

1450 Tenth Street

SANTA MONICA, CA

MEDICAL / OFFICE SPACE
LEASE OPPORTUNITY
\$1 PER SF BROKER BONUS

A four-story commercial building consisting of approximately 30,000 RSF of medical office space. The property is located on the West side of 10th Street just north of Broadway in Downtown Santa Monica. The building consists of three-stories of medical office space located above covered ground level parking with subterranean parking beneath. Blocks away from St. John's Hospital, 1450 10th Street is easily accessible from the major arteries of Santa Monica Boulevard, Olympic Boulevard and Pico Boulevard.



RENTAL RATE: \$3.85 per RSF, per month, FSG

LEASE TERM: 3 - 10 years

ESCALATIONS: 4% annual increases

PARKING: 4.0 / 1,000; \$125.00 per space, per month

**COMMON AREA
RENOVATIONS JUST COMPLETED!**



FOR LEASING INQUIRIES CONTACT:

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CURRENT AVAILABLE SUITES

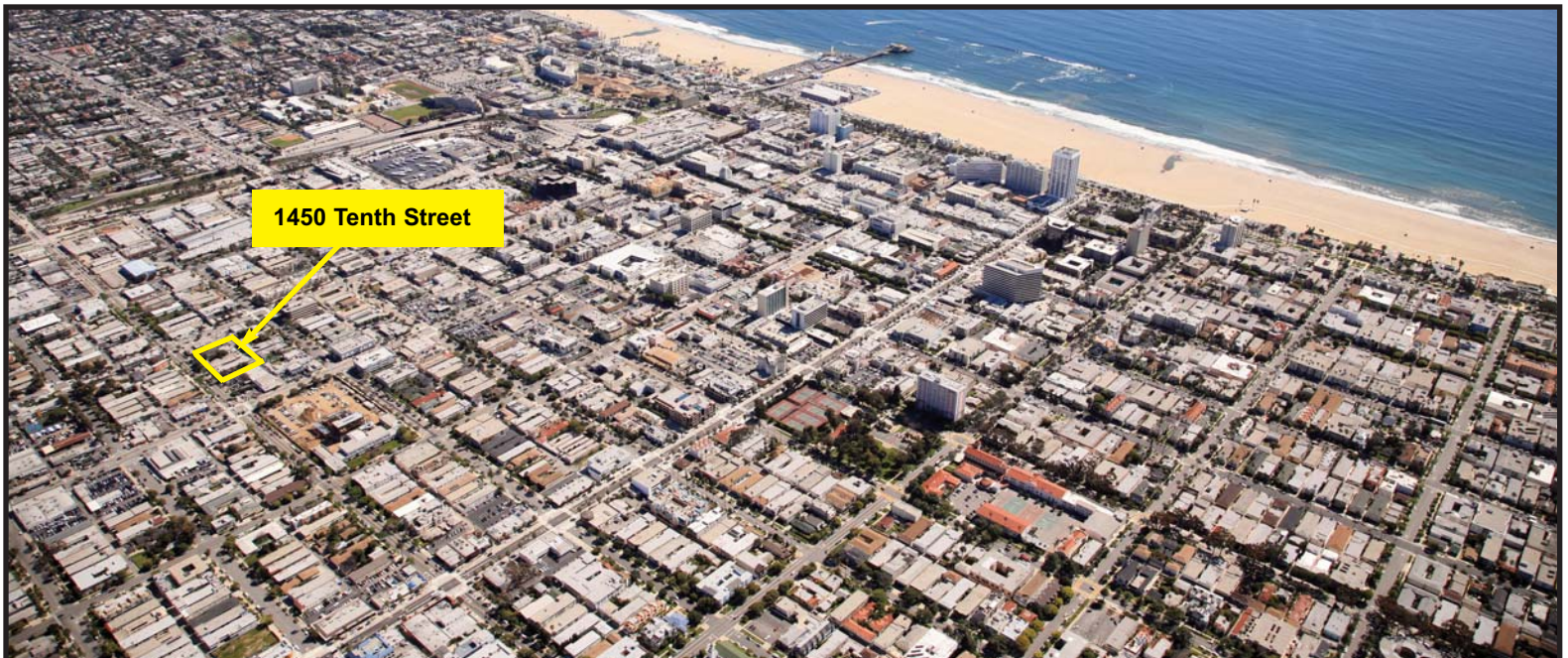
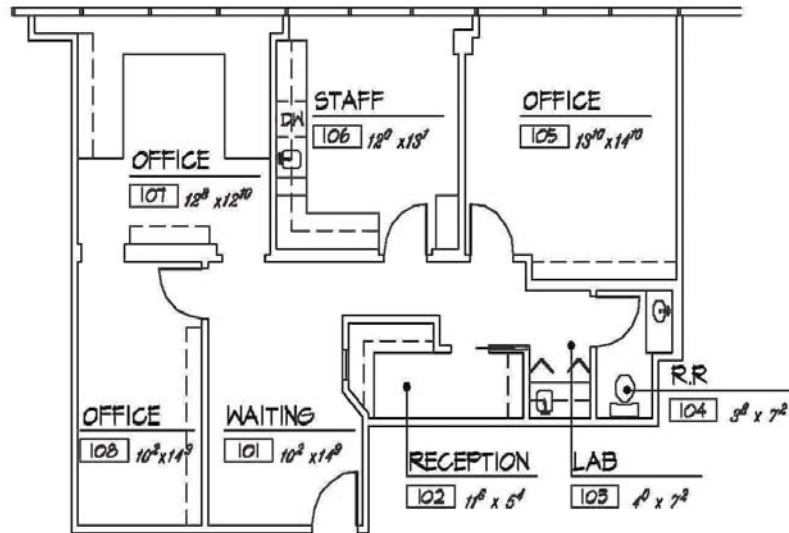
Suite #	RSF	Available
402	1,329	3 exam rooms, reception and restroom

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Suite 402 Approximately 1,329 sq. ft



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