

# 1749 14th St

## Office For Lease or Sale in Santa Monica



Property ID: 674540

Location	Listing Summary		
1749 14th St	<b>FOR LEASE</b>		<b>FOR SALE</b>
Santa Monica, CA 90404	<b>Available SF</b>	5,000 SF	<b>Sale Type</b> Owner/User
<b>Park/Complex</b>	<b>Vacant SF</b>	5,000 SF	<b>Unit</b>
<b>Market:</b> LA West	<b>Min Div</b>	600 SF	<b>Price</b> \$3,500,000
<b>Submarket:</b>	<b>Max Contig</b>	3,500 SF	<b>Price/SF</b> \$537.39 /SF
<b>Cross Streets:</b> NE of 14th St and Olympic Blvd	<b>Rate</b>	\$1.85 Gross	<b>FTCF</b> CB250N000S000
	<b>Sublease</b>	No	
	<b>Taxes/SF</b>		
	<b>Operating Exp/SF</b>		

Property Description					
<b>Building Size</b>	6,513 SF	<b>Class</b>	B	<b>Common Area Factor</b>	<b>Parking Spaces</b> 18
<b>Floors</b>	2	<b>Status</b>	Existing	<b>Min Floor Size</b>	<b>Parking Ratio</b> 2.76/1000
		<b>Year Built</b>	1984	<b>Max Floor</b>	

### Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available	Suite ID
1-2		3,500	600	3,500	\$1.85 Gross	Now	997200
Comments: Private offices and large open area.							
2		1,500	1,500	1,500	\$1.85 Gross		997698

### Zamel & Associates

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