

The Altemus Company

1537 Pontius Avenue Los Angeles, CA 90025 | 310-478-7727

Available SF 5,985 SF

Industrial For Lease

Building Size 19,235 SF



Address: 1438 9th St, Unit A/B/C, Santa Monica, CA 90401

Cross Streets: Broadway/Lincoln Boulevard

Creative Office/Flex/Industrial For Lease
Perfect for a Variety of Creative Office, Flex or Light Industrial Uses
Includes Loading Door/Alley Access
Space Is Divisible to 4,125 SF & 1,860 SF

Lease Rate/Mo: \$22,444
Lease Rate/SF: \$3.75
Lease Type: Modified Gross
Available SF: 5,985 SF
Minimum SF: 1,860 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: R3

Sprinklered: Yes
Clear Height: 12'-14'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 10'x10'
A: V: O: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1980
Whse HVAC:
Parking Spaces: 14 / **Ratio:** 2.3:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: / 6
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA West
APN#: 4282027034

Listing Company: The Altemus Company
Agents: [Justin Altemus 310-478-7729](mailto:justin@altemuscompany.com)
Listing #: 41549556
Notes: Call broker for commission information.

Listing Date: 12/04/2024

FTCF: CB000N000N000