CREATIVE OFFICE / PRODUCTION / STUDIO FOR LEASE

L\WLA

3002 PENNSYLVANIA AVENUE
SANTA MONICA, CA 90404

PREMISES	± 3,500 SF
RENT	$4.65/SF, NNN
TERM	3 - 5+ Years
OCCUPANCY	July 1, 2020
PARKING	4 Spaces On-Site ($175/Space/Month)

FEATURES

- Mostly Open Layout with One Large Conference Room & Four Private Offices
- Large Open Kitchen with High-end Appliances
- In-suite Restroom
- Abundance of Power Coming into the Building
- Climate Controlled Machine Room
- Natural Light / Skylights Throughout
- Exposed Wood-Beam Ceilings with Lots of Clearance
- Polished Concrete Floors
- Storage Area with Separate Storage Closet
- Operable Torrance Steel Windows Throughout
- Hard Corner Location
- Located in the Heart of the Santa Monica Media District
- Walking Distance from Many Eateries and Food Trucks
- Surrounded by High-profile Tenants
- Easy Access to the 10 Fwy, Olympic Corridor, & West LA / Santa Monica

CONTACT

David Wilson
310.899.2708
dwilson@leewestla.com
AGT DRE 00822760

Brad McCoy
310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

George Wilson
310.899.2738
gwilson@leewestla.com
AGT DRE 02090678

LWLA
A DIVISION OF LEE & ASSOCIATES
1508 17th Street, Santa Monica, CA
310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

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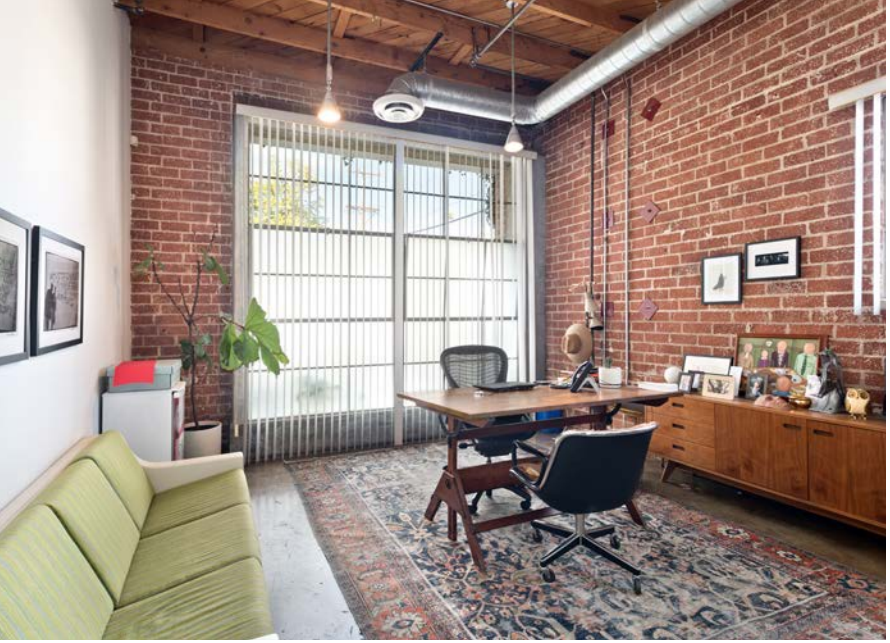

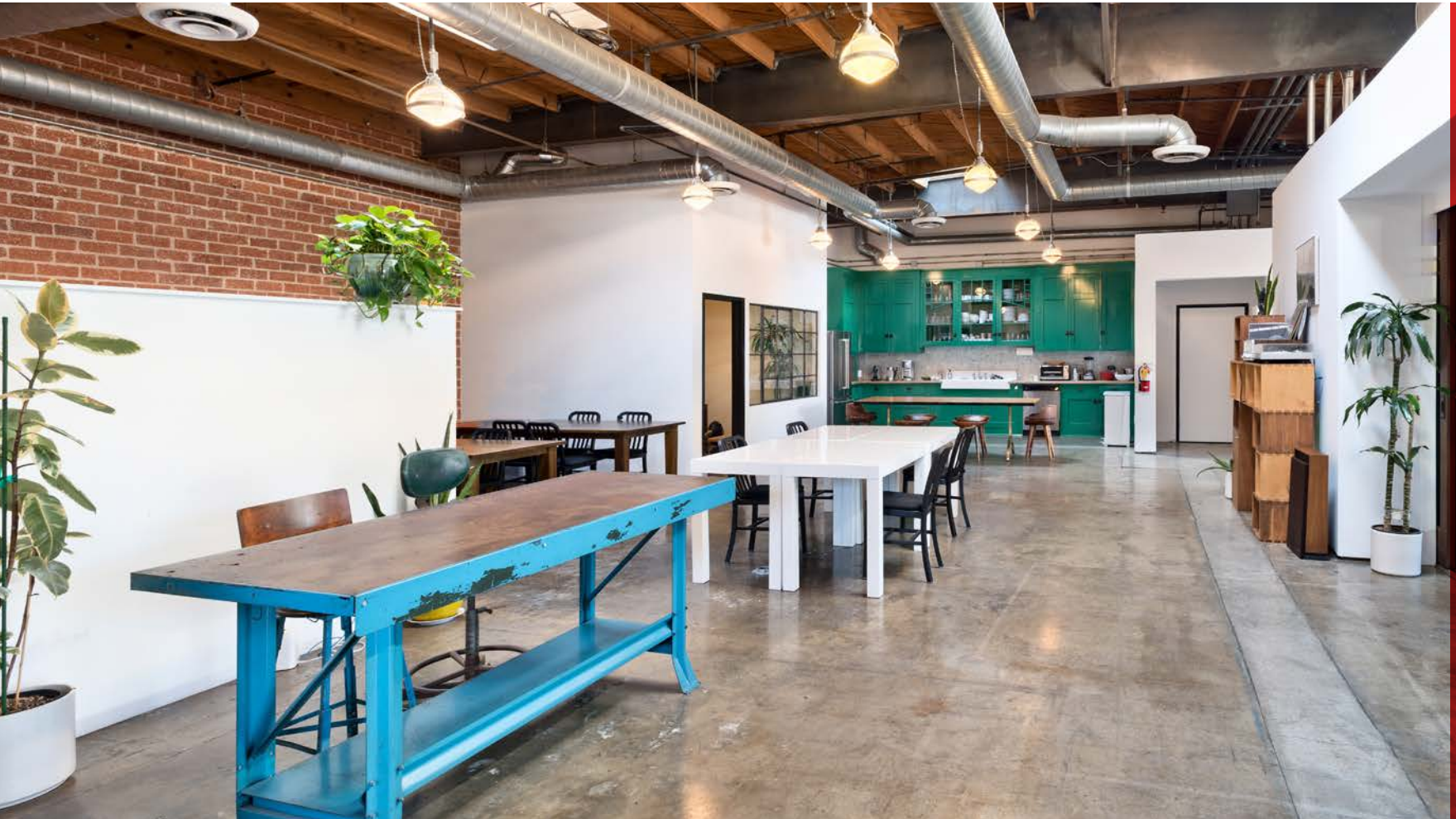

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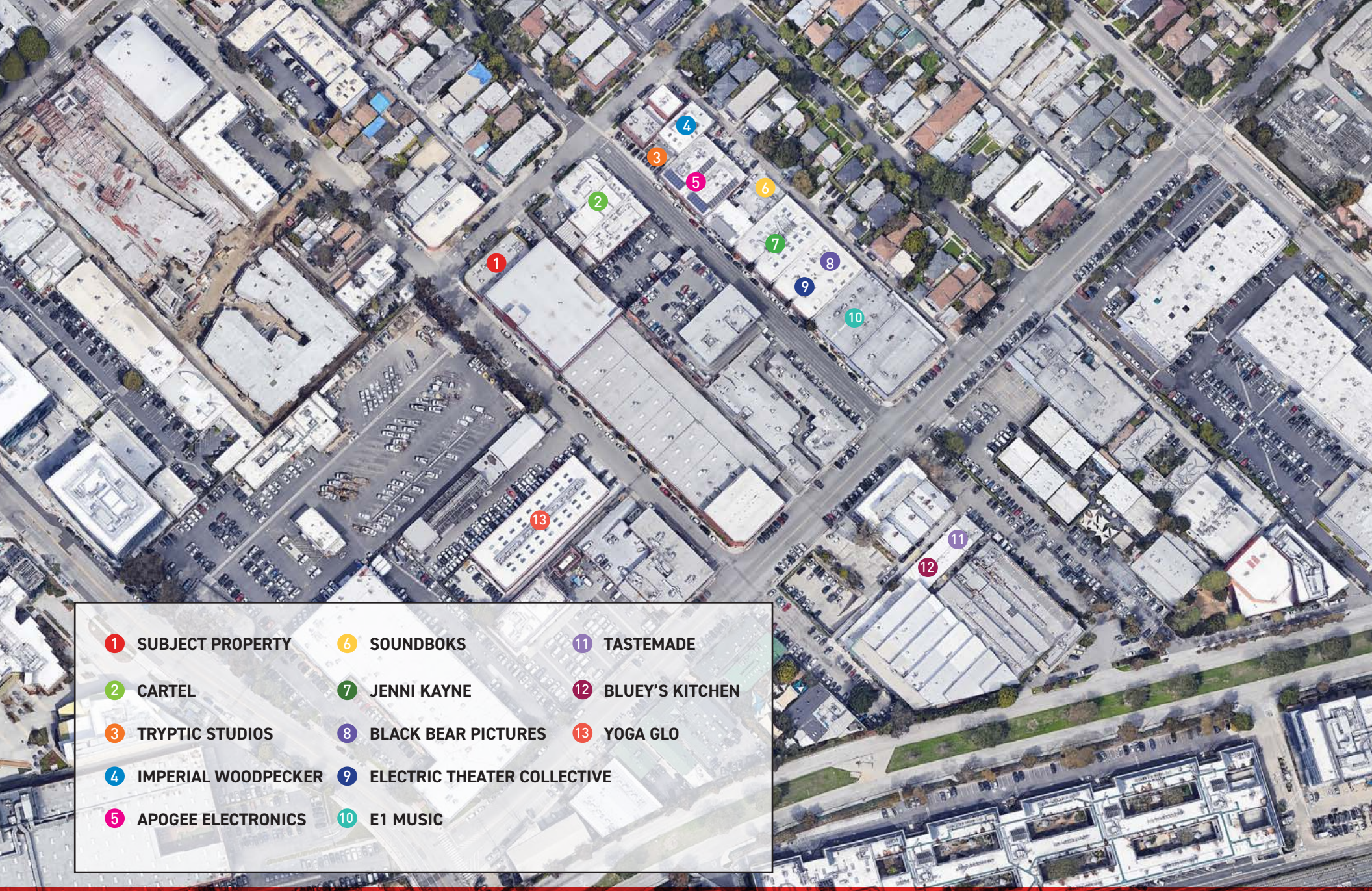

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