

WORLD CLASS HEADQUARTERS LOCATION FOR SUBLEASE



**1733 OCEAN AVENUE
SANTA MONICA, CA 90401**

SPECS & DETAILS

PREMISES

3rd Floor: ± 12,171 SF

4th Floor Penthouse: ± 24,488 SF

Total: ± 36,659 SF (Divisible by Floor)

RENT

\$6.50/SF, FSG

OCCUPANCY

45 Days

TERM

Through December 31, 2024

PARKING

4/1,000 On-site (Approx. \$265/Space/Month)

Additional Parking Available
at Prevailing Building Rates



OPPORTUNITY OVERVIEW

This world class headquarters location for sublease; the Penthouse Suite and the 3rd Floor Suite at 1733 Ocean Avenue in Santa Monica. 1733 Ocean Avenue is a state of the art, turnkey, creative and collaborative office environment located in the heart of Santa Monica's famed Ocean Avenue. This cutting-edge creative office sublease provides for a move-in ready environment where all FF&E will be included at no additional cost. The sublease Premises underwent a major multi-million-dollar reno-vation which was completed in late 2017.

The Penthouse and Third Floor have extensive ocean views, as well as fully furnished wrap-around patio space. Each floor has a full kitchen suitable for catered events and company-wide luncheons, both featuring multiple dishwashers and sinks, as well as custom paneled refrigerators. Bright, airy, and modern, this is the ultimate work destination for creatives and technologists alike.

**Walk Score**

92 Walker's Paradise

**Bike Score**

91 Biker's Paradise

**Over 30,000 Rooms**

in 30 Hotels within 1 Mile

**Over 30 Fitness**

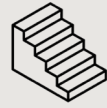
Centers within 1 Mile

**Close Proximity to Expo**

Rail Station Serving 4.9 Million Annual Riders



FEATURES



Interconnectivity Between the Penthouse Suite and the Third Floor Suite.



Extensive Ocean Views North, South, West, and East Facing Windows Allows for an Abundance of Natural Light.



Safe and Secure Lobby with Remote Key Card Access to Elevator Bank(s).



Exclusive Use of Patio Space in Both the Penthouse and Third Floor Suites.



Prioritizing Health and Safety Bright, Open Floor Plans Designed to Promote Safe Social Distancing and Enhanced Cleaning Procedures Throughout the Work Space(s). Nightly Janitorial Services Included 5 Days a Week.



Move-in Ready All FF&E is Included (Truly Plug & Play).





1733 OCEAN AVENUE



FOR SUBLEASE



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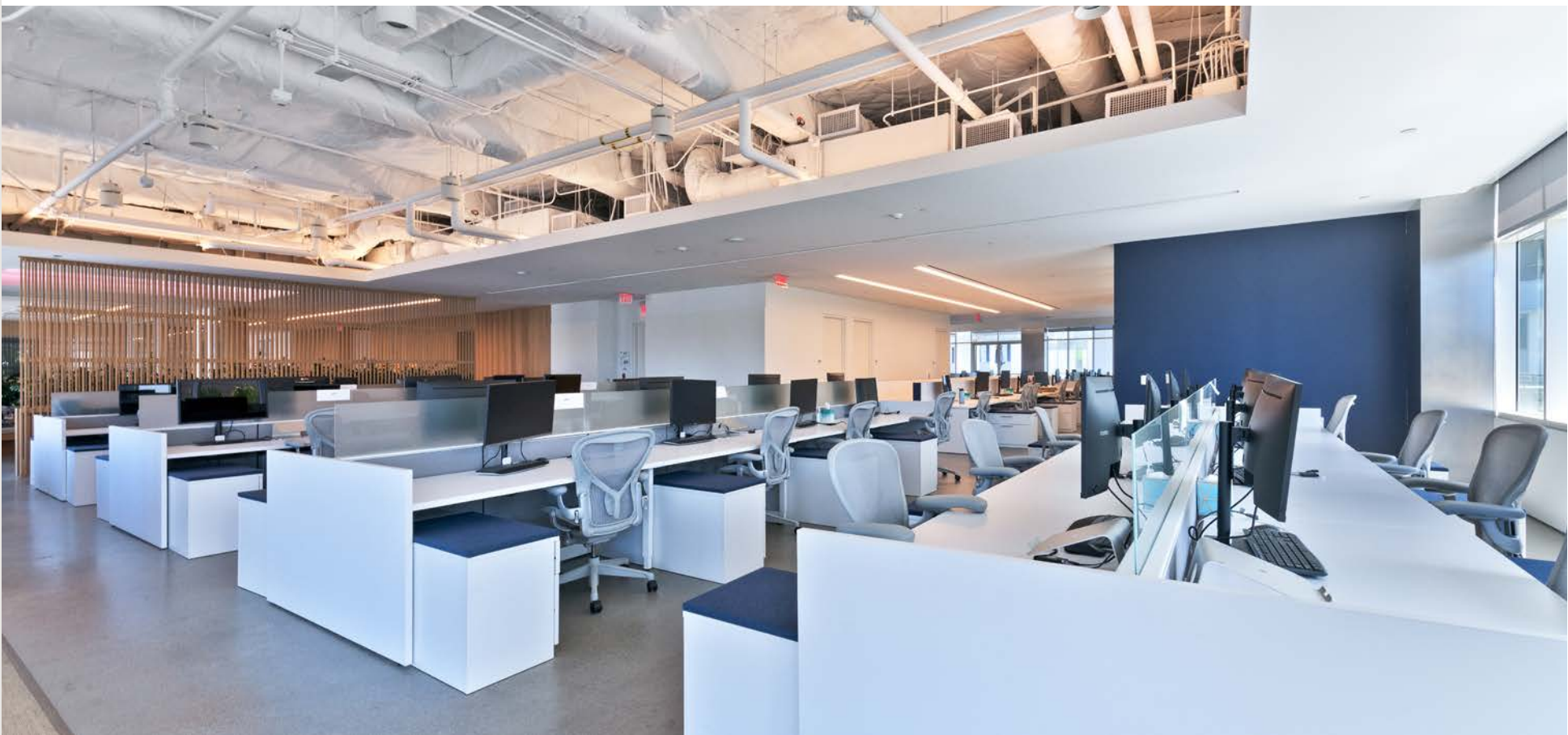
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THIRD FLOOR PLAN

± 12,171 SF

1733 OCEAN AVENUE

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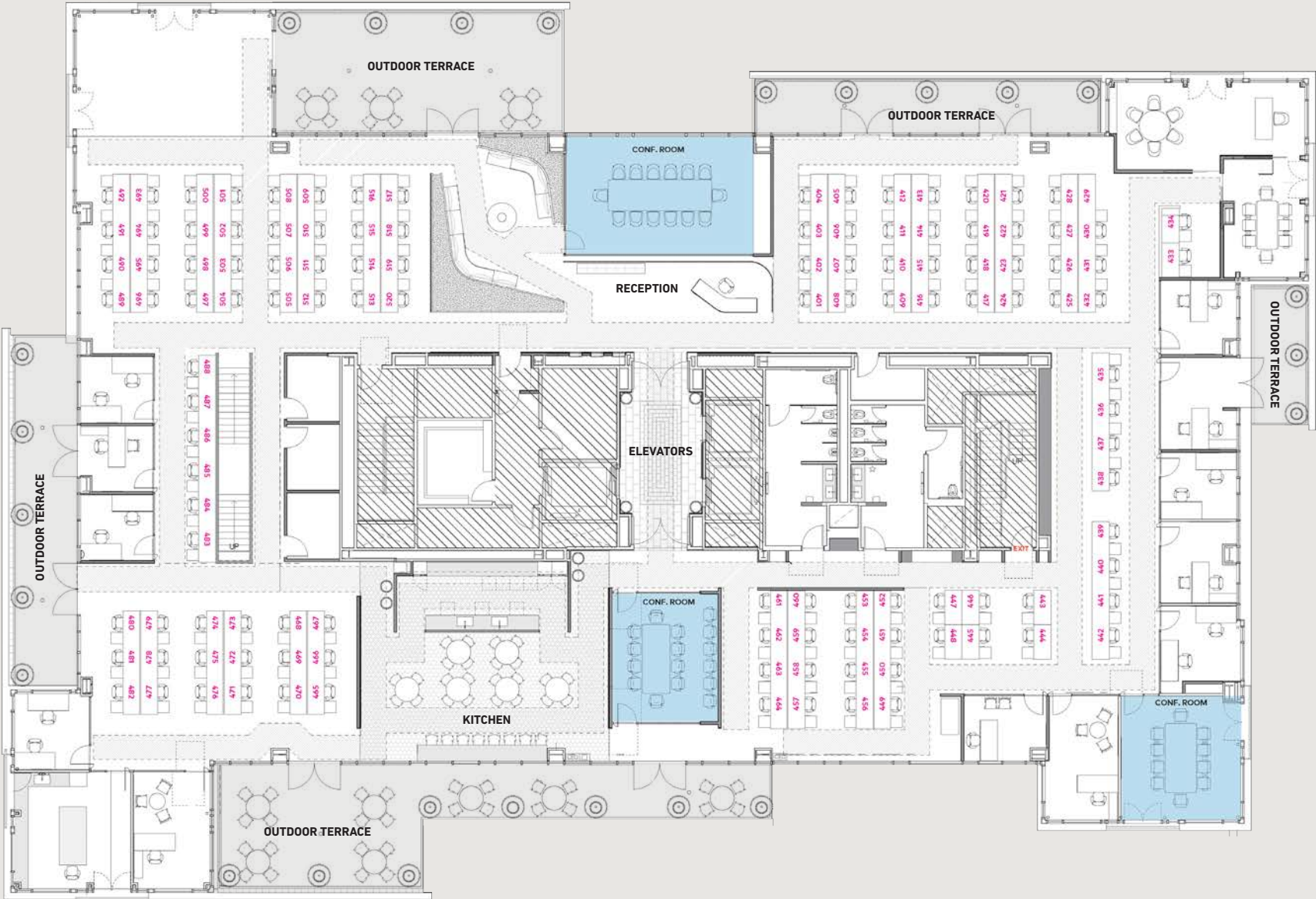


PENTHOUSE FLOOR PLAN

± 24,688 SF

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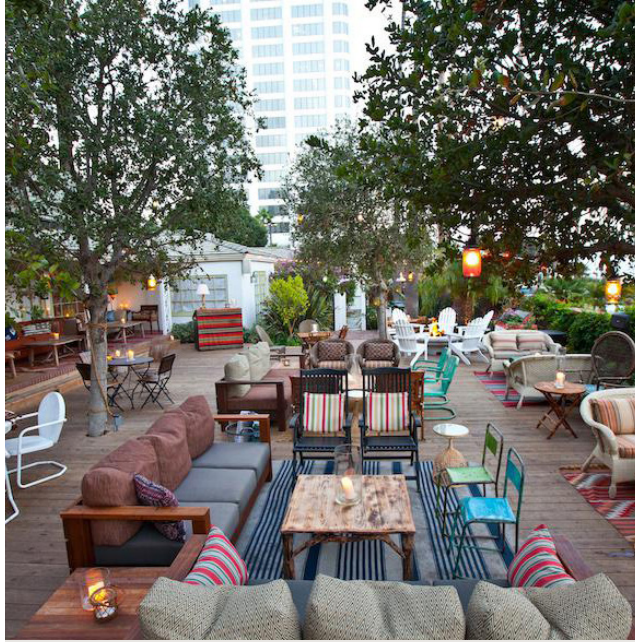




ELEPHANTE



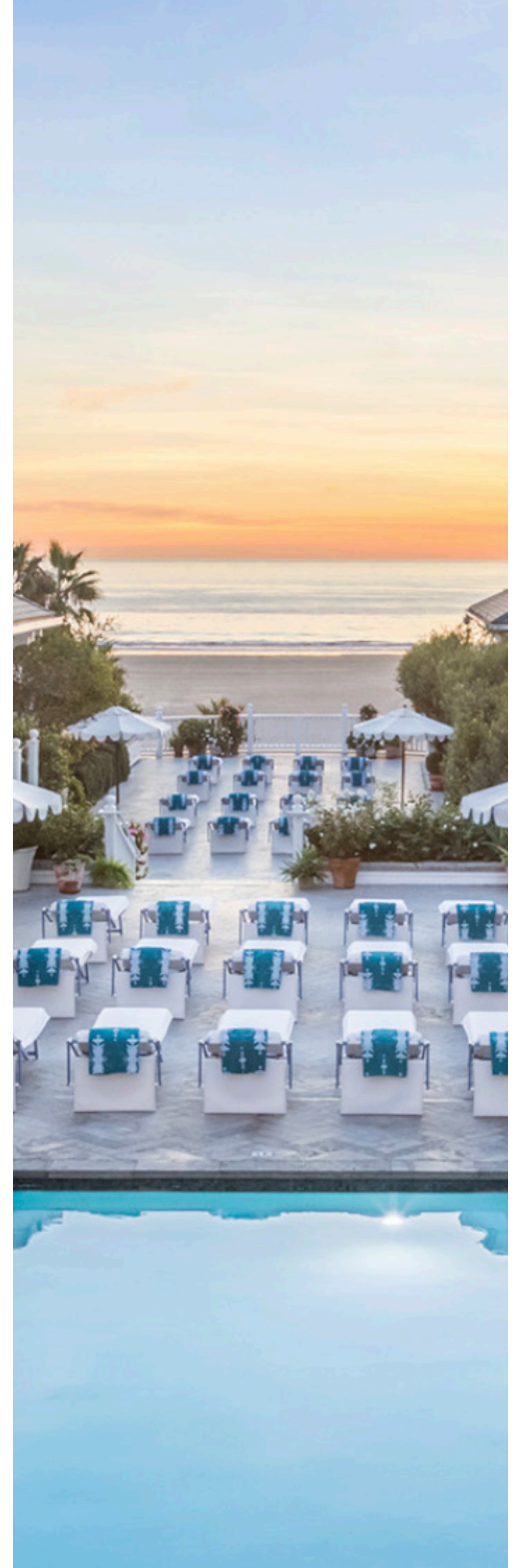
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THE BUNGALOW



3RD STREET PROMENADE



SHUTTERS ON THE BEACH





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