

# 1745 BERKELEY STREET

SANTA MONICA, CA 90404



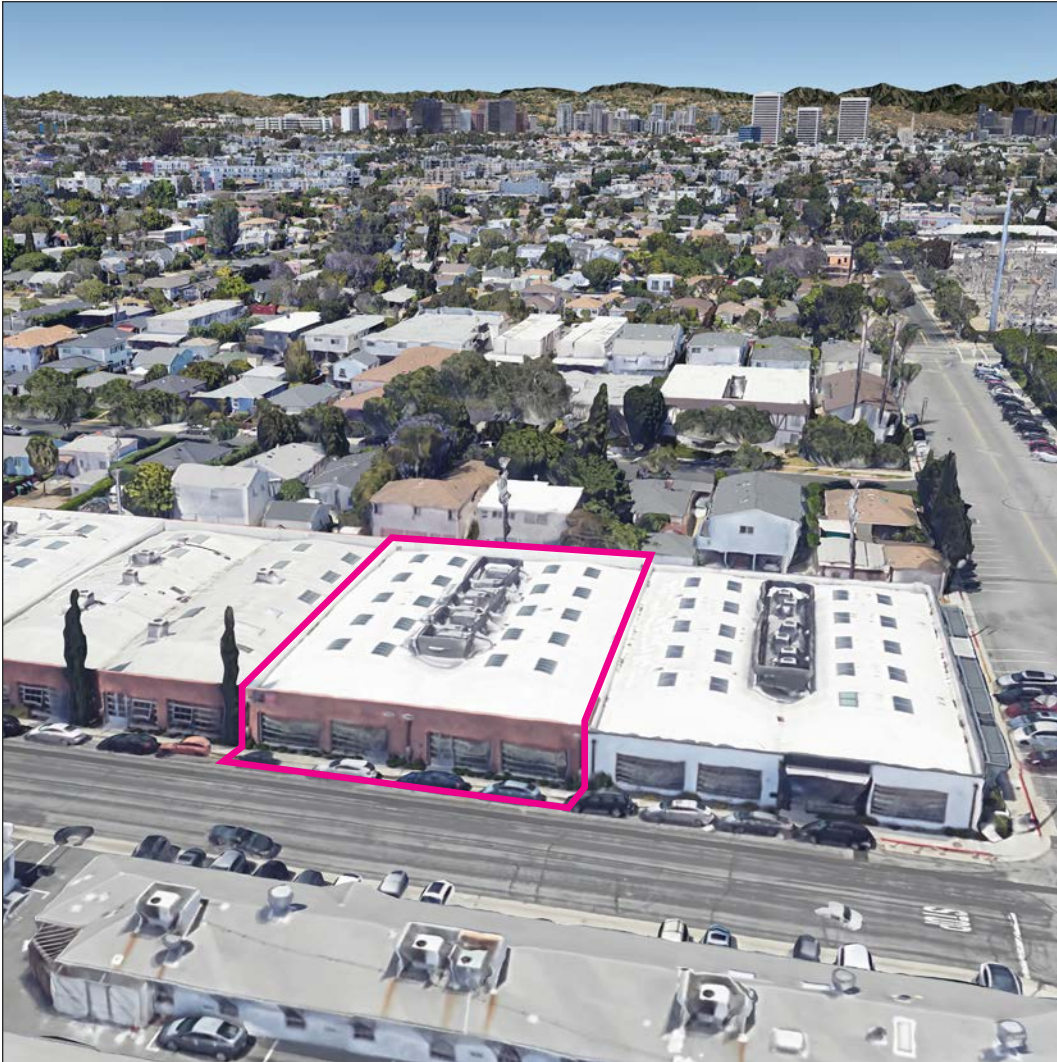
FOR LEASE



A DIVISION OF



BRAND NEW CREATIVE OFFICE SUITES



# FEATURES

- Extensive 2+ Year Adaptive Reuse Project Completed in 2021
- Opportunity to Lease First Generation Creative Space
- Travel Time Between Parking and Reaching Your Office is More Efficient Than High-rise Office Buildings with Long Elevator Lines
- 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



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

## PREMISES

Total Project ± 10,625 SF  
 Studio 1 Leased  
**Studio 2 ± 2,511 SF**  
 Studio 3 Leased  
 Studio 4 Leased

## RENT

\$5.20/SF, MG

## TERM

2 - 5+ Years

## OCCUPANCY

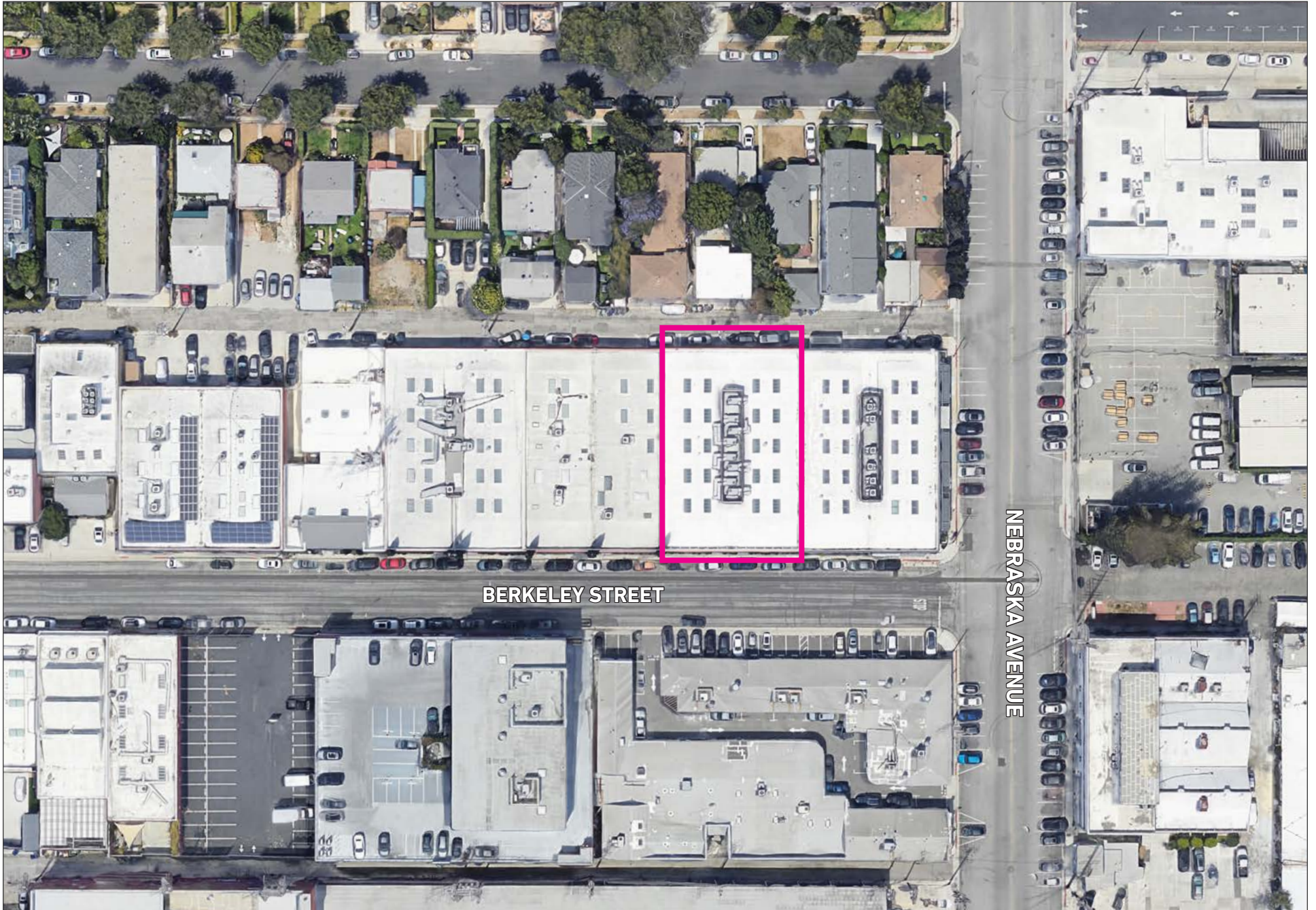
Immediate

## PARKING

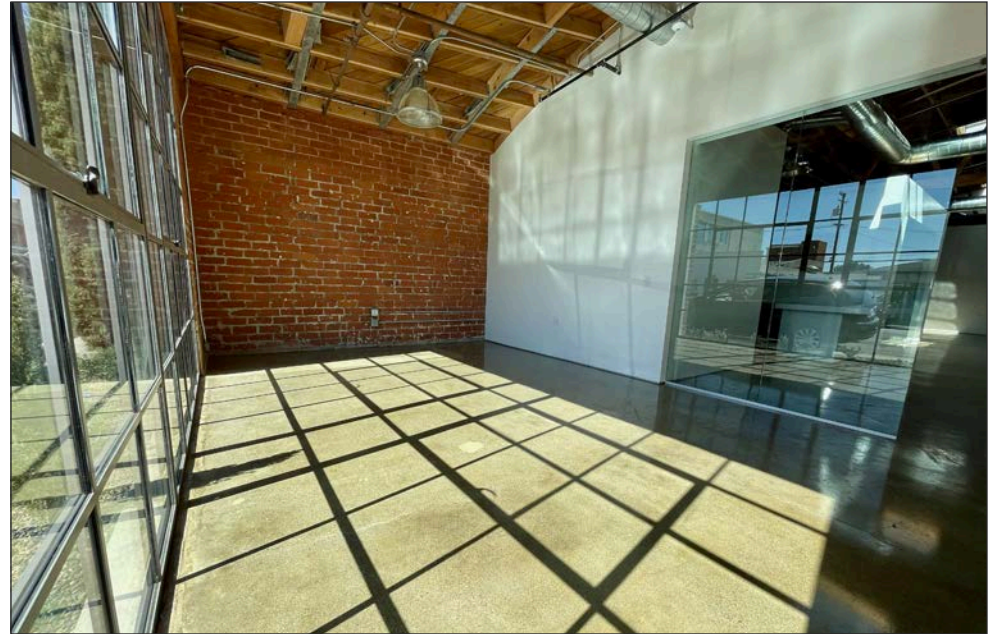
One (1) Space/Studio  
 (\$175/Space/Month)  
 and Off Site at Market Rates  
 (Pavemint and ParkMe Apps)



# SITE AERIAL

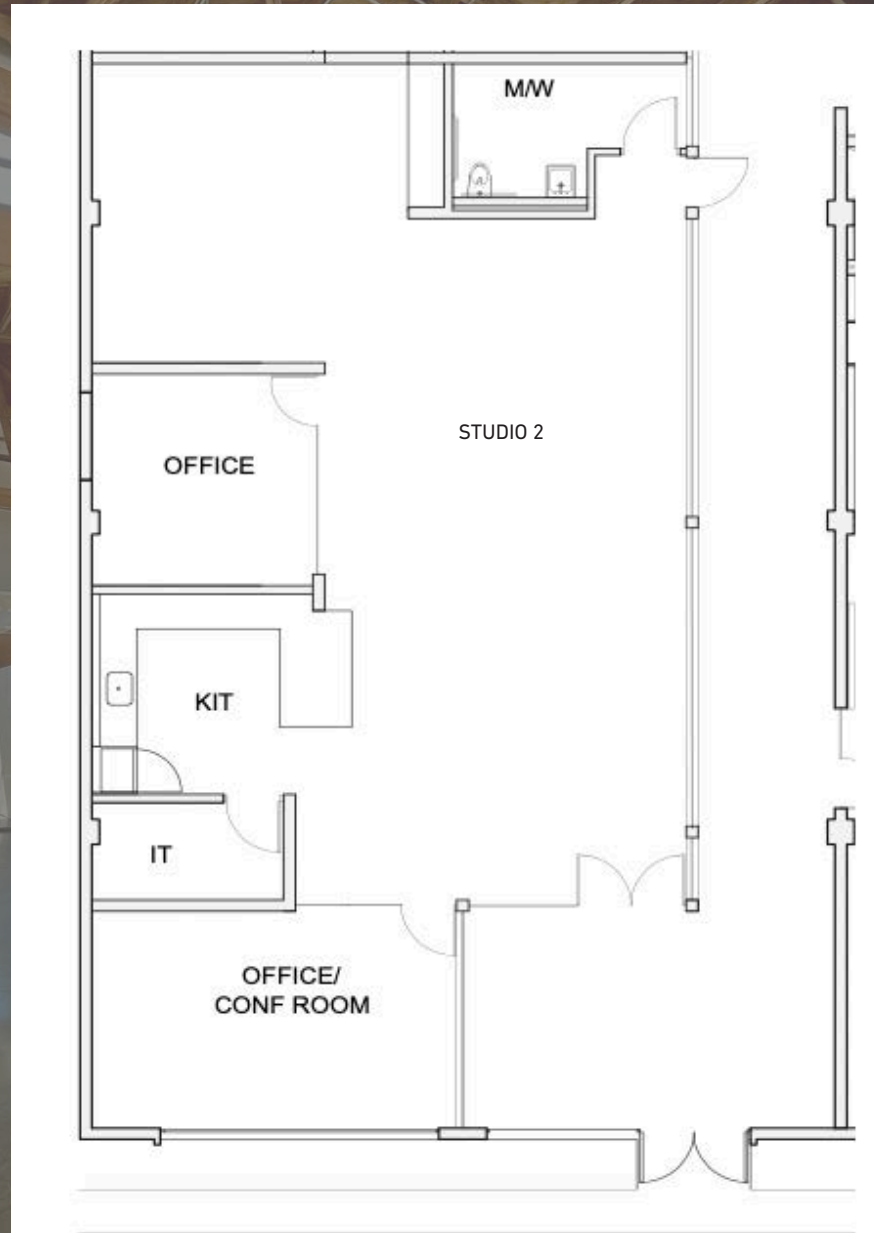








# FLOOR PLAN





# NEARBY MAJOR TENANTS

## WEST OLYMPIC CORRIDOR

Bad Robot  
Indian Paintbrush  
Final Cut  
JBC Music  
Arsenal FX Color  
Digital Nation Entertainment  
Cutters  
Parks Mac Donald  
Planet Blue HQ  
Radical Media  
Threshold Entertainment

## BROADWAY PLACE

General Editorial  
TigerConnect  
Cut + Run  
Cosmo Street Editorial  
Apache

MAD Architects  
Rock Paper Scissors  
Cross Creek Entertainment

## COLORADO CENTER

HULU  
HBO  
Bird  
ShoeDazzle

## PENN FACTORY/PENN STATION

GoodRX  
Kite Pharma  
Redbull North America HQ  
Tala  
Center for Media & Design

## 1745 BERKELEY ST.

## COLORADO CORRIDOR

Viacom  
Lionsgate  
Interscope Records  
Illumination  
Gameshow Network  
Universal Music Group  
Starz Entertainment  
Simple Practice  
Goop  
The Honest Company  
FIGS  
Reddit

## WATER GARDEN

Amazon Studios  
CBS  
AMC Networks  
Oracle

## BERGAMOT STATION

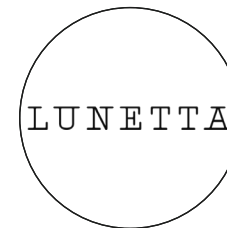
FIG Gallery  
Ikon Limited Fine Art  
Montalba Architects  
Sulkin Studio Architecture

## BERKELEY SM EAST

Blackbear Pictures  
Blue Bonsai  
Jenni Kayne  
Soundbox  
Apogee Electronics  
Cartel  
Yoga Glo



# AREA AMENITIES



# CONTACTS

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