

# FOR LEASE

MEDICAL OFFICE SUITE  
IN CLASS "A" MEDICAL BLDG

1245 16TH STREET  
SANTA MONICA, CA 90404



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# PROPERTY OVERVIEW

1245 16TH STREET  
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## AVAILABLE MEDICAL SUITES

**Suite 210:** 890 square feet built out for psychologist

**Suite 300:** 3,741 square feet built out with numerous windowed exam rooms, doctor offices, kitchen, storage, 2 private bathrooms, etc. Entrance is adjacent to elevator lobby

**LEASE RATE:** \$6.30 Per Square Foot, Full-Service Gross

**TERM:** 5-10 years

**PARKING:** Approximately 500 car parking in onsite garage at a ratio of approximately 8 per 1000

**AVAILABLE:** Immediately

## BUILDING FEATURES

- » Situated across from UCLA Santa Monica Medical Center Level 1 Trauma Center with a 281-bed capacity recognized for its expertise in cancer care and heart health; UCLA Medical Center receives approximately 14,000 admissions annually
- » Tenant improvement allowance available for qualified tenants and lease terms
- » Parking has attendants to assist clients with locating a parking space quickly
- » Pride of ownership. Building is very well maintained

## LOCATION AMENITIES

- » Blocks from Providence Saint John's Hospital Nationally renowned award-winning 266-bed hospital offering a diverse range of specialists including cardiology, oncology, orthopedic services, neurology, women's health, and more. St. John's Health Center receives approximately 12,000 admissions annually
- » Walking distance to many surrounding amenities, supermarkets and restaurants
- » Convenient access from major east/west streets (Wilshire Blvd, Santa Monica Blvd, Olympic Blvd, and Pico Blvd) and the Santa Monica Freeway

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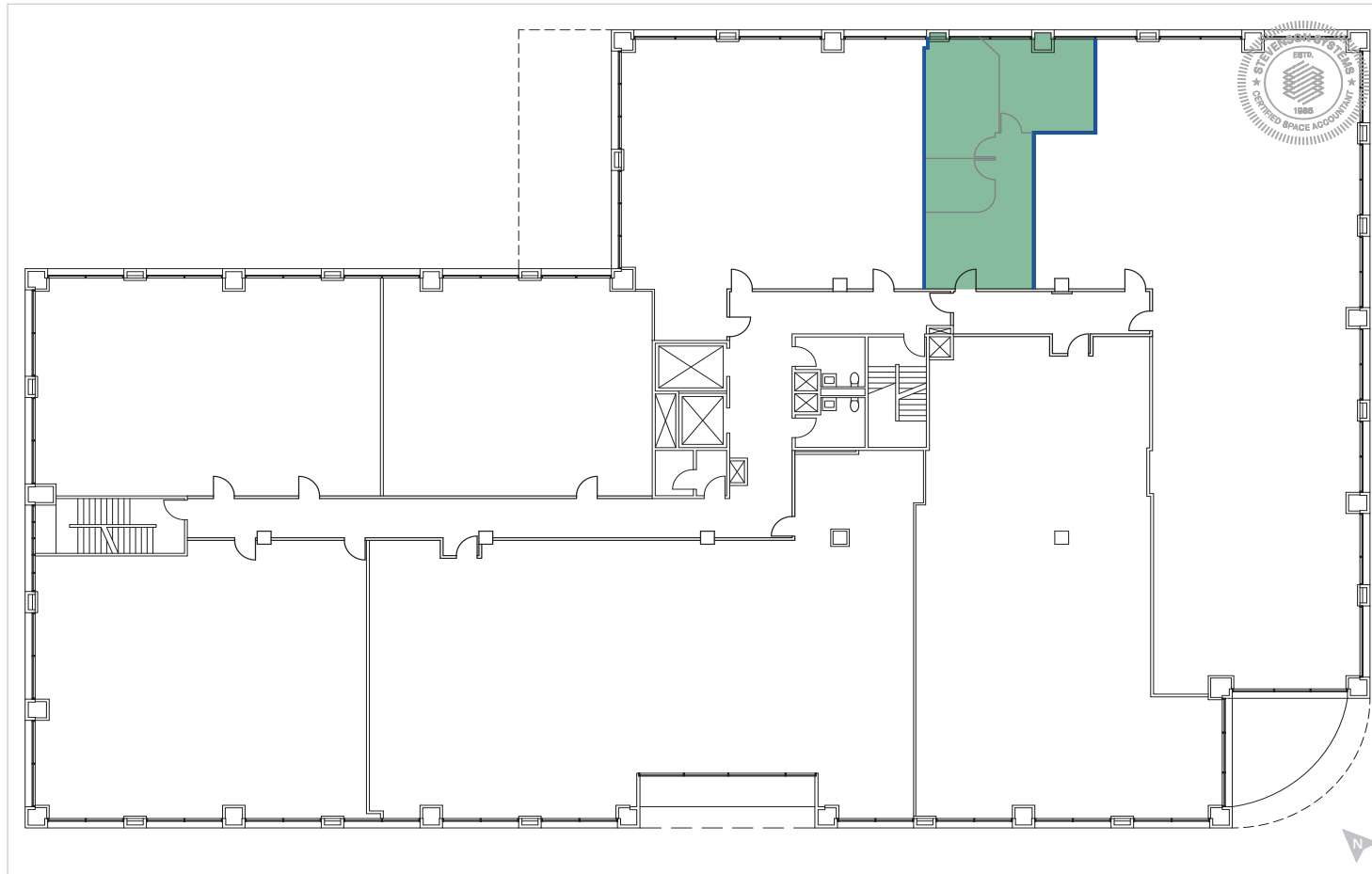
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# FLOOR PLAN *Suite 210*

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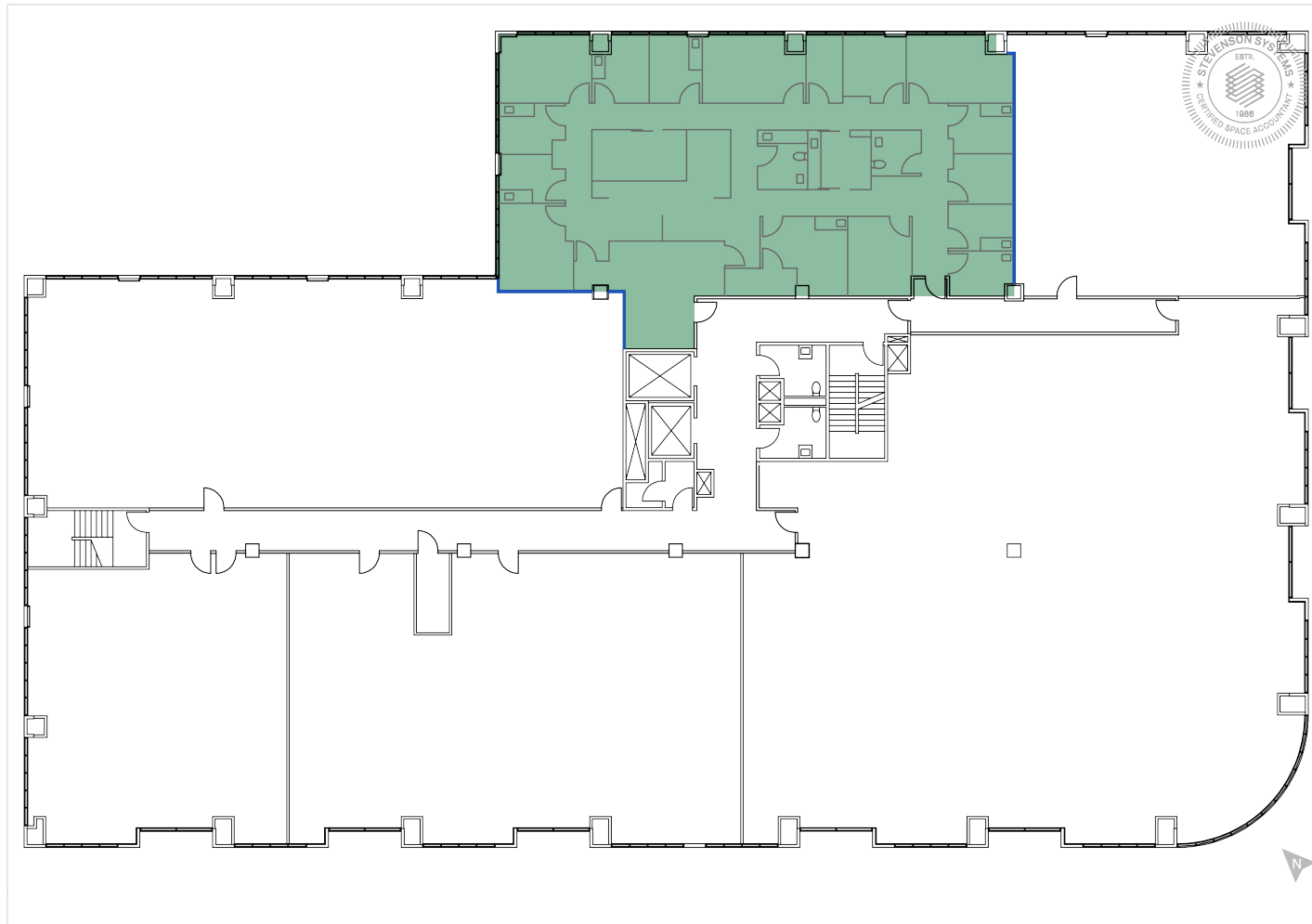
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# FLOOR PLAN *Suite 300*

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# AREA OVERVIEW

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