



Properties for Lease

1

1438-1444 9th St, Santa Monica, CA 90401



Listing's Link: <https://www.loopnet.com/listing/34109355>

Property Details

Rental Rate Mo	\$3.75 /SF/MO
Property Type	Office
Property Sub-type	Loft/Creative Space
Rentable Building Area	19,238 SF
Building Class	B
Year Built	1980
Status	Active
LoopNet ID	34109355

Broker Information

 THE ALTEMUS COMPANY Commercial Real Estate Since 1946	Justin Altemus (310) 422-0025
---	----------------------------------

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor, Ste 1438 A/B/C	5,985 SF	\$3.75 /SF/MO		Relet	Now	Approximately 5,985 sf of creative office/ flex/warehouse space for lease. Perfect for a variety of creative office, flex or light industrial uses. Includes approximately 3,835 sf of creative office and approximately 2,150 sf of warehouse/flex space. Rear loading door.	Modified Gross
1st Floor - 1438 Unit D	2,800 SF	\$3.50 /SF/MO		Relet	Now	Formerly used as a Dance Studio. Great for a variety of studio or flex uses. 2 studio areas and lobby/reception area. Rear loading door.	Modified Gross
2nd Floor, Ste 1444 Unit A	7,200 SF	\$3.95 /SF/MO		Relet	Now	Approximately 7,200 sf of office space consisting of 18 private offices, conference room, lobby area, kitchen/break area and common restrooms. Exclusive outdoor deck/patio area. Great natural light/ ...	Modified Gross

Property Description

1438-44 9th Street is perfect for a variety of tech, media, production, entertainment or other creative office uses as well as light industrial, studio or flex uses. Walking distance to numerous restaurants and retail amenities. Close proximity to the 10 Freeway, Downtown Santa Monica and the Expo Light Rail Line. Good parking ratio (3 spaces/1,000 sf) in a secure subterranean parking garage.

Highlights

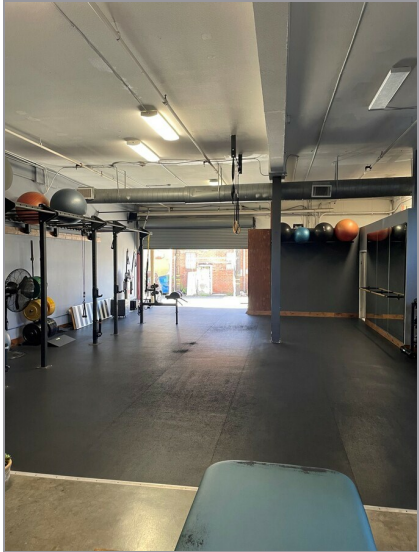
Creative office and flex spaces with versatile layouts and bright, natural light throughout.	Subterranean parking garage offering secure, covered parking for tenants.	Walkable proximity to Downtown Santa Monica's retail and dining amenities.
Easy access to the 10 Freeway, major arterial routes, and public transit including Expo Light Rail.	Outdoor deck availability for certain offices, creating an enhanced work environment.	Located in a highly connected area ideal for media, tech, and collaborative enterprises.

Photos



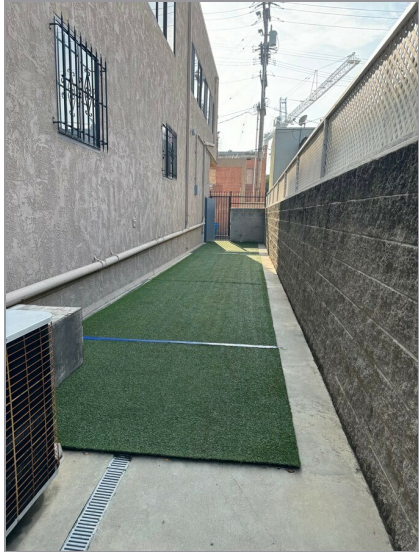


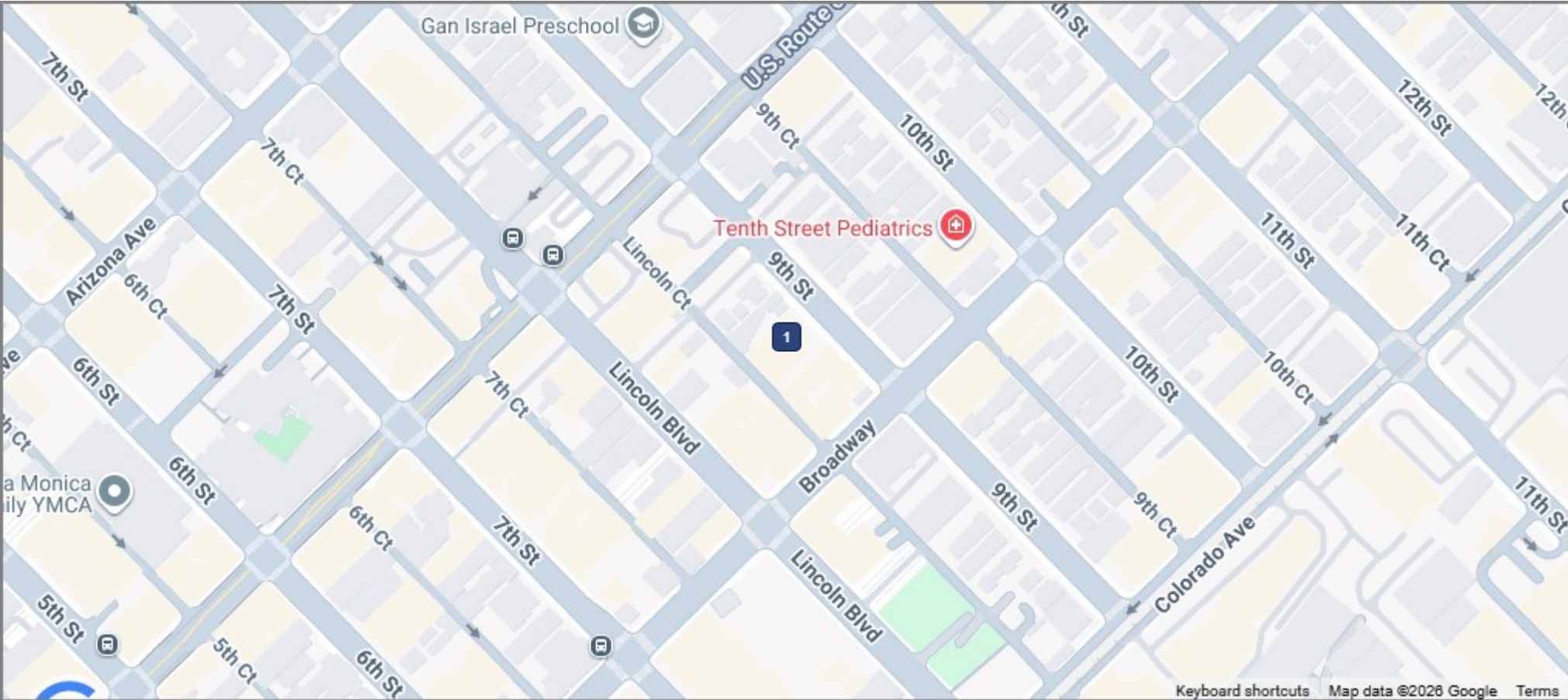












1 1438-1444 9th St
Santa Monica, CA 90401
