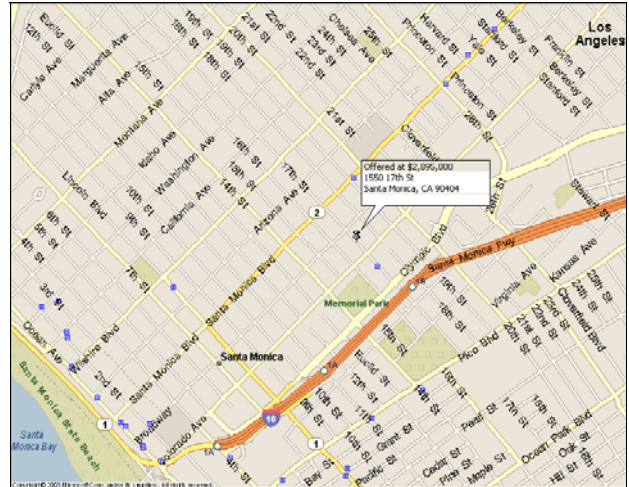


SANTA MONICA CREATIVE OFFICE BUILDING FOR SALE — 5,370 SQ.FT.



1550 17th Street
 Santa Monica, CA 90404
 Offered at \$2,495,000

- ◆ Excellent Owner-User or Cash Flow Investment Opportunity in prime Santa Monica location.
- ◆ Property can be delivered vacant at close of escrow.
- ◆ Currently divided into 2 spaces. Lower level is approx. 3,000 sqft / Upper level approx. 2,300 sqft.
- ◆ 12 parking spaces in the rear of the property.
- ◆ Loading door and loading bay off alley.
- ◆ Potential uses include production, editing, architectural, design, planning, photographic lab, etc.

Pro Forma Income:
 (based on NNN lease at \$2.25/sqft rental rate)

Monthly Gross Income:	\$ 12,082.50
Annual Gross Income:	\$144,990.00
Net Operating Income:	\$144,990.00
Cap Rate =	5.81%

ROQUE & MARK Co.

REALTORS

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 Santa Monica, CA 90404

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 www.roque-mark.com

David Schuchman

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