

Available SF 5,400 SF

Industrial For Lease

Building Size 14,000 SF



**Address:** 1934 14th St, Santa Monica, CA 90404

**Cross Streets:** 14th St/Pico Blvd

High End Facility For Gym/Physical Therapy  
 Excellent Improvements Such As Ice Plunge, 4 Showers  
 Locker Room Area & Yoga/Meditation Room  
 Hardwood Floors Throughout  
 Can Also Be Use As Individual Offices With Open High Ceilings  
 ±2,000 SF Sprinklered Warehouse

**Lease Rate/Mo:** \$14,580  
**Lease Rate/SF:** \$2.70  
**Lease Type:** NNN  
**Available SF:** 5,400 SF  
**Minimum SF:** 5,400 SF  
**Prop Lot Size:** POL  
**Term:** 1-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Paved  
**Zoning:** C4  
  
**Listing #:** 26565213

**Sprinklered:** Yes  
**Clear Height:** 20'  
**GL Doors/Dim:** TBD  
**DH Doors/Dim:** TBD  
**A: 400 V: 240 O: 3 W: 3**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 2010  
  
**Whse HVAC:** No  
**Parking Spaces: 12 / Ratio: 2.2:1/**  
**Rail Service:** No  
**Specific Use:** Mixed Use  
  
**Listing Date:** 07/07/2021

**Office SF / #:** 3,000 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 2,000 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 400 SF  
**Include In Available:** No  
**Possession:** 30 Days  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** LA West  
**APN#:** 4283-030-030



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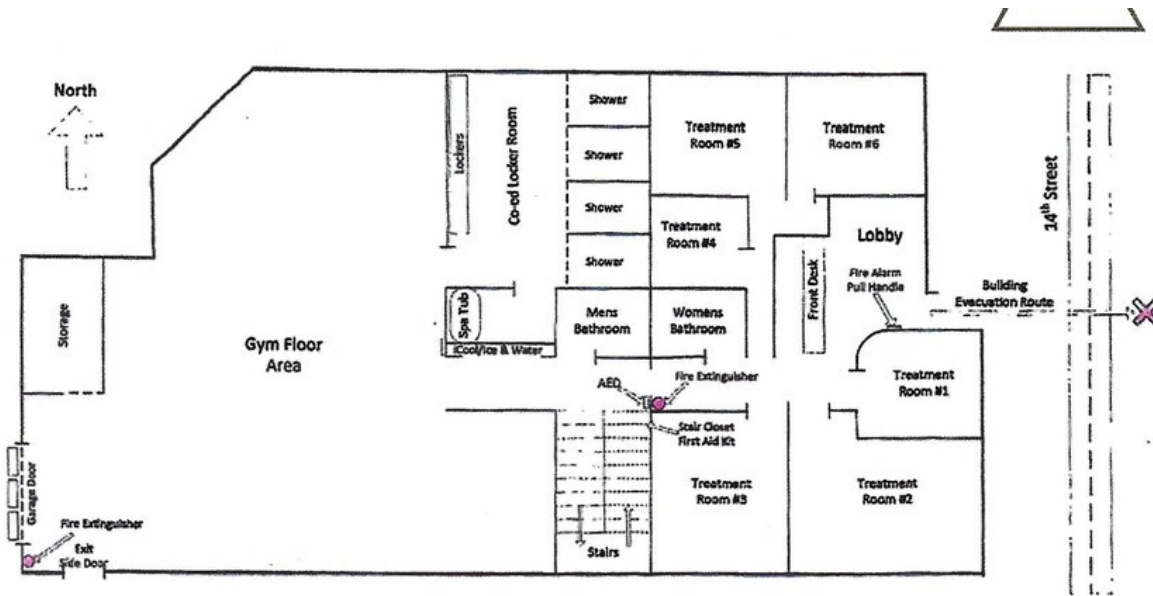


Figure 3. First Story Floor Plan

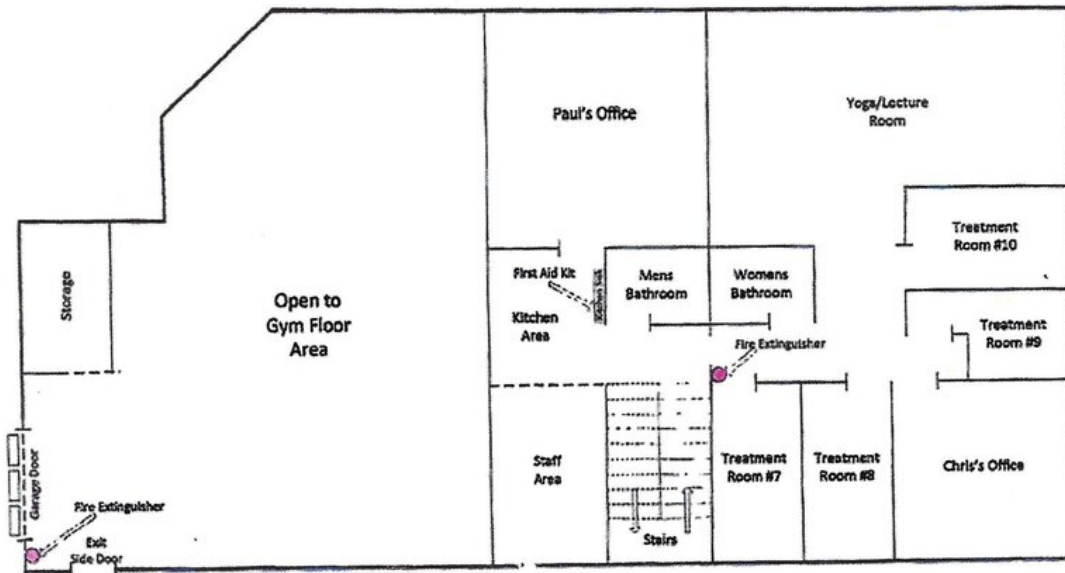


Figure 4. Second Story Floor Plan



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