



# 1244 6TH STREET

MOVE-IN READY CREATIVE OFFICE WITH STATE-OF-THE-ART  
RECORDING/MIXING STUDIO IN PRIME DOWNTOWN SANTA MONICA





## 1244 6TH STREET SANTA MONICA, CA 90401

---

**BUILDING SIZE:** Approximately 4,601 square feet  
(additional 729 square feet of basement space)

**LOT SIZE:** Approximately 7,500 square feet

**ZONING:** NV - Neighborhood Village

**APN:** 4291-005-010

**YEAR BUILT:** 1963

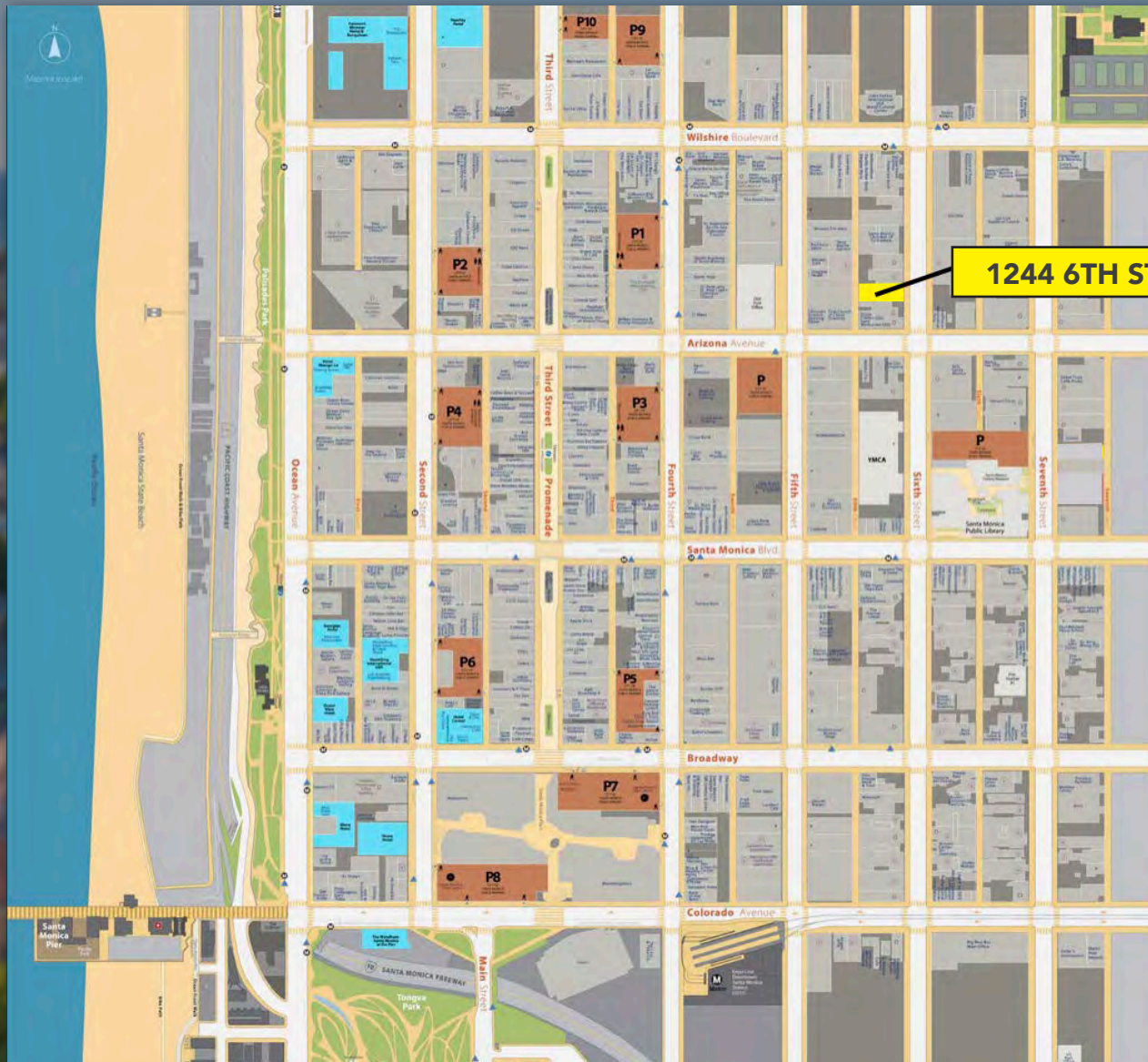
**REMODELED:** 2013-2014

**PARKING:** 8 single spaces (room for 2 additional spaces)

**OFFERED AT:** \$6,500,000

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



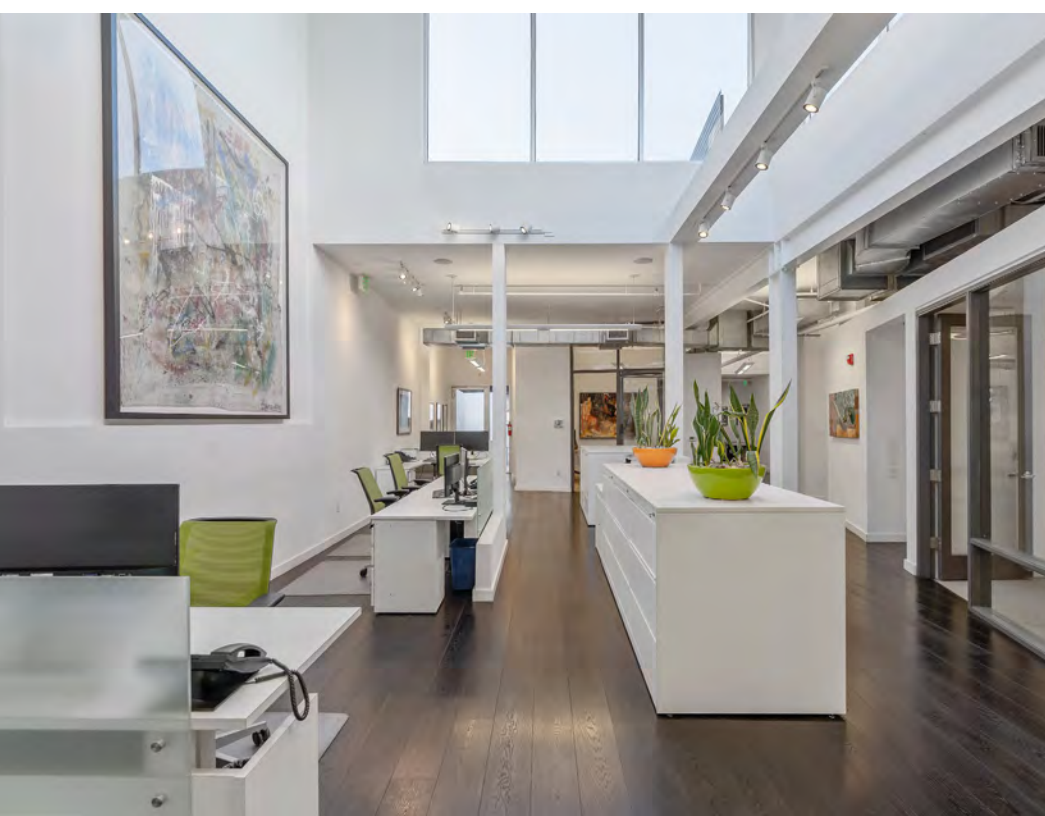


1244 6TH STREET



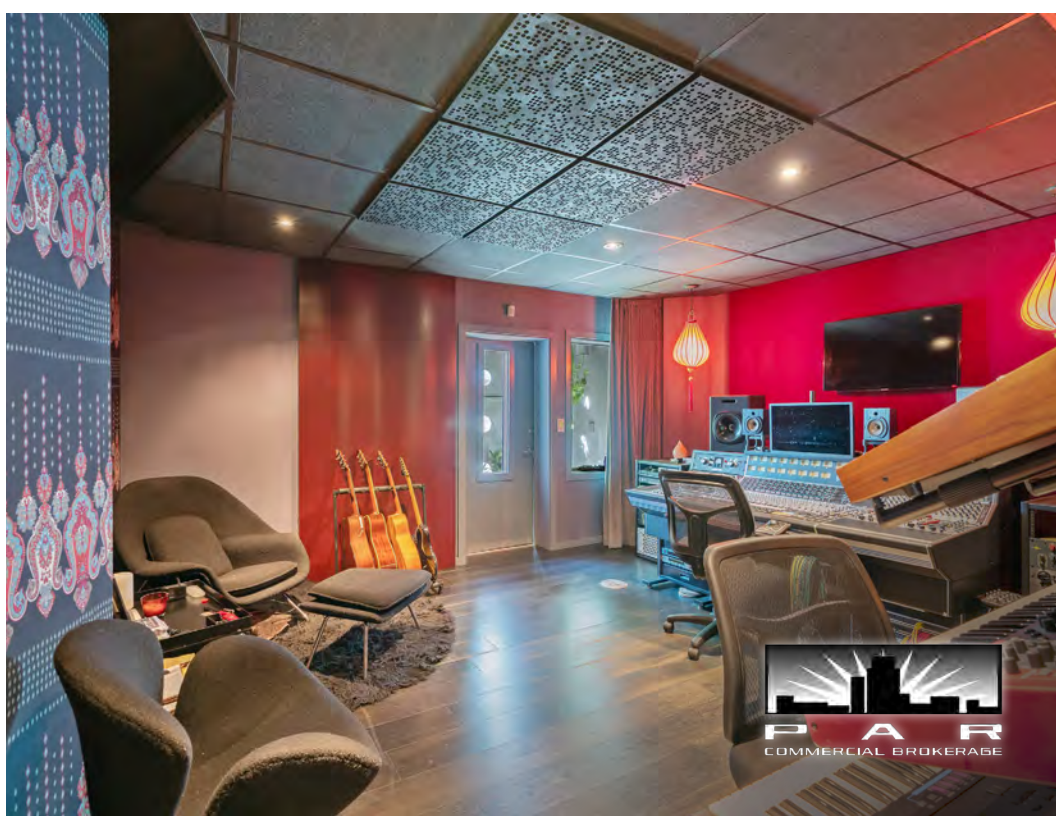
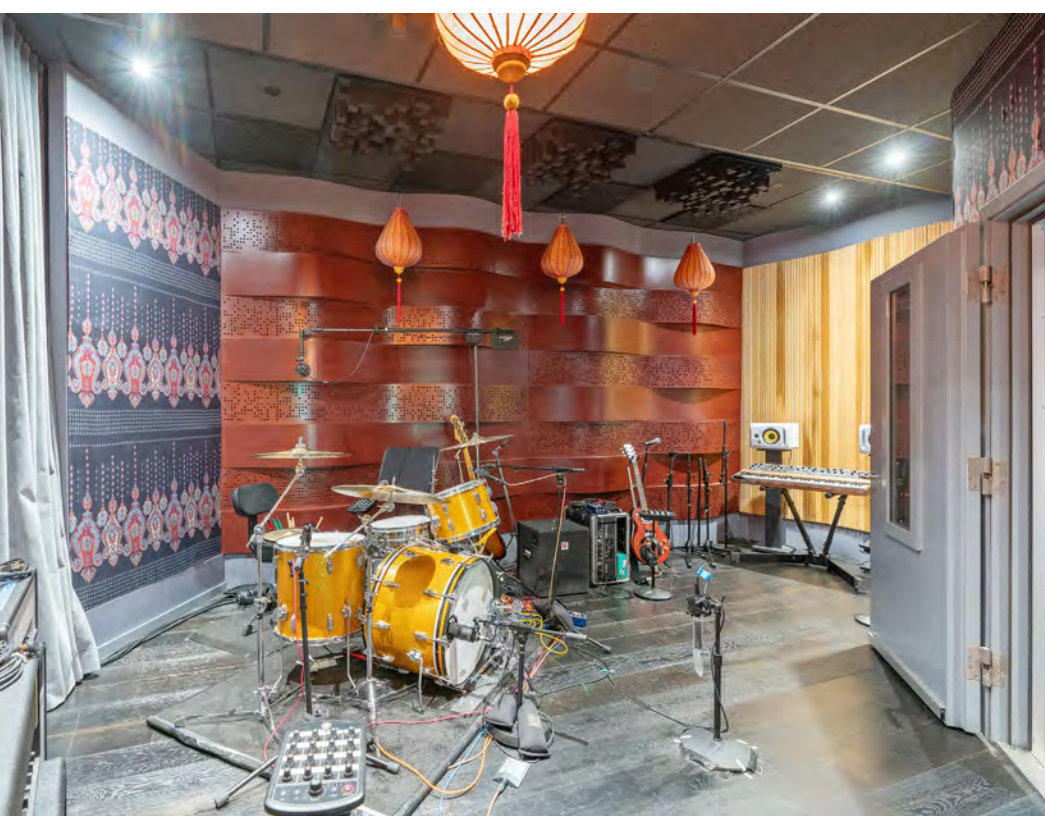
**1244 6TH STREET  
SANTA MONICA, CA 90401**

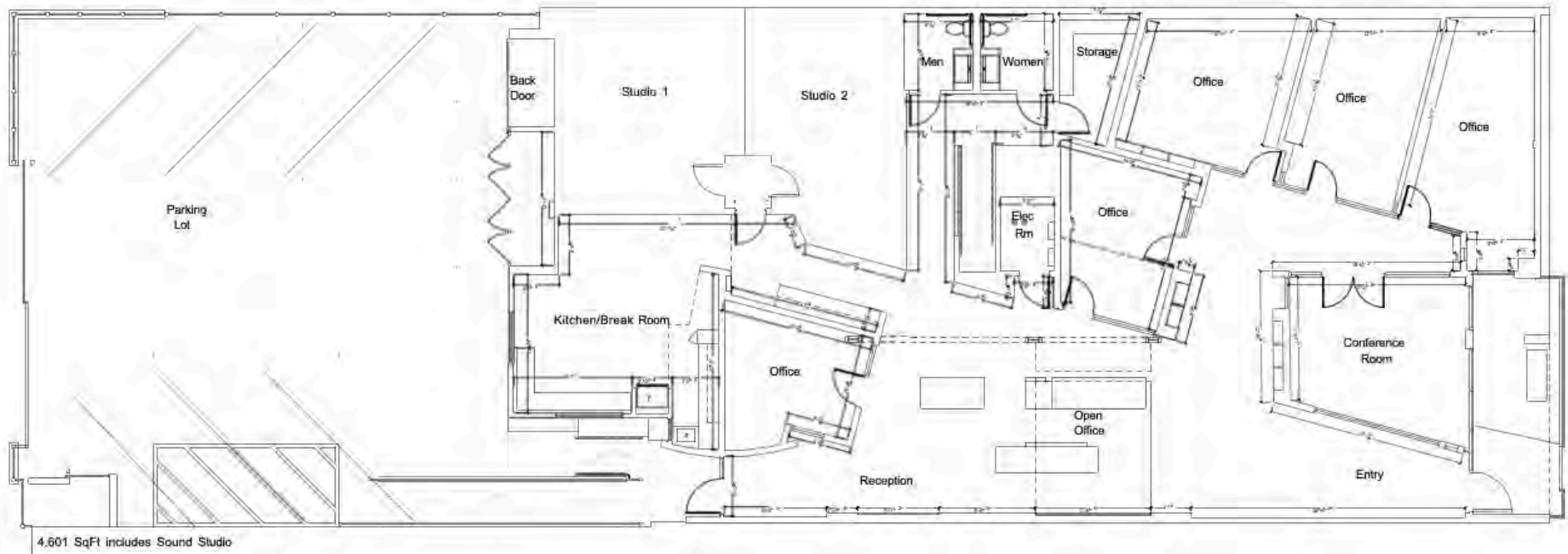
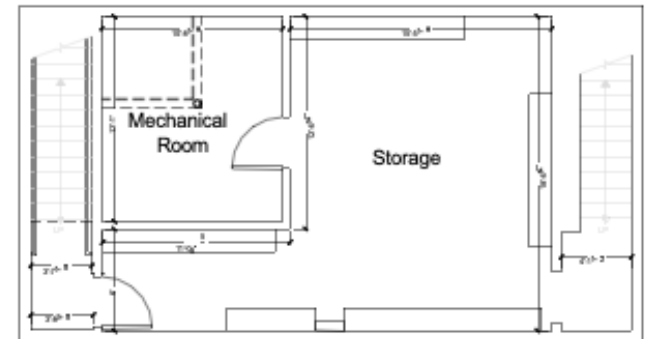
- Excellent opportunity in Downtown Santa Monica
- Minutes Santa Monica Place Shopping Center, Santa Monica Pier, Third Street Promenade and numerous hotels, restaurants & amenities
- Near I-10 freeway and the Expo Light Rail at 4th and Colorado
- Property is located in highly sought after "Silicon Beach"
- Recording studio design by Chris Pelonis
- Office design by Dale Brantley











## FLOOR PLANS



LEARN MORE AT  
1244SIXTHSTREET.COM



**RAFAEL PADILLA**  
rafael@parcommercial.com  
310.395.2663 x102  
LIC#00960188



**GREG ECKHARDT**  
gecko@parcommercial.com  
310.395.2663 x103  
LIC#01255469