

Creative Open Space for Lease

1102-1106 BROADWAY (11TH ST.), SANTA MONICA

BEITLER
Commercial Realty Services
1000



FREE ON SITE PARKING



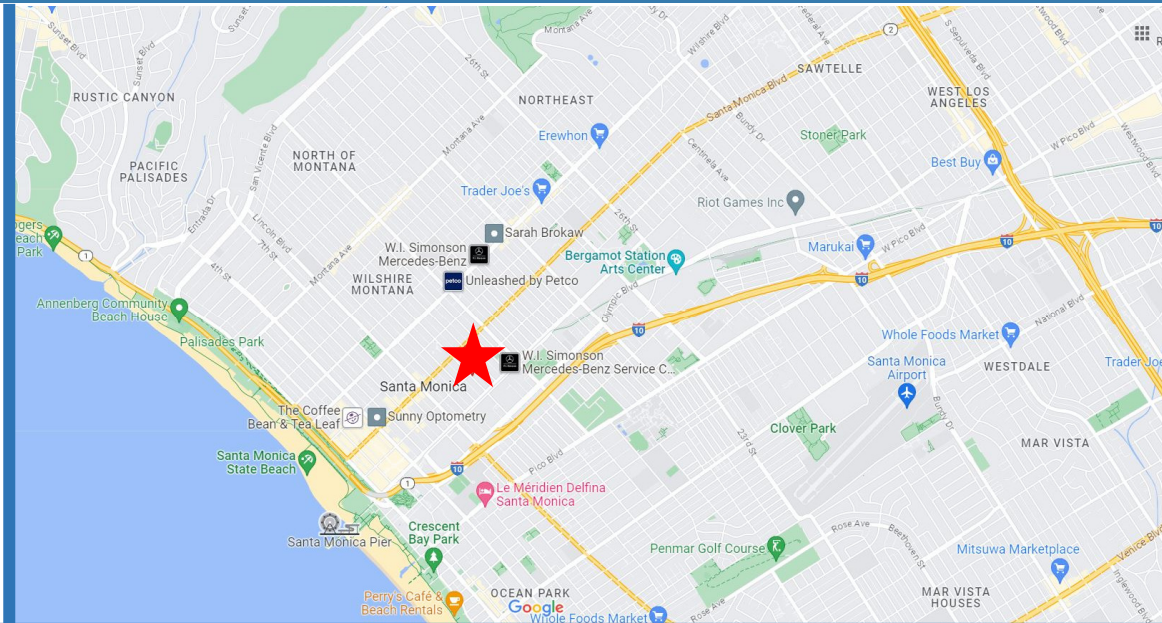
6,775 SF - DIVISIBLE



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Kathy Ryan
310.447.7226
kryan@beitler.com



PROPERTY INFORMATION:

**20 FREE Reserved Parking Spaces!
Roll Up Garage Door/Outdoor Patio**

**\$4.95 RSF Modified Gross
NO CAMS OR PASS THROUGHS EVER!**
(Tenant only pays for Utilities, Internet & phone lines)

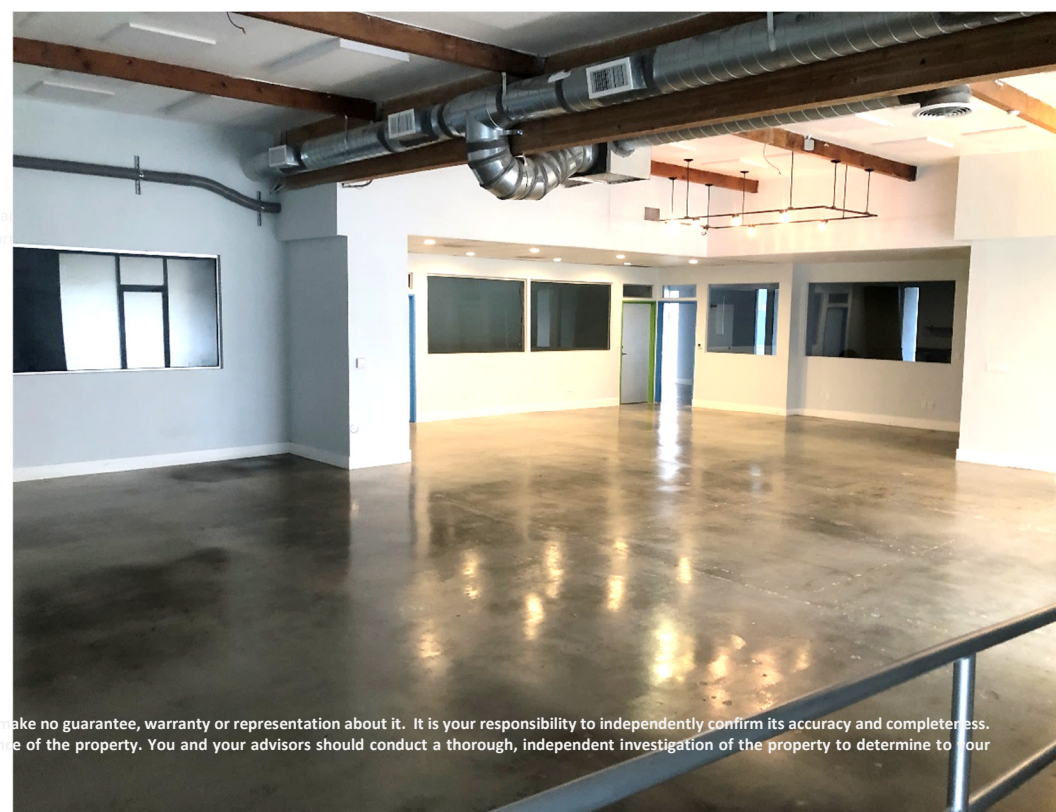
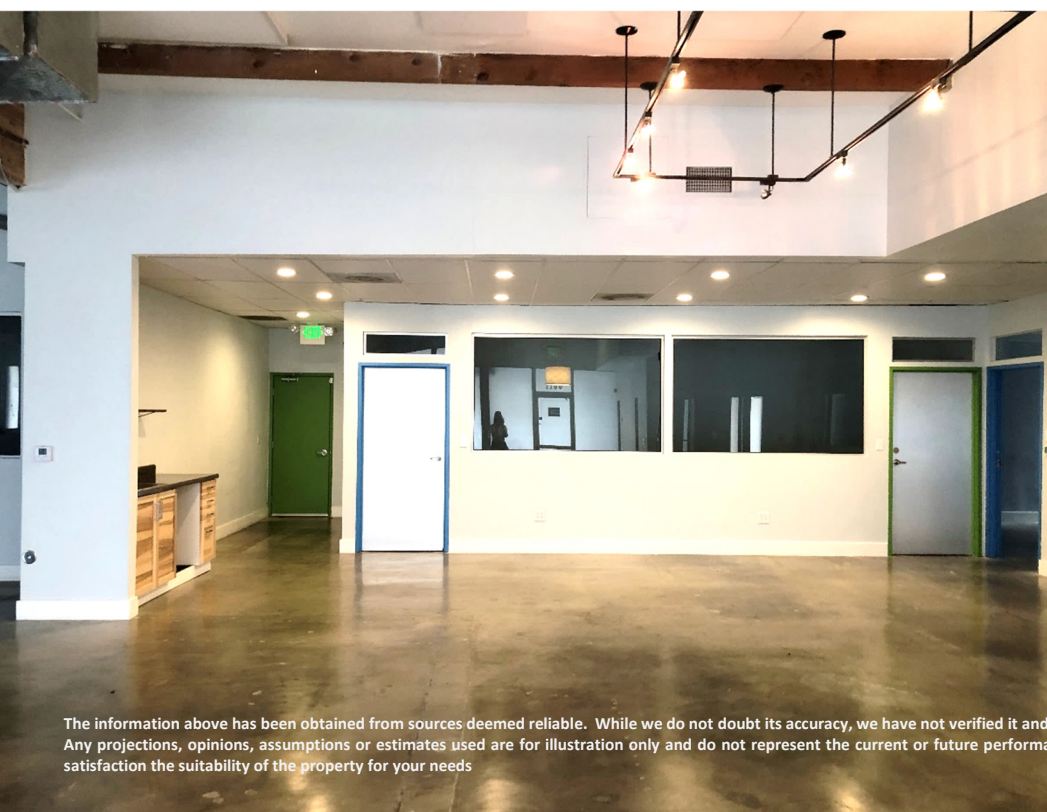
Total Space:	Approx. 6,744 RSF (Divisible)
Space A:	3,706 RSF
Space B:	3,038 RSF

Occupancy: Available Now!

PROPERTY HIGHLIGHTS:

- ❖ Great Location in Santa Monica
- ❖ 4 Entrances in Free Standing Building
- ❖ Bathroom with Shower
- ❖ High Ceilings
- ❖ Polished Cement Floors
- ❖ 17' High Ceilings
- ❖ Numerous Skylights
- ❖ Great Lighting
- ❖ Signage Opportunity on Broadway and 11th St
- ❖ 8 to 9 Offices
- ❖ Large Open Layout
- ❖ 1 Large Server Room w/its Own HVAC Unit
- ❖ 2 Large Rooms for Storage/Files





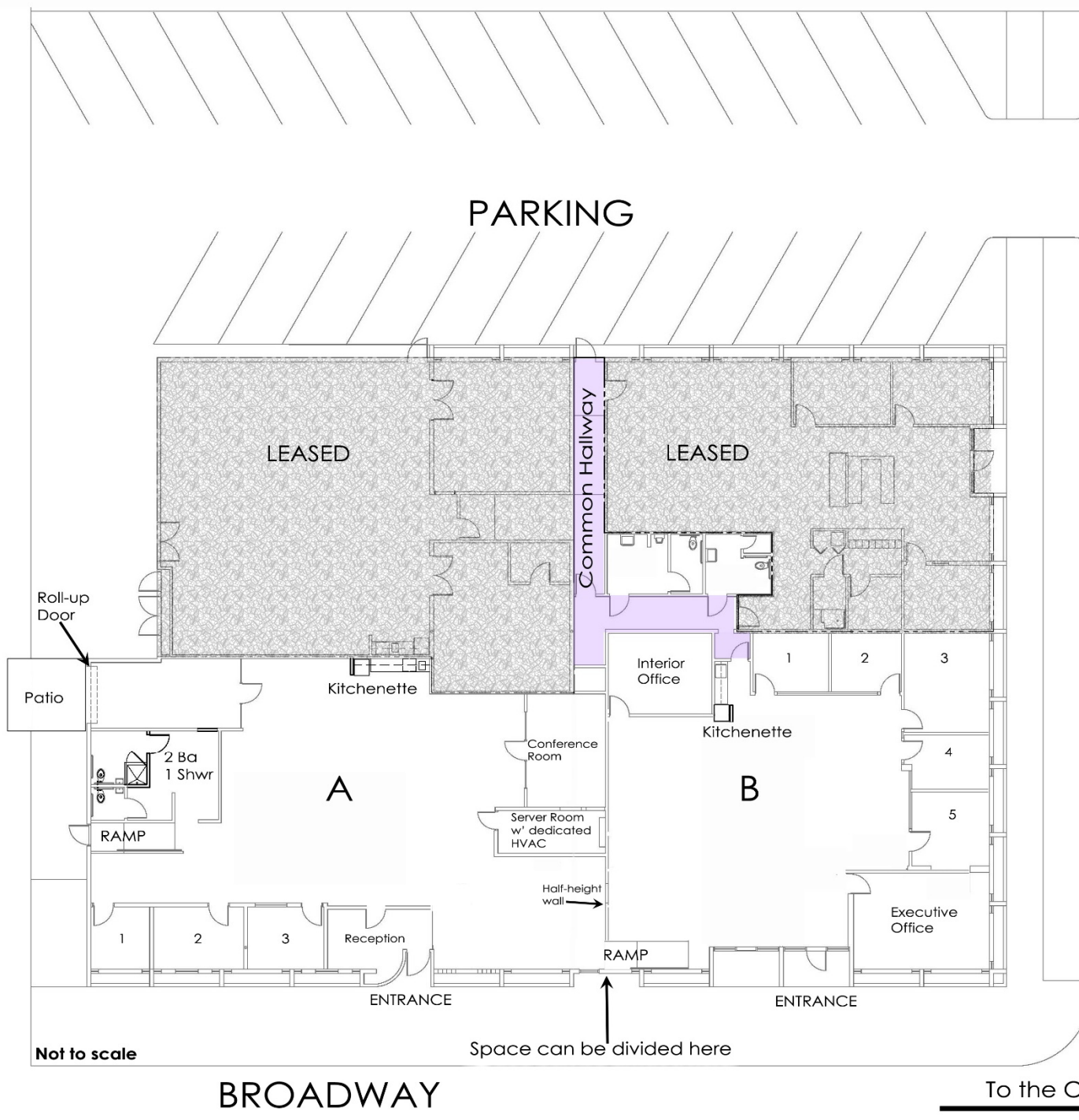
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11th Street



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For further information or to
schedule a tour contact:

Kathy Ryan
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LIC #01015081
kryan@beitler.com