

## **FOR LEASE 1<sup>st</sup> Floor Retail Space – High Visibility Corner**

**1453 14<sup>th</sup> St. Unit A, Santa Monica, 90403**  
**EXCLUSIVE OFFERING for \$4,225.00 per Month**



**Ground floor retail space on 14<sup>th</sup> and Broadway in Santa Monica! Great area in the heart of Santa Monica, high traffic count with great visibility. Air conditioning and private bathroom in unit! High Ceilings and polished concrete floors! (photo rendering AI generated)**

### **Amenities:**

- ~ 1,300 square feet @ \$3.25 per square foot (Total \$4,225.00)
- CAM Charges = \$851.00 Per Month
- High ceilings, polished concrete floors, glass storefront!
- Central Air Conditioning and Heat!
- Private Bathroom in unit!
- Parking – 2 space available included in lease (directly in front of space)

### **Term Negotiable – Minimum 3 year lease – NNN**

- 3% annual increase
- **Utilities:**
  - CAM Charges (prorated portion): water/trash/sewage, electricity, and property taxes
  - Individually metered: Tenant responsible for internet, telephone

**Contact:** Sullivan-Dituri Company [www.sdrsm.com](http://www.sdrsm.com)  
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