

1661-1669  
**LINCOLN**  
**BOULEVARD**  
SANTA MONICA, CA

FOR LEASE



## PROPERTY INFORMATION

**Location** 1661-1669 Lincoln Boulevard  
Santa Monica, CA 90404

**Available Space** 1st Floor [#100]: ..... ± 5,692 RSF.  
2nd Floor [#225]: ..... ± 2,849 RSF.  
3rd Floor: ..... ± 14,131 RSF.  
4th Floor: ..... ± 14,131 RSF.

**Reduced Rental Rate** **\$2.95** per square foot, per month, net, net, net.  
(Triple nets are estimated at \$0.75/sq.ft./mo.)

**Term** 5-10 years.

**Availability** Immediate.

**Parking** 3/1,000 - \$175.00 per reserved single car per month, covered.  
Free visitor parking in structure.

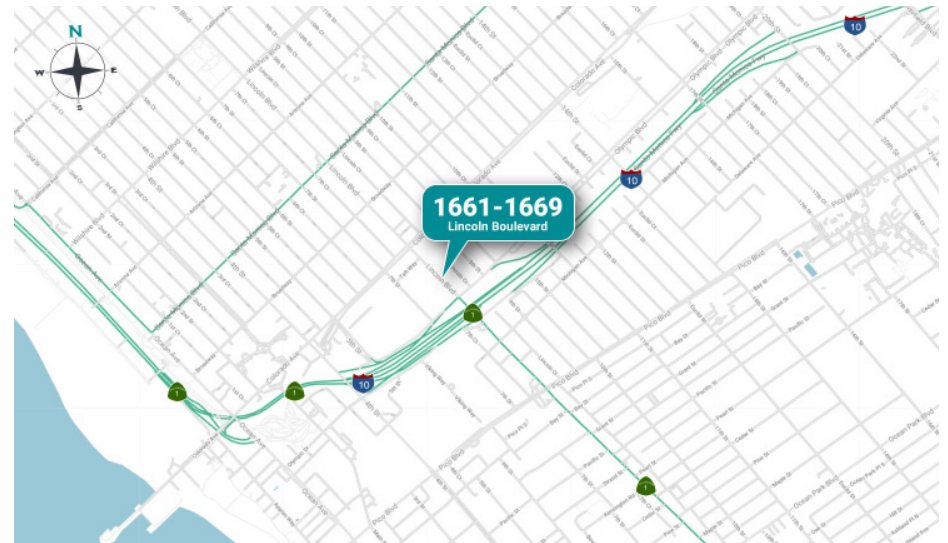
**Six percent (6%) broker commission for five [5] year deal offer through 08/31/22.**



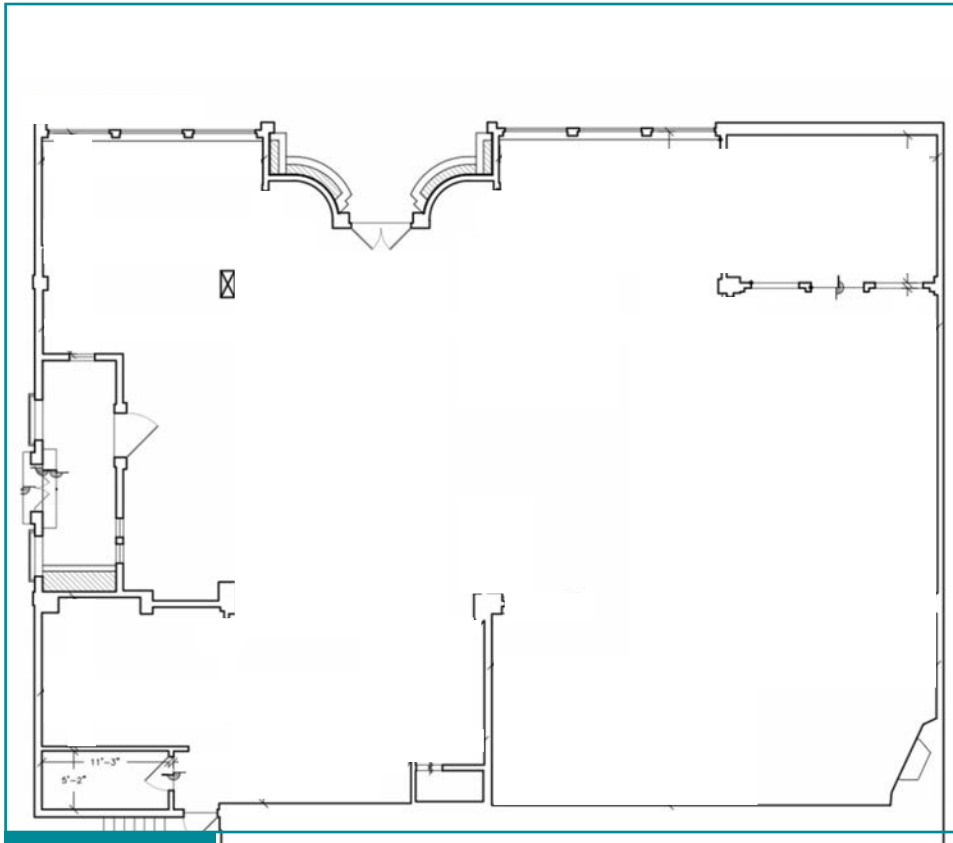
## PRIME LINCOLN BOULEVARD CREATIVE OFFICE OPPORTUNITY

### Features:

- » Easy accessibility to and from 10-fwy and PCH.
- » Polished concrete floors.
- » Abundant natural light.
- » Gated parking structure/two [2] points of ingress and egress.
- » Internal staircase connecting floors 3 and 4.
- » Direct access from the parking structure to both the 3rd and 4th floors.
- » Beautiful atrium courtyard on the ground floor.

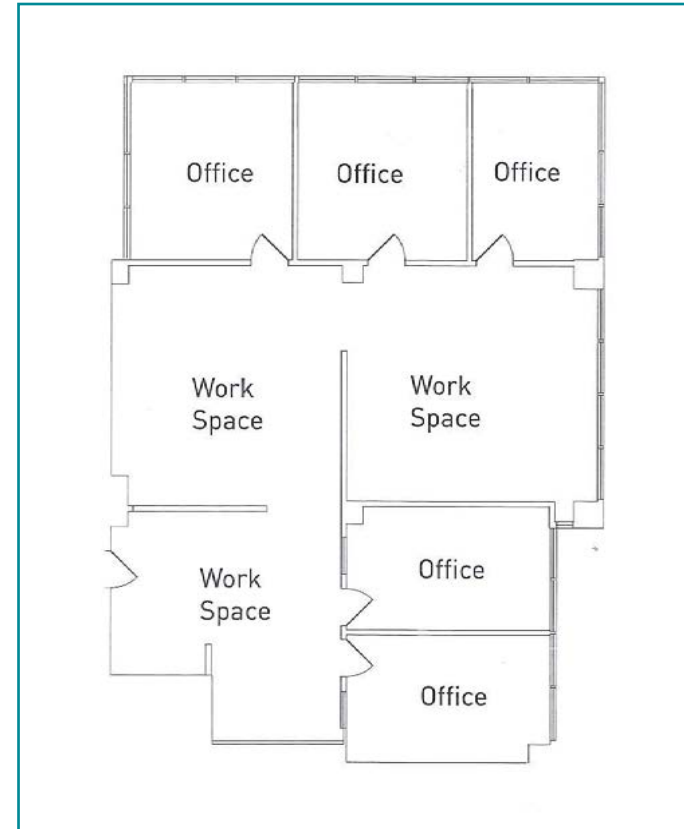


## 1ST FLOOR [Suite 100] FLOOR PLAN



±5,692 RSF

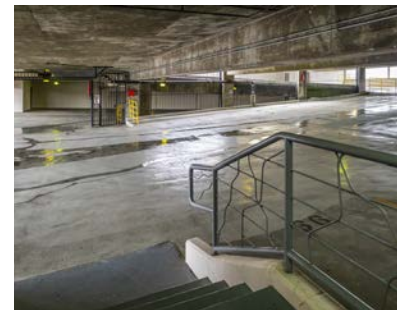
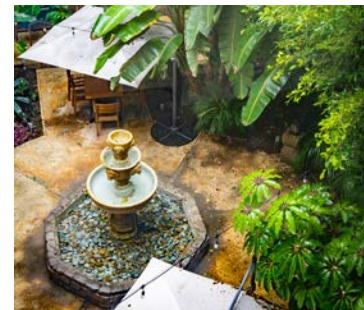
## 2ND FLOOR [Suite 225] FLOOR PLAN



±2,849 RSF



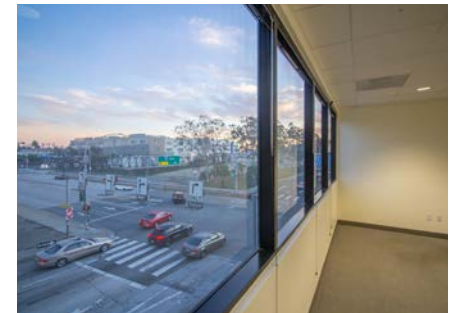
## PROPERTY PHOTOS



PROPERTY PHOTOS | SUITE 225

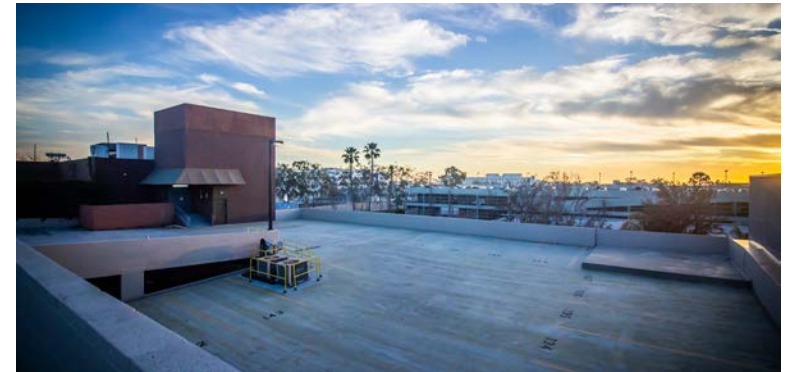
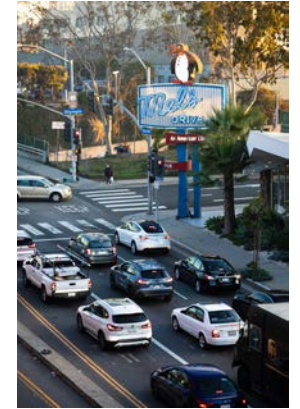


## PROPERTY PHOTOS | 3RD FLOOR



## PROPERTY PHOTOS | 4TH FLOOR





### 5-Mile Radius Demographics:

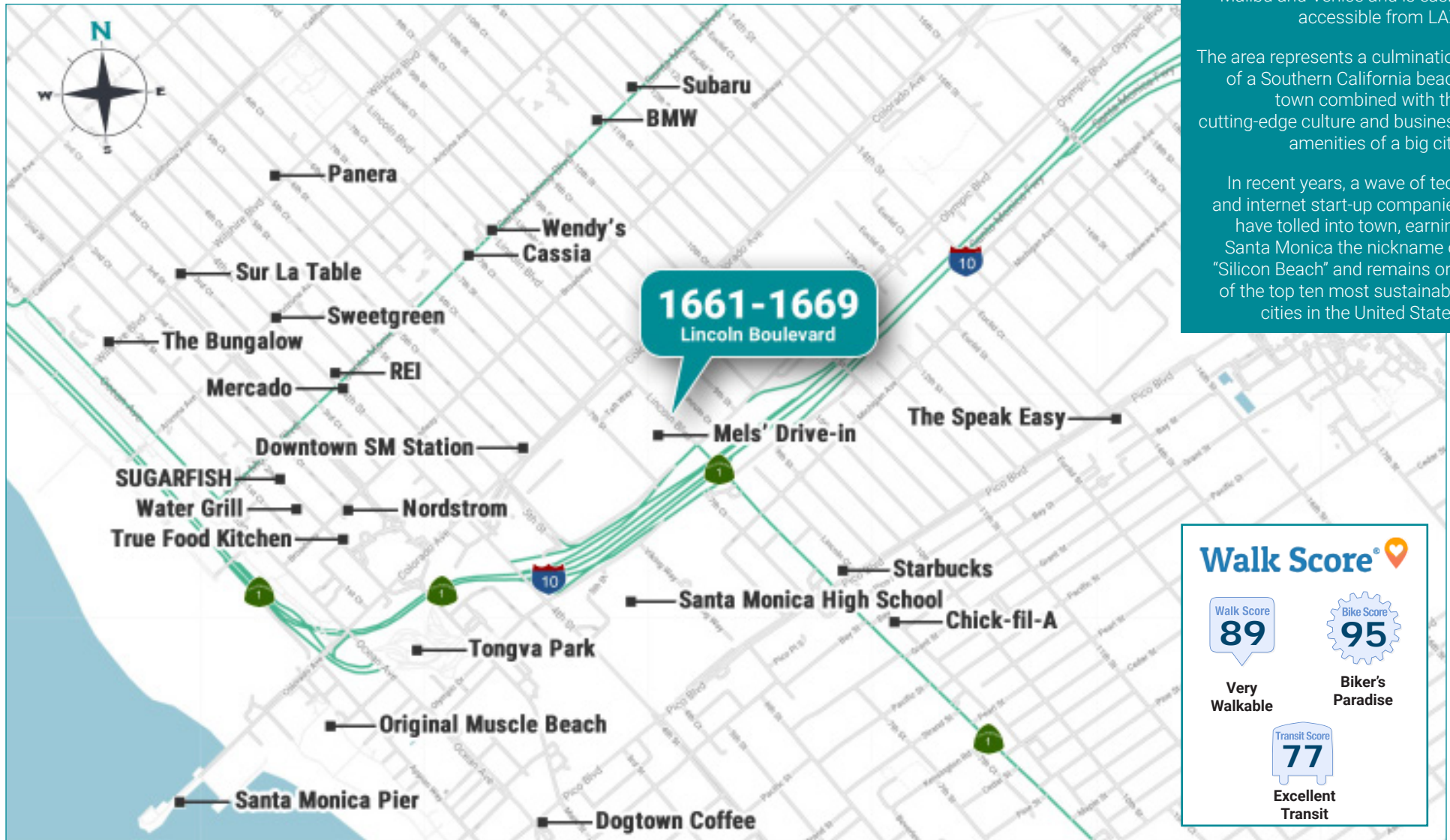
- » 2021 Population: .....461,765
- » 2021 Households: .....214,692
- » Average Household Income:..... \$136,772

### Quick Freeway and Airport Access:

- » Less than one-minute drive to the 10 freeway.
- » 7-minute drive to the 405 freeway.
- » 25-minute drive to LAX.
- » Less than 3-minute drive to Santa Monica Beach.

## LOCAL AMENITIES

## ABOUT THE NEIGHBORHOOD



Santa Monica is bordered by Malibu and Venice and is easily accessible from LAX.

The area represents a culmination of a Southern California beach town combined with the cutting-edge culture and business amenities of a big city.

In recent years, a wave of tech and internet start-up companies have tolled into town, earning Santa Monica the nickname of "Silicon Beach" and remains one of the top ten most sustainable cities in the United States.

1661-1669  
**LINCOLN**  
**BOULEVARD**  
SANTA MONICA, CA

