



km Kidder  
Mathews



OFFICE

1347 19TH ST  
STE 201-203

*3,475 RSF Second Floor Creative  
Office or Live/Work For Lease*

SANTA MONICA, CA 90404

# PROPERTY OVERVIEW

ADDRESS	1347 19th St. Suites 201-203, Santa Monica, CA 90404
LEASE RATE	\$2.50/SF NNN
TOTAL RSF	Entire 2nd Floor - 3,475 SF and ± 332 SF Balconies Suite 201-202 - 2,050 RSF Suite 203 - ±1,425 RSF
PARKING	6 Car Spaces (4 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"



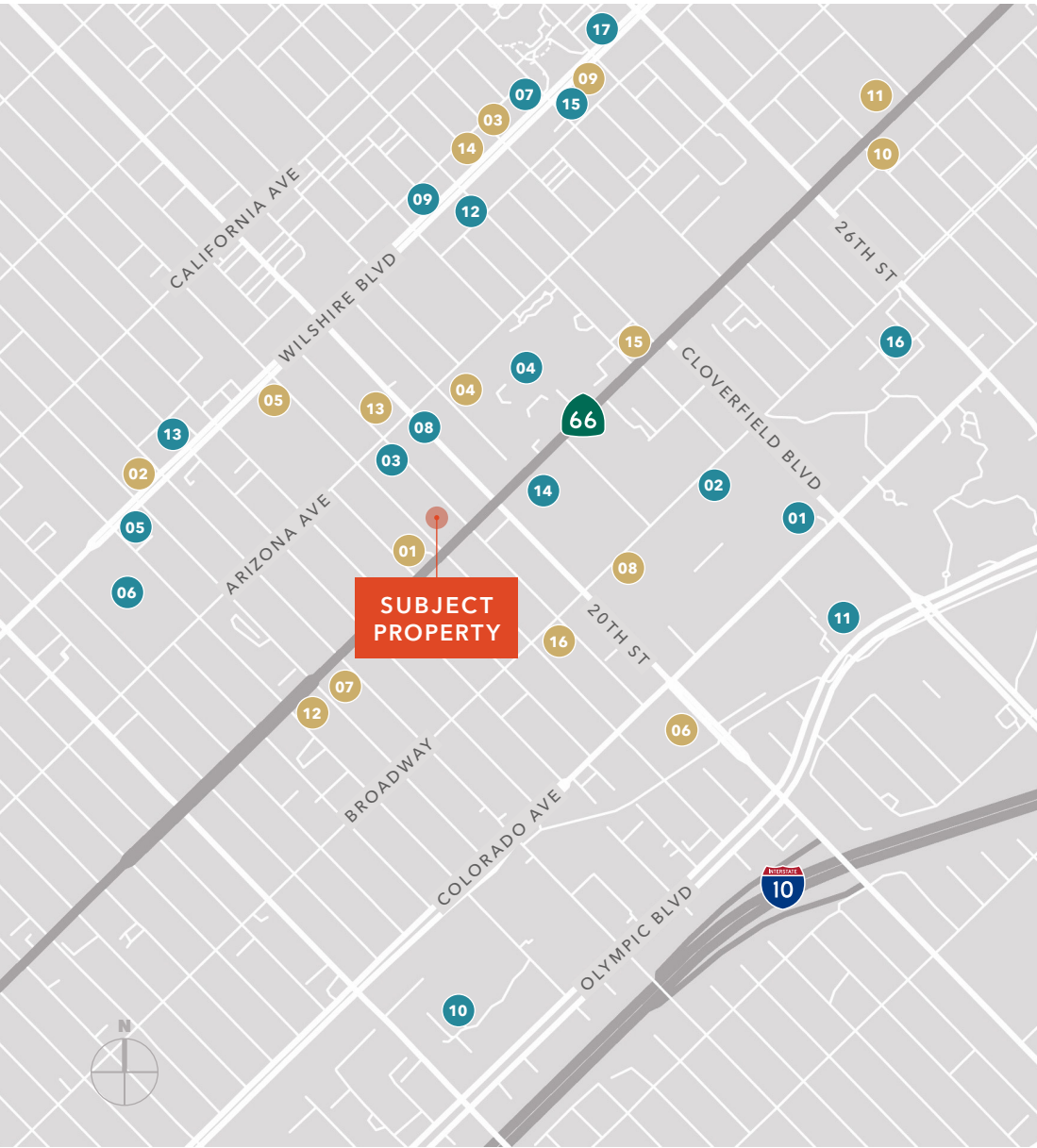
1347 19TH ST



## 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

1347 19TH ST

*Exclusively leased by*

**BRITTNEY MCCARTHY**  
Vice President  
424.653.1825  
brittney.mccarthy@kidder.com

**LIC N° 01947053**

**HELEN TRAN**  
Senior Associate  
424.653.1822  
helen.tran@kidder.com

**LIC N° 02238650**

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

