

INDU  
STRY

**FOR LEASE**

**DOWNTOWN SANTA MONICA STAND ALONE LEASING  
OPPORTUNITY AT WILSHIRE & 2ND STREET  
CREATIVE OFFICE  
±25,584 RSF**

1217 2ND ST  
DOWNTOWN  
SANTA MONICA

**FOR LEASE**





FOR LEASE

CREATIVE OFFICE

1217 2ND STREET SANTA MONICA CA 90401

DETAILS

**AVAILABLE RSF**

± 25,584 RSF

**RATE**

\$5.75/SF per Mo. NNN  
NNNs ±\$1.00/SF

**TERM.**

5-10 Years

**OCCUPANCY**

Immediate

**PARKING**

12 Spaces @ \$200 / Mo.

Additional spaces available in the adjacent City of Santa Monica parking structure at prevailing rates.

**Best-in-class creative office opportunity in downtown Santa Monica**

**FEATURES**

New sliding glass wall open to courtyard and ocean views

New Strand theater lighting system with touch screen controller

New building-wide LED lighting reduces building's energy consumption 50-70%.

New Porcelain tile decking for all ocean view balconies & atrium

New high-efficiency HVAC system with MERV 13 filtration & Pelican WiFi thermostats

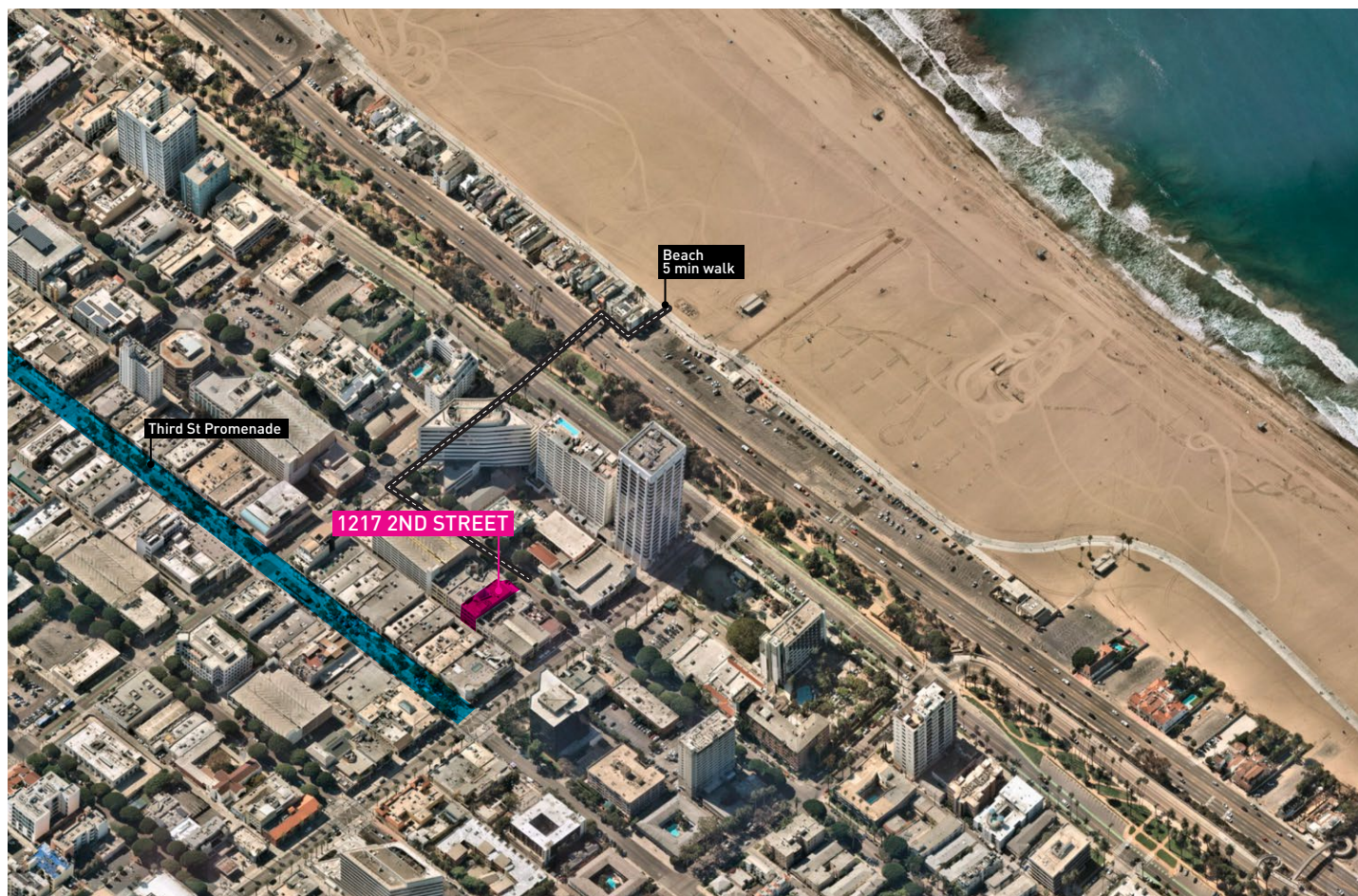
Blended indoor/outdoor space on every floor including multiple patios

Modern interior designed by prominent architect Joey Shimoda

Located in the heart of downtown Santa Monica, one block from the famed Third Street Promenade

Blocks from new Downtown Santa Monica Expo Line Rail Station

Easy access to Santa Monica 10 Freeway, 405 Freeway and Pacific Coast Highway



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1217 2ND STREET SANTA MONICA CA 90401

FLOOR PLAN

GROUND FLOOR  
± 6,882 RSF



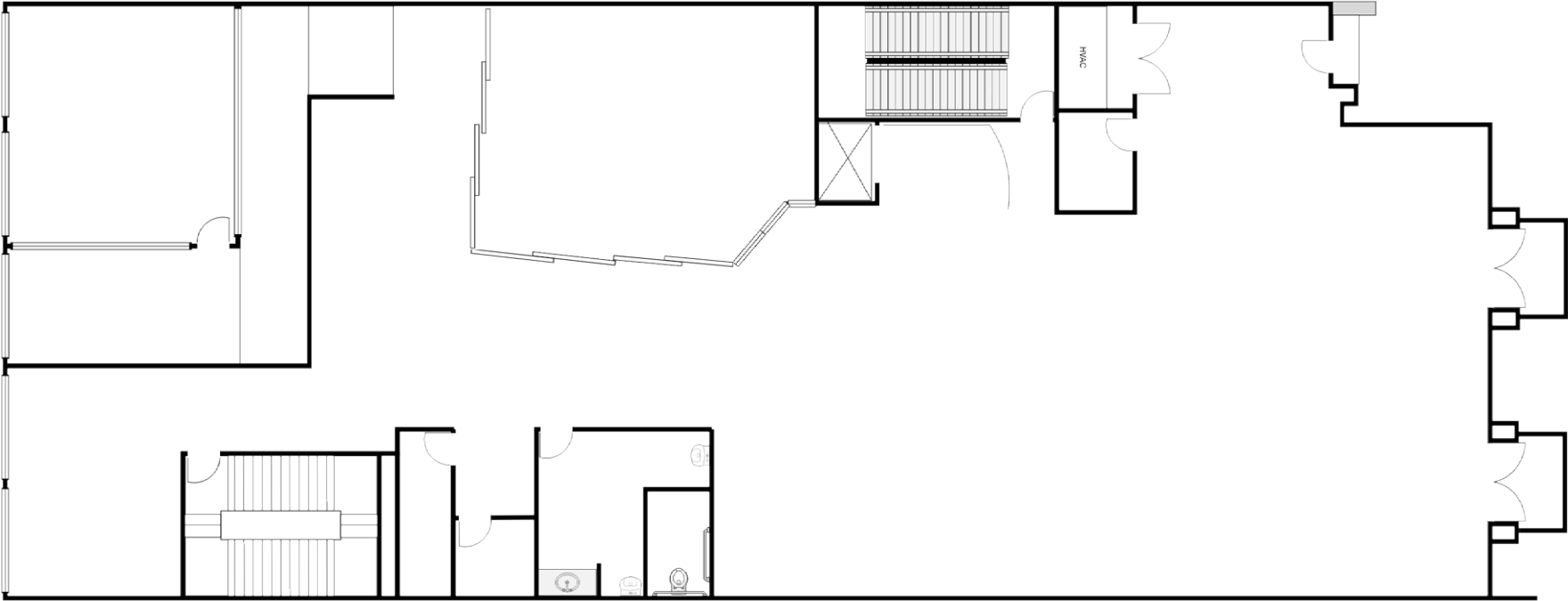
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1217 2ND STREET SANTA MONICA CA 90401

FLOOR PLAN

2ND FLOOR  
± 6,879 RSF



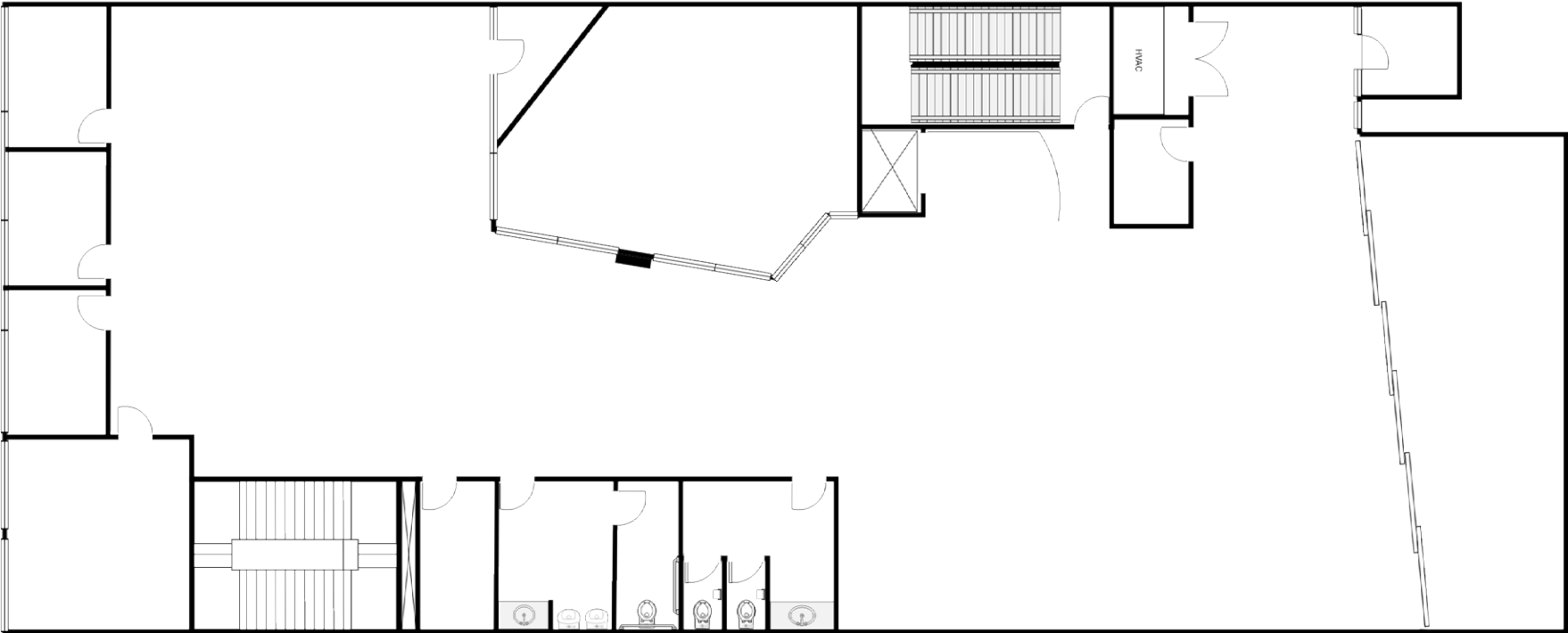
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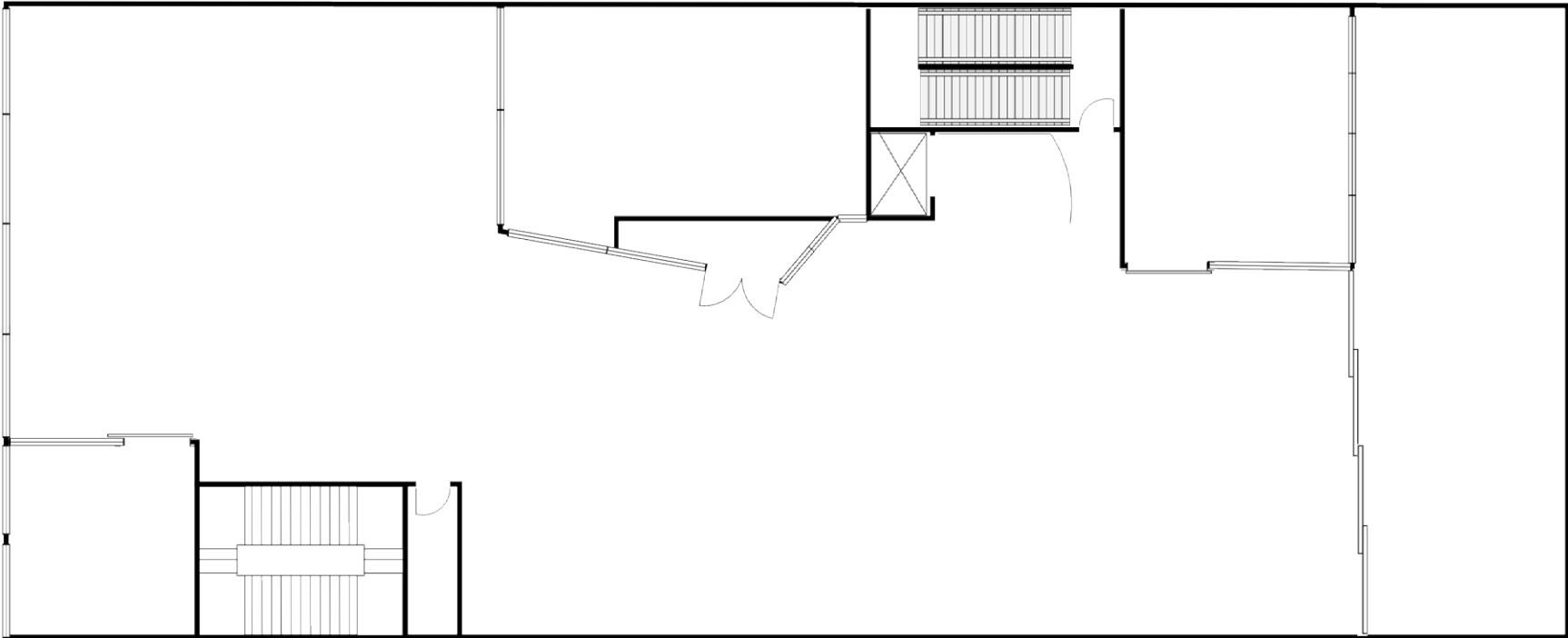
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FLOOR PLAN

3RD FLOOR  
± 6,310 RSF



4TH FLOOR  
± 5,513 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary



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PROPERTY PHOTOS



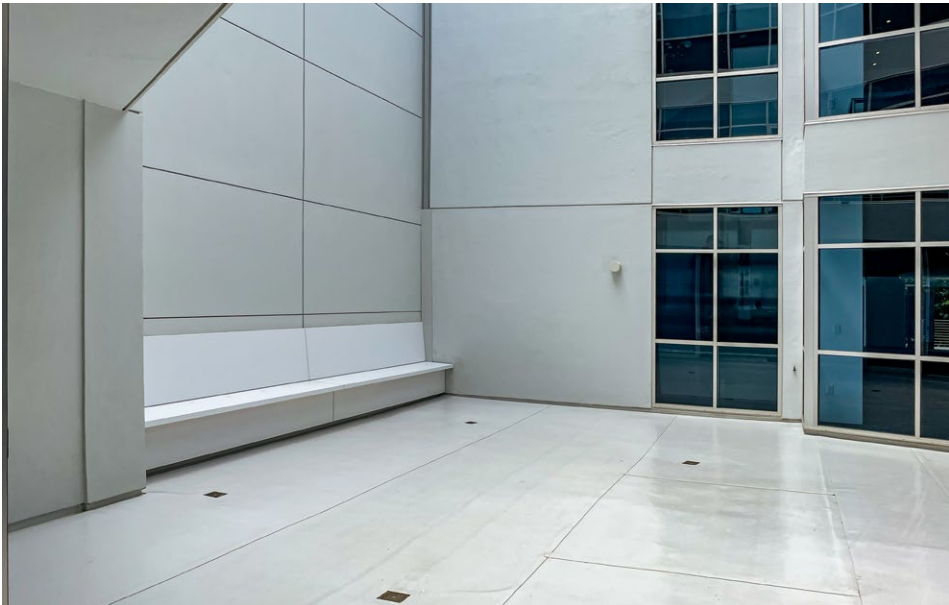


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INTERIOR PHOTOS





### About the neighborhood

A vibrant community of tech and creative companies situated in a unique beach-urban setting.

In Downtown Santa Monica, you're spoiled for choice. Grab coffee at Philz or Refinery on the way in. Power through some errands. Walk to the Pier and "brown bag" it with an ocean view. Spin, gym, yoga, Pilates, Barre, boot camp, repeat. Treat the clients to a two-star Michelin dinner. It's all here.

In close proximity to the Santa Monica 10 Freeway.

5-MIN WALK TO EXPO LINE TERMINUS  
94/100 WALKSCORE

