

For
Lease

Downtown Studios

2nd & 3rd Floors | 17,990 RSF

1424 SECOND STREET
SANTA MONICA, CA 90401



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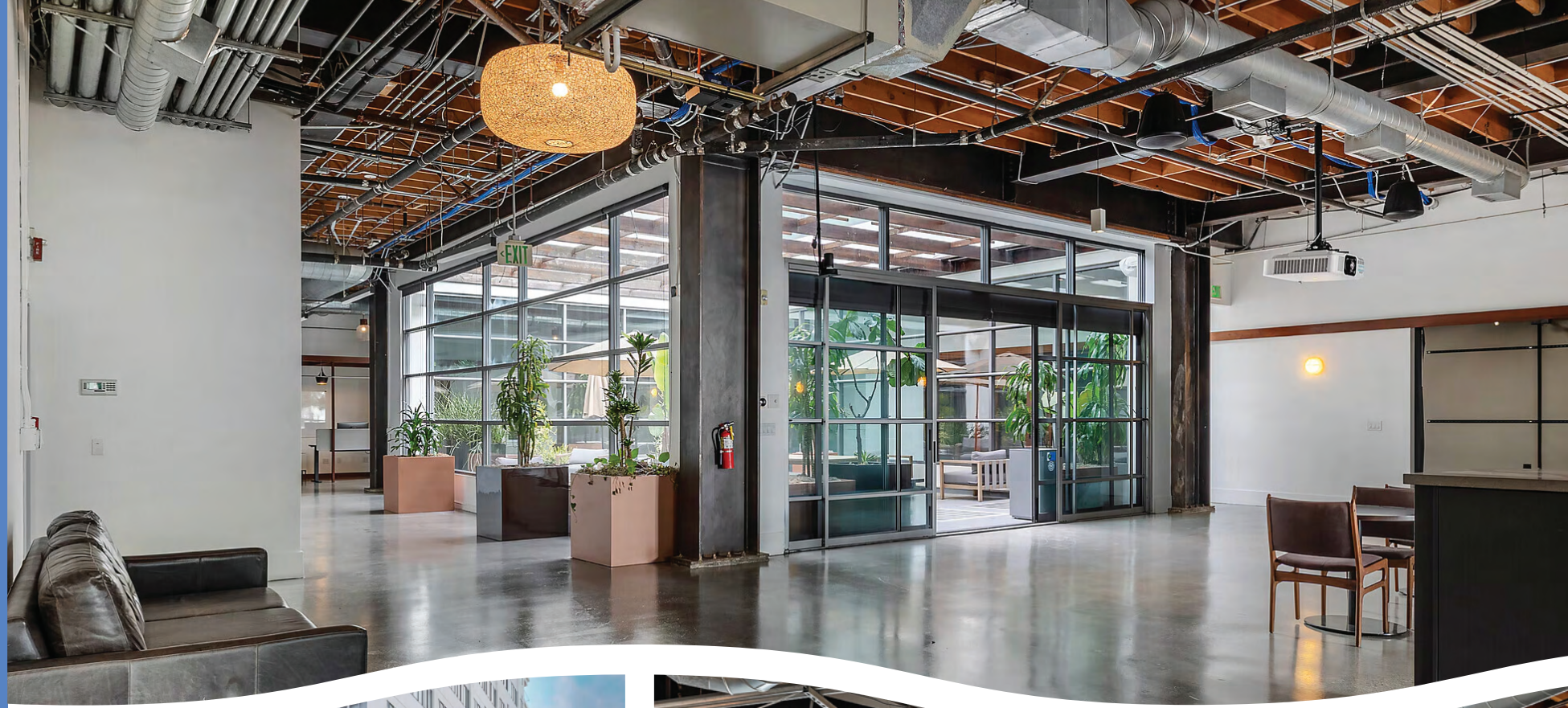
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SANTA MONICA, CA 90401

PHOTOGRAPHY



Square Footage

2nd & 3rd Floors - 17,990 RSF

Rent Type

Triple Net (NNN)

**estimate NNN's of \$0.87*

Available

NOW

Parking Terms

- 4 spaces onsite, ample parking from City of Santa Monica

Suite Amenities

- Exposed high ceilings giving attention to acoustics & aesthetics
- Large Built-in kitchen
- Generous window lines to provide natural light & air
- Private courtyard & expansive outdoor decks
- Polished concrete floors
- Open floor plans
- Screening & motion capture rooms
- Tenant controlled HVAC

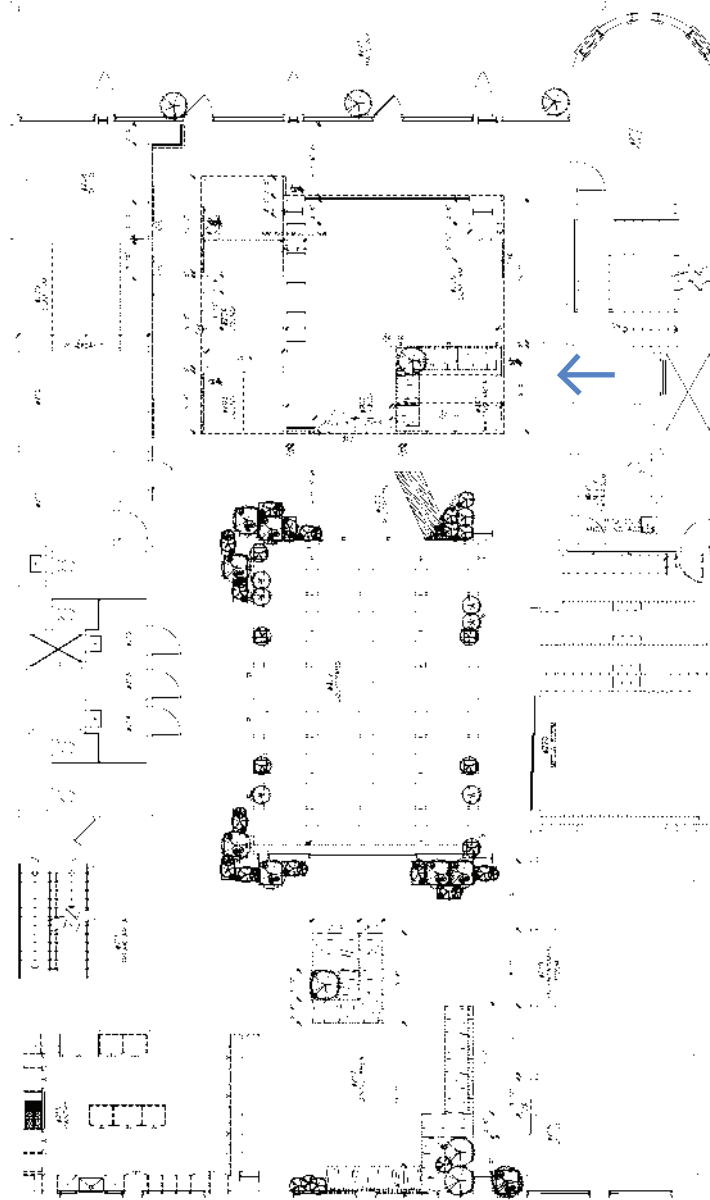


DOWNTOWN STUDIOS
GROUND FLOOR LOBBY



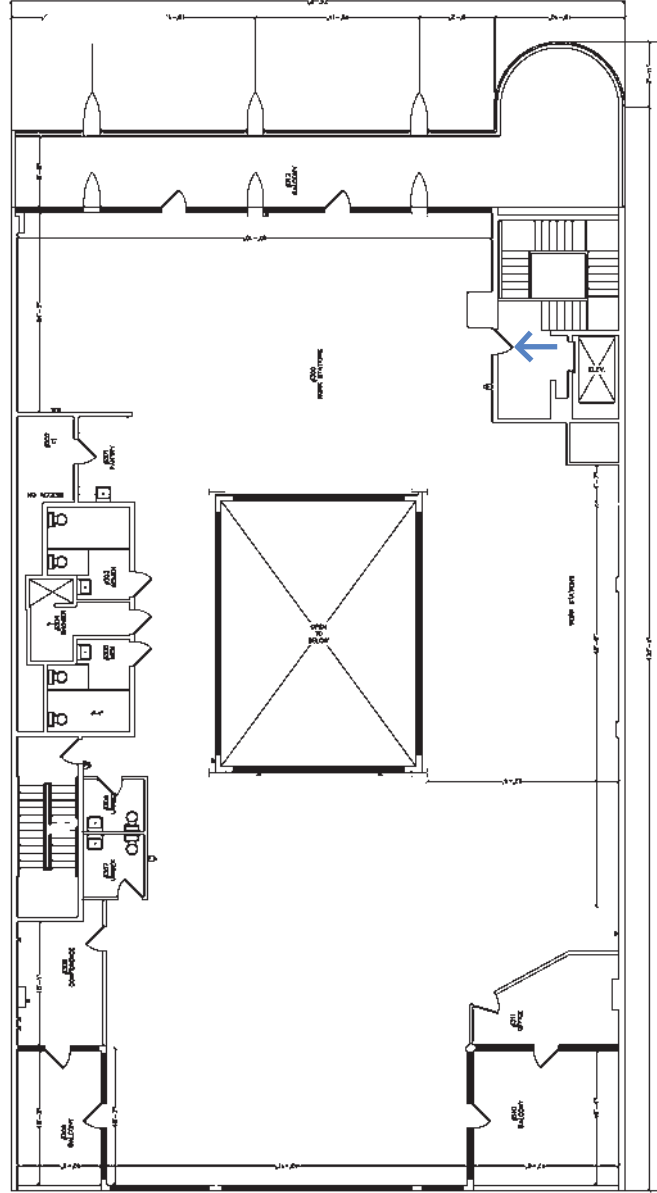
GROUND FLOOR LOBBY

DOWNTOWN STUDIOS | 2ND FLOOR
9,815 RSF



FLOOR 2

DOWNTOWN STUDIOS | 3RD FLOOR
8,175 RSF



FLOOR 3