

Under Construction



Owner/User OPPORTUNITY

Address: 1508 17th Street, Santa Monica CA 90404

Available:	<u>Floor</u>	<u>Approximate SF</u>	<u>Features</u>
	1 st	1,515 SF	Residential Loft w/12ft Ceilings
	2 nd	3,822 SF	Office w/20ft Ceilings
	TOTAL	5,337 SF	\$520 per SF

EXTRA:	1 st Patio	403 SF	Residential Patio
	Deck #1	330 SF	2 nd Floor Front
	Deck #2	106 SF	2 nd Floor Rear
	Garage	3,083 SF	Grnd Floor / Rear

Future Mezzanine TBD

Parking: Fifteen (15) total spaces, eleven (11) covered

Comments: This building is designed for a user who appreciates classic high-end modern design. It features a residential loft on the ground floor. It is scheduled for completion in February 2004.



Venture Realty Group
1007 Montana Avenue #722
Santa Monica, CA 90403
Phone: 310.453.5301

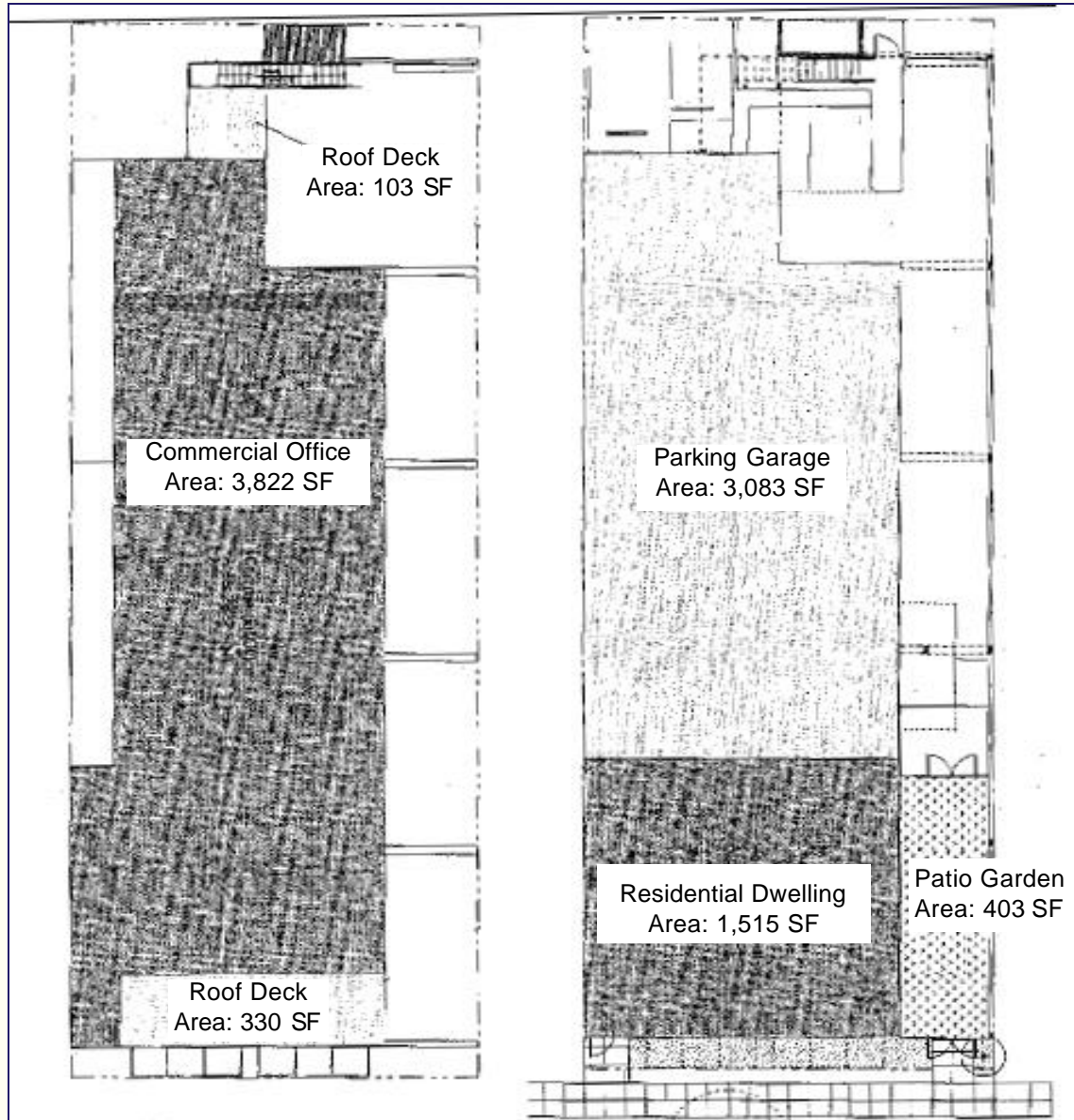
For More Information, Contact
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FOR SALE

1508 17TH STREET

FOR MORE INFORMATION CONTACT - Gilbert Ballow or Anthony Bayer (310) 453-5301



BUILDING LAYOUT



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