

Sublease

Standalone Plug-and-Play Creative Office

1710-1716 12th Street
Santa Monica, CA 90404

Space Profile:

Premises	Entire Building
Size/RSF	10,500 RSF
Rental Rate	Negotiable
Availability	Immediate
Term	Thru November 30, 2028
Built	1963, renovated 2012
Parking	2.1/1000, 22 spaces (All-day meters located along Olympic Blvd for additional parking)

Features:

- Designed for production, post production, e-sports, gaming, and creative companies
- Fully built out and wired creative space with polished concrete floors and high exposed ceilings
- Skylights and operable windows
- Lutron-controlled lighting and blinds, providing automated and customizable control of interior illumination and window coverings
- Equipped with a CCTV system and central alarm system
- Easy access to Santa Monica Freeway and PCH

Contact:

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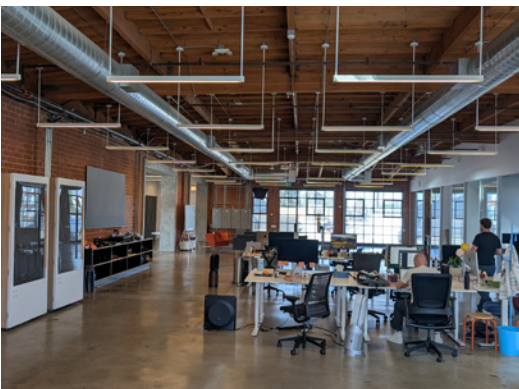
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1710-1716 12th Street

Floorplan





1710-1716 12th Street Interior Photos





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Exterior Photos



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Amenities

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- | | | |
|------------------------|---------------------------------|---------------------------|
| 1 7even Seas Coffee Co | 9 Fritto Misto | 17 Solidarity |
| 2 Bay Cities Deli | 10 Jersey Mikes | 18 Starbucks |
| 3 Benihana | 11 La Purepecha Cocina Mexicana | 19 Sweetfin Poke |
| 4 Blue Daisy Cafe | 12 Marmalade Cafe | 20 Tacos Por Favor |
| 5 Bodega Wine Bar | 13 Mel's Drive-in | 21 The Hive |
| 6 Chase Bank | 14 Orto | 22 Third Street Promenade |
| 7 Crimson | 15 North Italia | 23 Umami Burger |
| 8 Fresh Brothers | 16 Pono Burger | 24 Water Grill |