

THE WATER GARDEN

SANTA MONICA



CLASS A SUBLEASE

1601 CLOVERFIELD BOULEVARD

11,149 RSF Available for Sublease

Sublease Highlights

- ◆ \$4.00/rsf per month FSG (3% annual increases)
- ◆ 11,149 RSF - Suite 2000N
- ◆ Sublease term through November 30, 2015
- ◆ **Flexibility with termination option in 2012**
- ◆ Furniture and equipment are negotiable
- ◆ Efficient layout
- ◆ Financially strong sublessor
- ◆ Easy freeway access

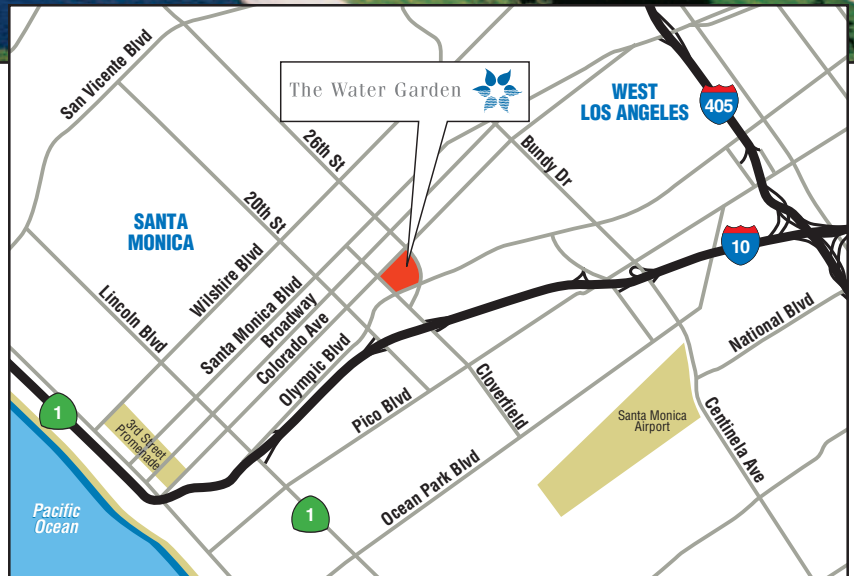


KM Commercial Real Estate

Rick Merritt 310-556-0968
Andy Stewart 310-556-0849

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Property Highlights

- ◆ Premier Westside business environment
- ◆ Amenity rich location in Santa Monica media district
- ◆ On-site restaurants, health club and child care center
- ◆ Nine acres of lushly landscaped open space surrounding a centerpiece 1.4 acre lake featuring cascading water, fountains and an island retreat
- ◆ Private balconies, soaring atriums and granite lobbies
- ◆ Three levels of subterranean parking providing in excess of 3 parking spaces per 1,000 square feet



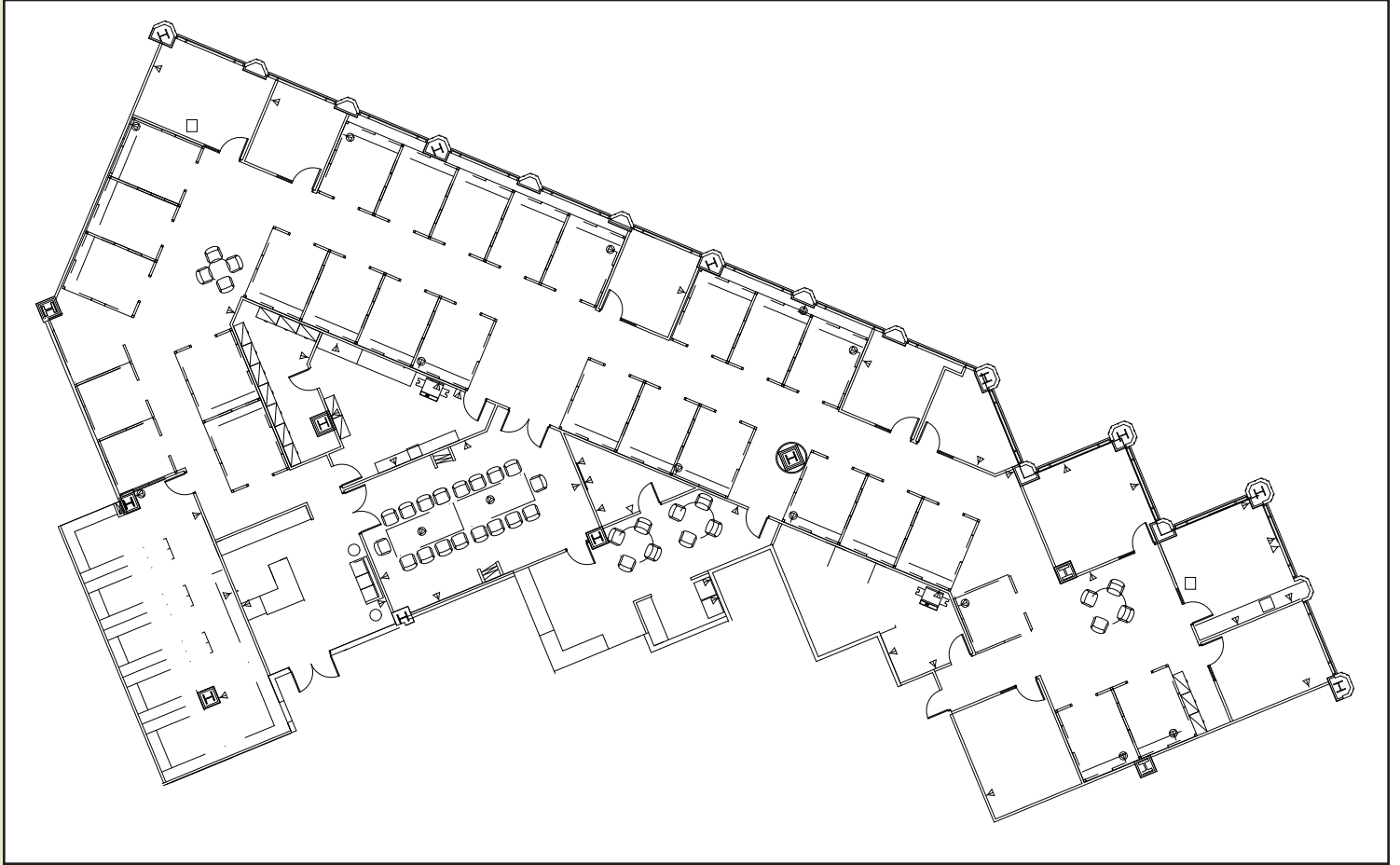
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