



# FOR SUBLEASE

Approximately  $\pm$  1,975 SF

Creative Office Space with  
**Ample Free Parking**

Located at Centinela Avenue  
next to the 10 Freeway

## 3304 W PICO BLVD | Suite K

SANTA MONICA, CA 90405

### Property Highlights

- One Large Private Office with Exposed Brick
- Beautiful Conference Room with Sliding Glass Door
- Separate Large Open Work Areas Throughout the Suite
- Within Walking Distance to Upper West, Trader Joes, Banks, and other Amenities
- Furniture with Desks, Bookshelves and Tables with Wheels - Negotiable
- High Ceilings with Beautiful Exposed HVAC Ducting
- Nice Finishes

**SIZE:** Approximately  $\pm$  1,975 RSF

**RENTAL RATE:** \$2.65/psf mo. FSG

**AVAILABILITY:** May 1, 2019

**SUBLEASE TERM:** 3 Years - Through April 30, 2022



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #01990696.

**Daniel Miller** | Vice President  
310.806.6145  
dmiller@naicapital.com  
CalDRE #01221125