

# SHOWROOM / ADVERTISING / PRODUCTION SPACE FOR LEASE



**1745 BERKELEY STREET  
SANTA MONICA, CA 90404**





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SANTA MONICA, CA 90404**

**PREMISES**

Total Project ± 10,610 SF  
Studio 1 ± 3,055 SF  
Studio 2 ± 2,430 SF  
Studio 3 ± 2,800 SF  
Studio 4 ± 2,325 SF

**RENT**

\$4.65/SF, NNN (Nets Approx. \$1.10/SF)

**TERM**

3 - 10 Years

**OCCUPANCY**

October 2020 Delivery

**PARKING**

Four (4) Spaces On Site and Off Site at Market Rates  
(Pavement and ParkMe Apps)

**FEATURES**

- Showroom / Advertising / Production
- Exposed Double Bow Truss Ceiling
- Factory Steel Windows
- Skylights
- High Ceilings
- Natural Light
- Polished Concrete Floors
- Full Kitchen
- Easy Access to Santa Monica 10 Freeway and Pacific Coast Highway
- Near Bergamont and Bundy Expo Stations

**CONTACT**

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A DIVISION OF



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# FLOOR PLAN

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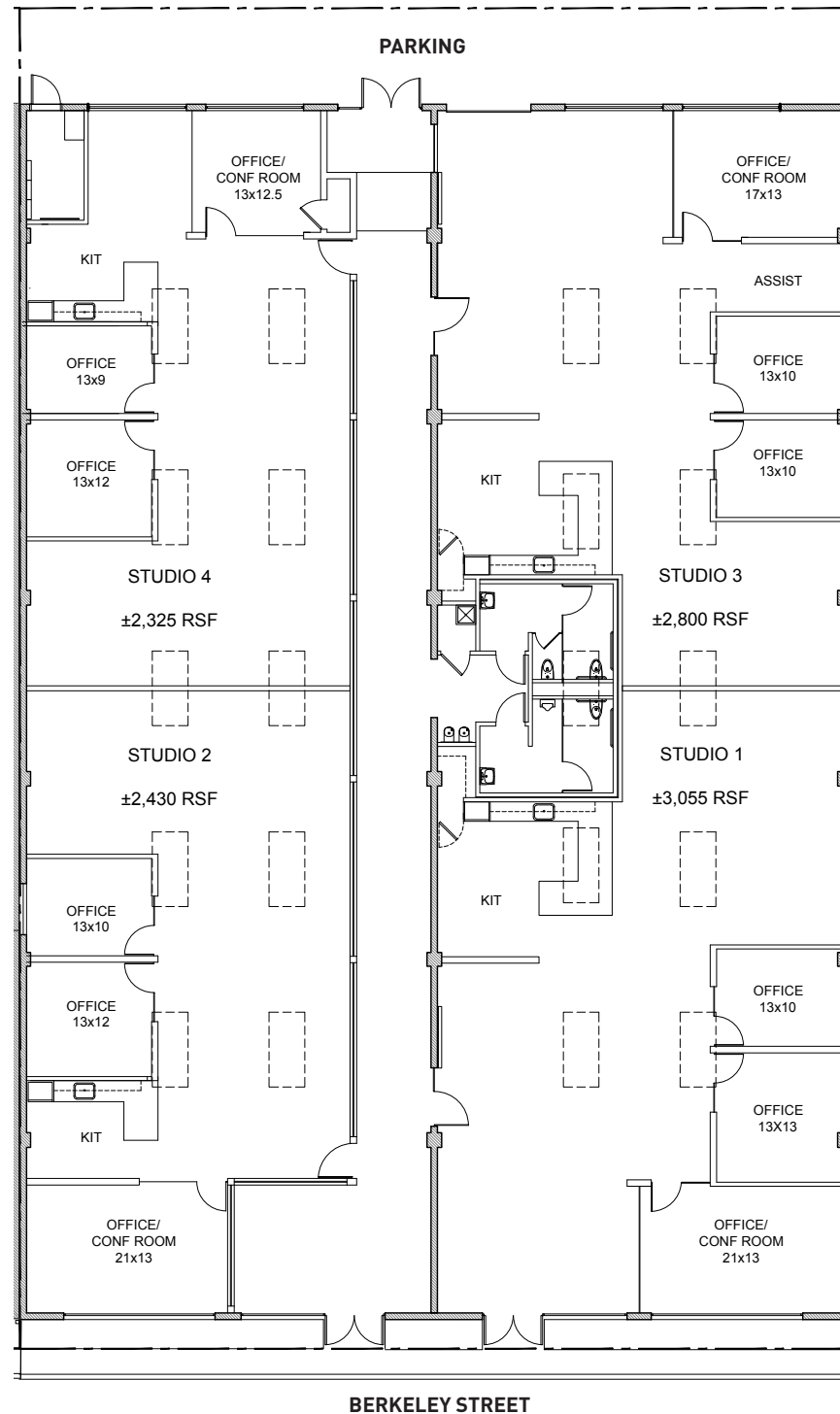
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# NEARBY AMENITIES

## SANTA MONICA



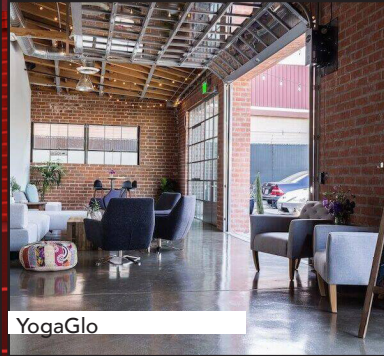
Bondi Harvest



Bergamot Station



Tiato



YogaGlo



Daily Grill



Trader Joe's



Bergamot Cafe



Lunetta All Day



Milo + Olive



Santa Monica Brew Works



Lo/Cal Coffee



83  
79

BIKE SCORE:  
BIKEABLE

WALK SCORE:  
VERY WALKABLE



TRANSIT:  
MANY NEARBY PUBLIC  
TRANSPORTATION OPTIONS  
AVAILABLE



