

OFFICE

1347

1347 19TH ST
STE 201-202

*±2,050 RSF Second Floor Creative
Office or Live/Work For Lease
Last Suite Available!*

SANTA MONICA, CA 90404

PROPERTY OVERVIEW

ADDRESS	1347 19th St. Suites 201-202 Santa Monica, CA 90404
LEASE RATE	\$2.50/SF NNN
TOTAL RSF	±2,050 RSF, ±332 SF Balconies Suite 203 - ±1,425 RSF - LEASED
PARKING	2 Car Spaces (inside gate, 2 outside), \$150/space/mo.
YEAR BUILT	2017
USE	Creative Office /Artist Studio / Live/Work / Mixed Use
SECURITY	Keyed access & gated parking

90

WALK SCORE
"WALKER'S PARADISE"

96

BIKE SCORE
"BIKER'S PARADISE"



1347 19TH ST



PROPERTY HIGHLIGHTS

18' Ceilings with mezzanine

Exceptional Natural Light

Oversized Art/Fabrication Opening

Live/Work Zoning

Full Kitchen

Private Bath with Shower/Tub

Private Balconies

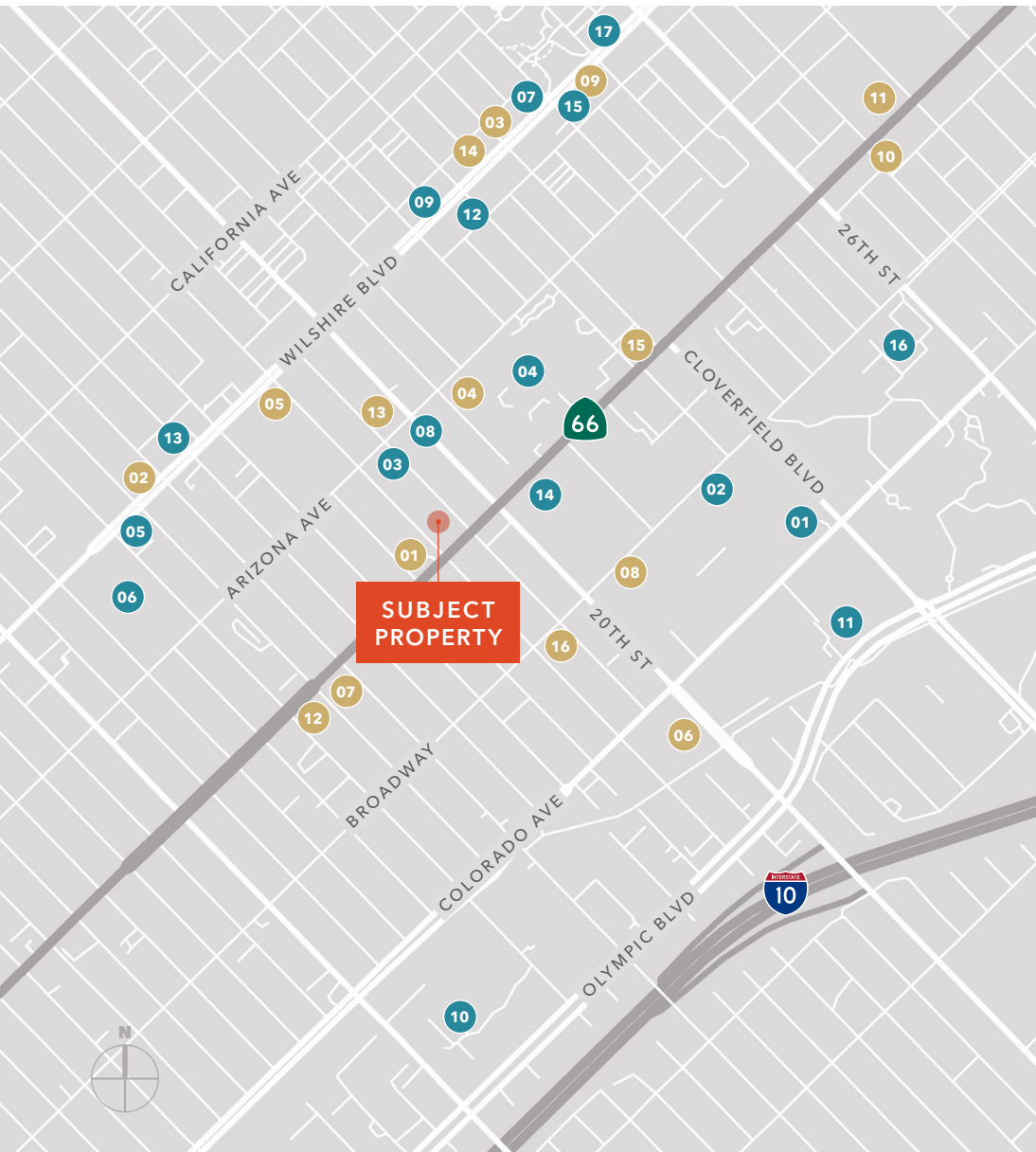
Fiber + CAT6 Connectivity

Elevator On Sight

Secured Building + Parking Access

HVAC + Operable Windows





LOCATION OVERVIEW

NEARBY RESTAURANTS

- 01 10 Speed Coffee
- 02 Bagel Nosh Deli
- 03 California Chicken Cafe
- 04 Noma Sushi
- 05 Fromin's
- 06 Santa Monica Brew Works
- 07 Taco Bell
- 08 Uppers Cafe & Bakeshop
- 09 Chelsea Restaurant
- 10 McDonald's
- 11 Carl's Jr.
- 12 DK's Donuts & Bakery
- 13 Tartine Santa Monica
- 14 Snug Harbor
- 15 Jade Rabbit
- 16 Cafe Lovi

NEARBY AMENITIES

- 01 DMV
- 02 Ferguson Plumbing Supply
- 03 Fire Dept. Station
- 04 Providence St. Johns
- 05 Target
- 06 UCLA Santa Monica
- 07 VCA Wilshire Animal Hospital
- 08 Walgreens
- 09 Whole Foods
- 10 Memorial Park
- 11 Ralphs Fresh Fare
- 12 Trader Joe's
- 13 Enterprise
- 14 Southland Credit Union
- 15 Wells Fargo
- 16 Colorado Center Park
- 17 Erewhon

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Exclusively listed by

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