

# DESIGN, PRODUCTION, WORK SUITES FOR LEASE

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VIRTUAL TOUR](#)



1751 BERKELEY STREET  
SANTA MONICA, CA 90404





**1751 BERKELEY STREET  
SANTA MONICA, CA 90404**

PREMISES	± 11,195 SF
RENT	\$5.25/SF, NNN (Nets Approx. \$.70/SF)
3 STUDIOS	Studio 1 ± 3,445 SF Studio 2 ± 3,800 SF Studio 3 ± 3,950 SF
TERM	3 - 10 Years
OCCUPANCY	Immediate
PARKING	Three (3) Spaces On Site (Pavement and ParkMe Apps) Plus 7 Leased Spaces 12-31-2020
FEATURES	Each Studio Contains:

- Exterior Private Patios
- Private Entrances
- Private Restrooms
- Exposed Double Bow Truss Ceiling
- Factory Steel Windows
- Skylights
- High Ceilings
- Natural Light
- Polished Concrete Floors
- Full Kitchens
- Easy Access to Santa Monica 10 Freeway and Pacific Coast Highway
- Near Bergamont and Bundy Expo Stations

#### CONTACT

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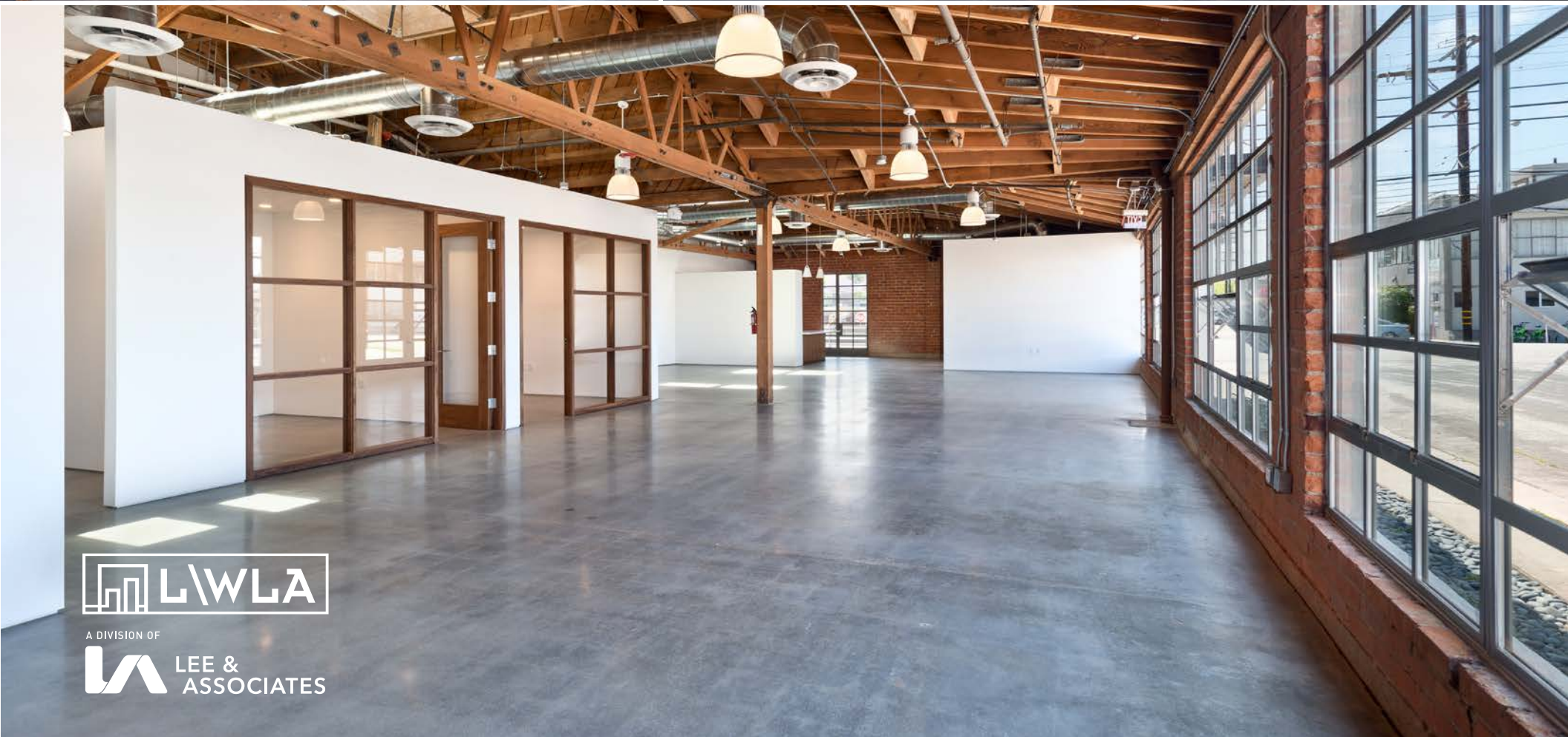


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**LEE & ASSOCIATES**

1508 17th Street, Santa Monica, CA | 310.899.2700  
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# FLOOR PLAN

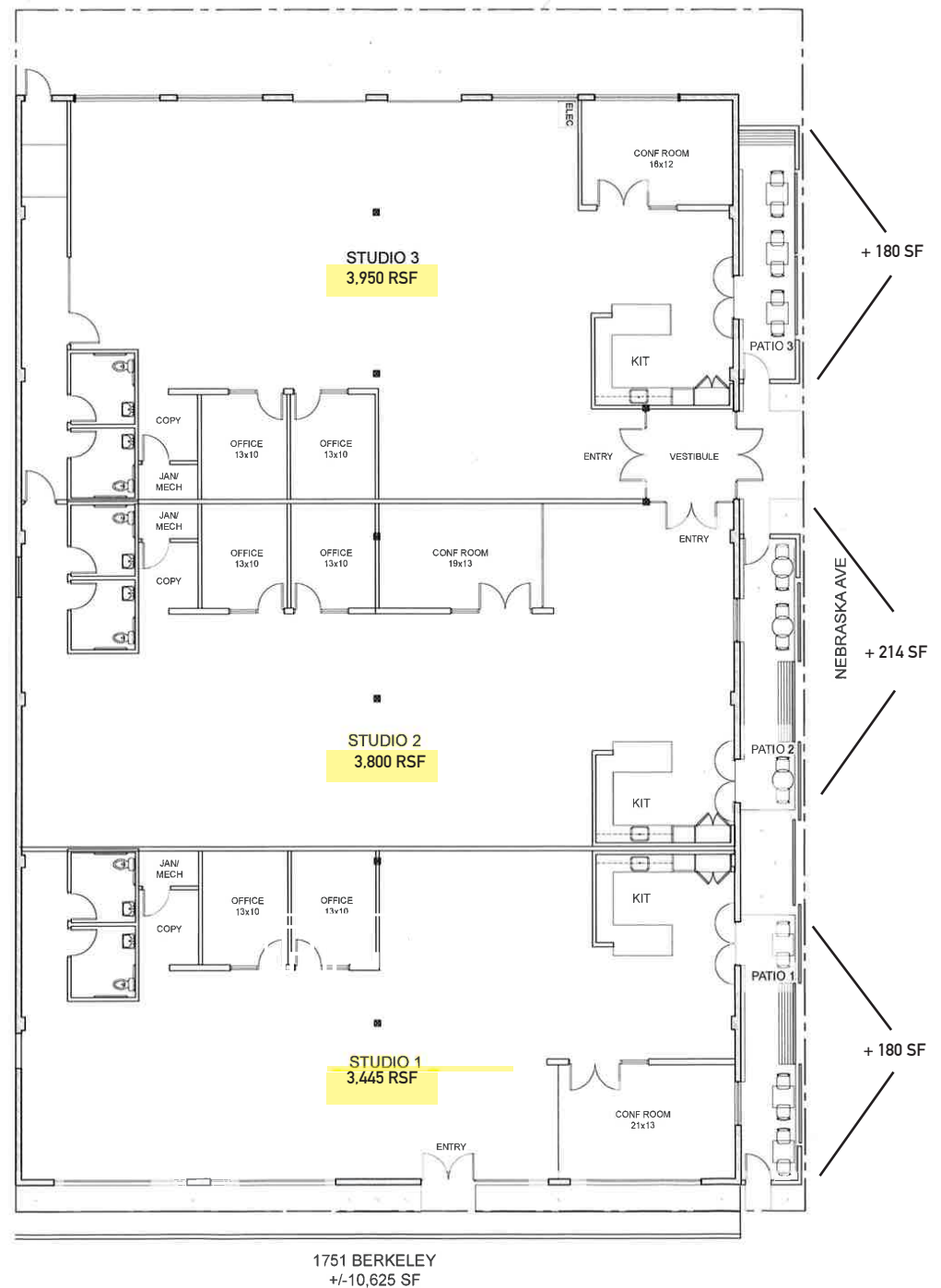
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# NEARBY AMENITIES

## SANTA MONICA



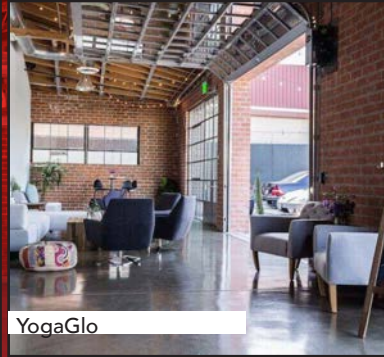
Bondi Harvest



Bergamot Station



Tiato



YogaGlo



Daily Grill



Trader Joe's



Bergamot Cafe



Lunetta All Day



Milo + Olive



Santa Monica Brew Works



Lo/Cal Coffee



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83  
79

BIKE SCORE:  
**BIKEABLE**  
WALK SCORE:  
**VERY WALKABLE**



TRANSIT:  
MANY NEARBY PUBLIC  
TRANSPORTATION OPTIONS  
AVAILABLE





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