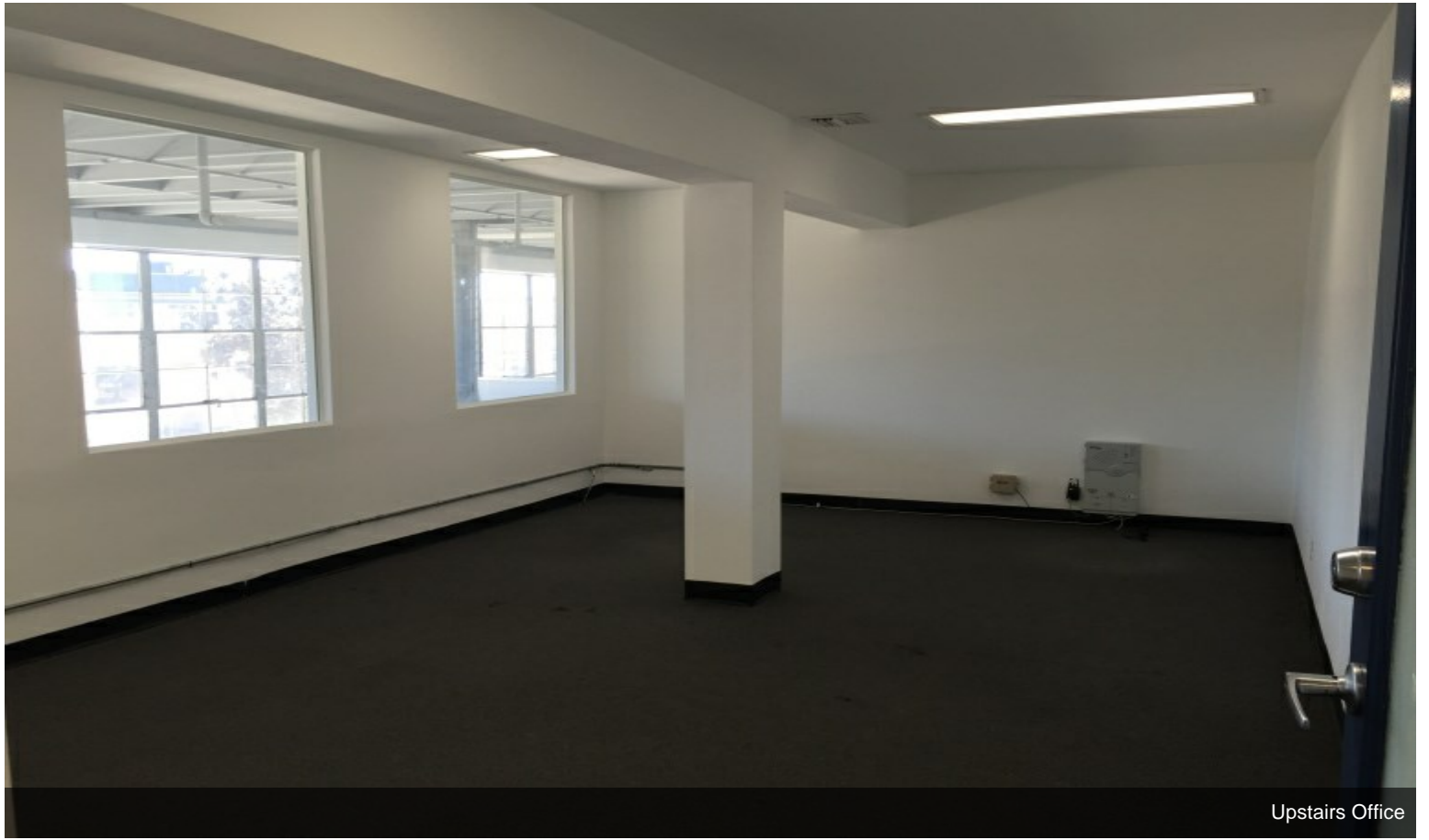


Suite 12 View From Above



Suite 12 Upstairs Office Entry

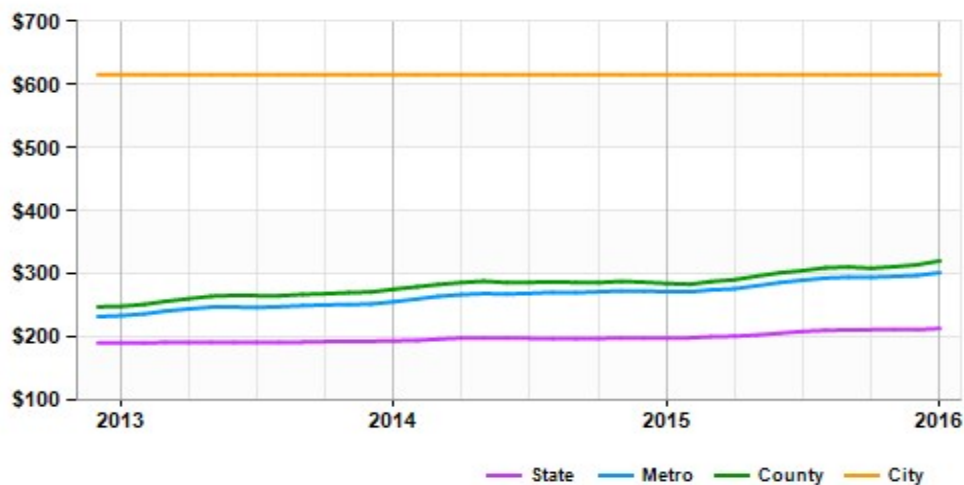
## Property Photos



Upstairs Office

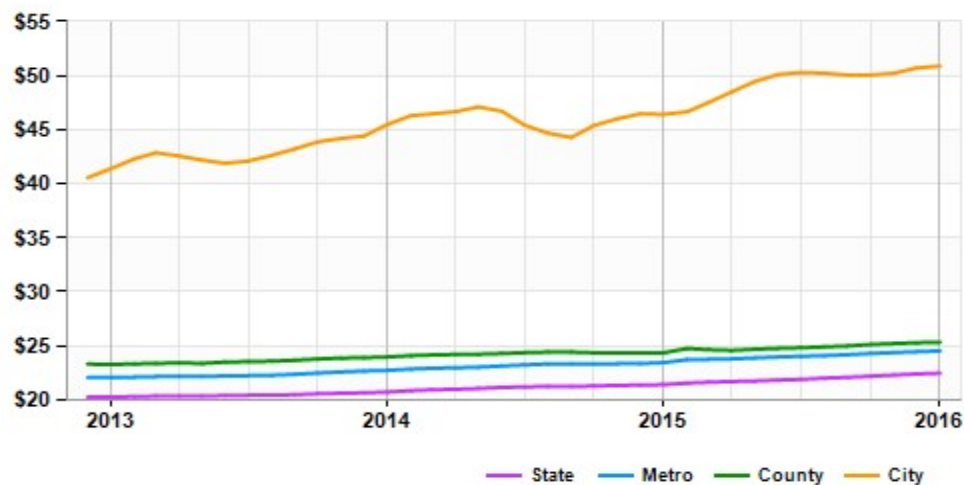
# Market Trends

Asking Prices Office for Sale Santa Monica, CA (\$/SF)



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$213	+0.9%	+7.7%
Metro	\$302	+2.5%	+11.0%
County	\$320	+3.8%	+12.5%
City	\$615	0.0%	0.0%

Asking Rent Office for Lease Santa Monica, CA (\$/SF/Year)



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$22.49	+1.3%	+4.9%
Metro	\$24.54	+1.0%	+4.6%
County	\$25.36	+0.9%	+4.0%
City	\$51	+1.7%	+9.6%