

# FORMER PHYSICAL THERAPY OFFICE 1714 17<sup>TH</sup> STREET, SANTA MONICA

AVAILABLE FOR  
SALE OR LEASE



2,150 SF BLDG

6,716 SF LOT

Turnkey Wellness  
Space

**FREESTANDING COMMERCIAL BUILDING WITH HIGH IDENTITY  
IDEAL FOR MEDICAL, REHABILITATION & WELLNESS SERVICES**



**LANCELOT  
COMMERCIAL**

# MEDICAL / REHAB / WELLNESS SERVICES

## 1714 17TH STREET, SANTA MONICA

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- Excellent curb appeal with red brick facade
- Large open treatment & rehab gym area
- Multiple private treatment/exam rooms
- Reception area with waiting room
- Private restroom and shower facilities
- Staff kitchenette and laundry area
- High exposed wood-beam ceilings throughout
- Skylights providing abundant natural light
- Gated on-site parking & rear access/loading area
- Ideal for physical therapy, chiropractic, wellness, medical, fitness, or professional office

**ADDRESS** 1714 17<sup>TH</sup> STREET, SANTA MONICA , CA 90404  
**AVAILABLE SPACE** 2,150 SF BLDG / 6,716 LOT  
**SALE PRICE** \$2,250,000  
**LEASE RATE** \$4.10 PSF + NNN FEE (\$0.60 PSF)



**LANCE LEVIN**  
**PRESIDENT**  
310.839.3333



**LANCELOT**  
**COMMERCIAL**

# LOCATION OVERVIEW

## 1714 17<sup>TH</sup> STREET, SANTA MONICA

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- Rare Westside opportunity combining character, functionality, parking, and a highly adaptable floor plan
- Suitable for a wide variety of medical, wellness, and office uses
- Convenient access to Santa Monica, Brentwood, Venice, Mar Vista, Culver City, West Los Angeles, and Pacific Palisades
- Close proximity to Saint John's Health Center, UCLA Health facilities, Santa Monica College, Downtown Santa Monica, and the Metro E Line



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# AREA OVERVIEW

AVAILABLE FOR  
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- Steps from the Metro E Line (17th St/SMC Station) – direct rail access to Downtown Santa Monica and Downtown LA
- Adjacent to Santa Monica College
- Near Santa Monica's premier retail and dining – Montana Avenue, Wilshire Boulevard, and Downtown Santa Monica
- Central Westside location – easy access to Brentwood, Venice, Mar Vista, Culver City, West LA, and Pacific Palisades



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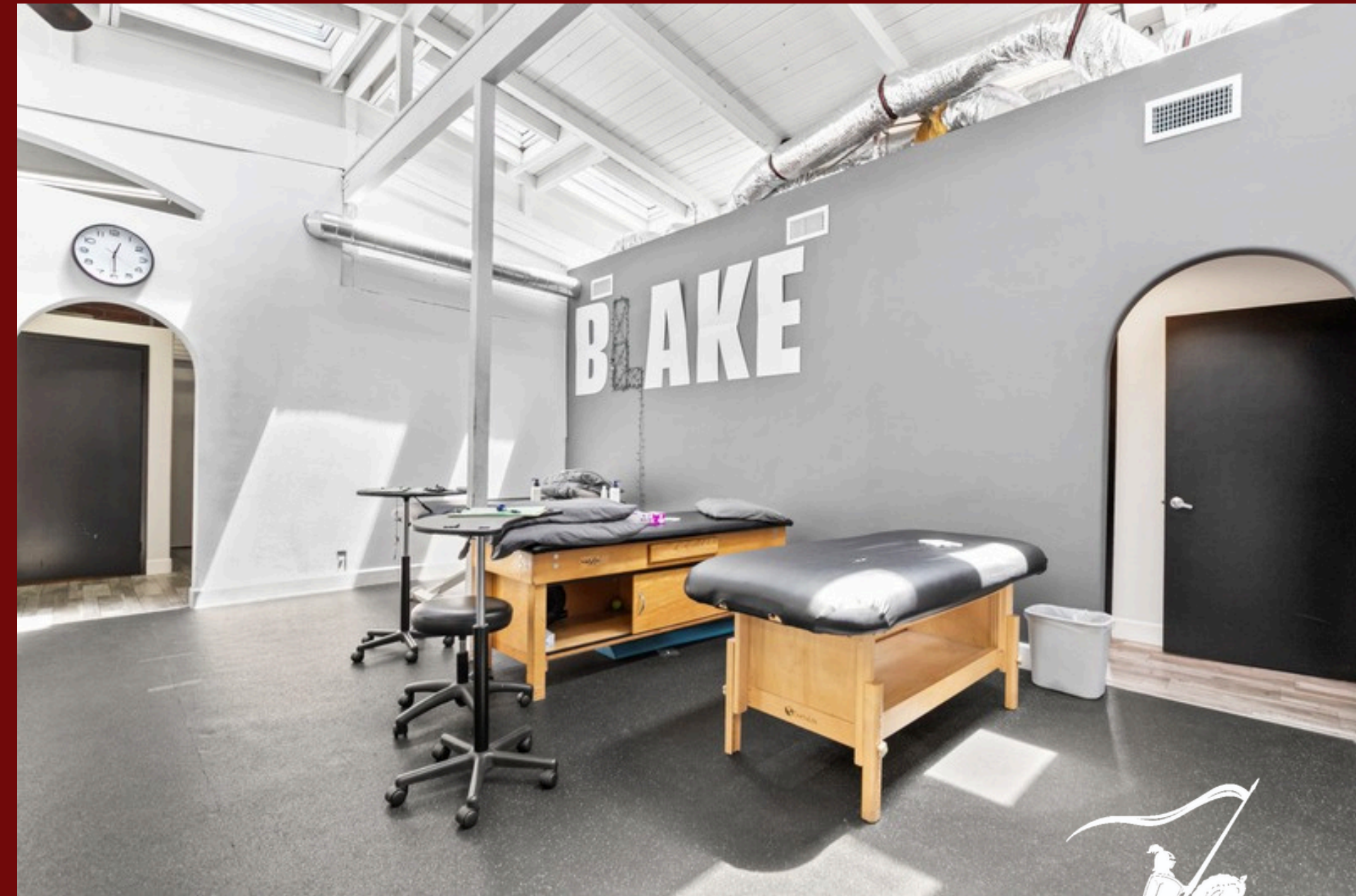


**DISTINCTIVE** ARCHITECTURAL DETAILS





**TREATMENT & GYM AREA**



**TREATMENT & GYM AREA**



**TREATMENT ROOM & OFFICE SPACE**



**GATED** ONSITE PARKING LOT



**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



Contact **Lance Levin, President**

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