## 1749 14th St

## Office For Lease or Sale in Santa Monica



Property ID:

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

| Property Description |          |            |          |                    |          |                |           |  |  |
|----------------------|----------|------------|----------|--------------------|----------|----------------|-----------|--|--|
| Building Size        | 6,513 SF | Class      | В        | Common Area Factor |          | Parking Spaces | 18        |  |  |
| Floors               | 2        | Status     | Existing | Min Floor Size     | 2,500 SF | Parking Ratio  | 2.76/1000 |  |  |
|                      |          | Year Built | 1984     | Max Floor          | 4,000 SF |                |           |  |  |

## **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   |
| Comme | ents: Priv | vate offices and | large open | area.      |              |           |          |
|       |            |                  |            |            |              |           |          |
| 2     |            | 1,500            | 1,500      | 1,500      | \$1.85 Gross |           | 997698   |
|       |            |                  |            |            |              |           |          |

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