1545
26th STREET
SANTA MONICA

VIEW VIRTUAL TOUR

LEE WLA

www.leewestla.com | dre 01222000

FREESTANDING CREATIVE OFFICE FOR LEASE IN SANTA MONICA

PREMISES	± 16,069 SF - Brand New Interior & Exterior Renovation
RENT	$4.45/ SF NNN
OCCUPANCY	Immediate
TERM	5-10 Years
PARKING	44 Parking Spaces - $175/space/month Additional Parking Lots Nearby
FEATURES	- Brand New Renovations Complete in 2020 - 7, 000 SF of Bonus Outdoor Patio and Work Space - Touchless Plumbing and Lighting Fixtures - Balance of Open Floor Plan with High Ceilings and Private Windowed Offices - Private, Gated Parking Garage - Solar Panels Creating Maximum Efficiency - Located in the Heart of the Santa Monica Media District - Short Walk to Bergamot Station and Multiple Amenities

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Terms of sale or lease are subject to change or withdrawal without notice.

Welcome to 1545 26th St, a beautiful freestanding creative office building comprised of approximately 16,069 SF. This multi-level building consists of a ground floor secure parking garage beneath two floors of contemporary creative office space. The second and third levels are uniquely surrounded by outdoor terraces that wrap completely around the building exterior, creating a rare opportunity for open-air collaboration, breakout, and social event space. The patio also features three steel structures with adjustable canopies, creating a shaded area that leads directly into the space through the brand new large accordion doors. This is a a true indoor/outdoor workspace and an excellent opportunity to take advantage of Santa Monica's beautiful weather. The area is home to several renowned media groups and sits within walking distance of numerous restaurants and amenities, as well as Bergamont Station.

LWLA
A DIVISION OF LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA 90404
310.899.2700 | www.leewestla.com | dre 01222000

1545 26TH STREET
SANTA MONICA, CA 90404

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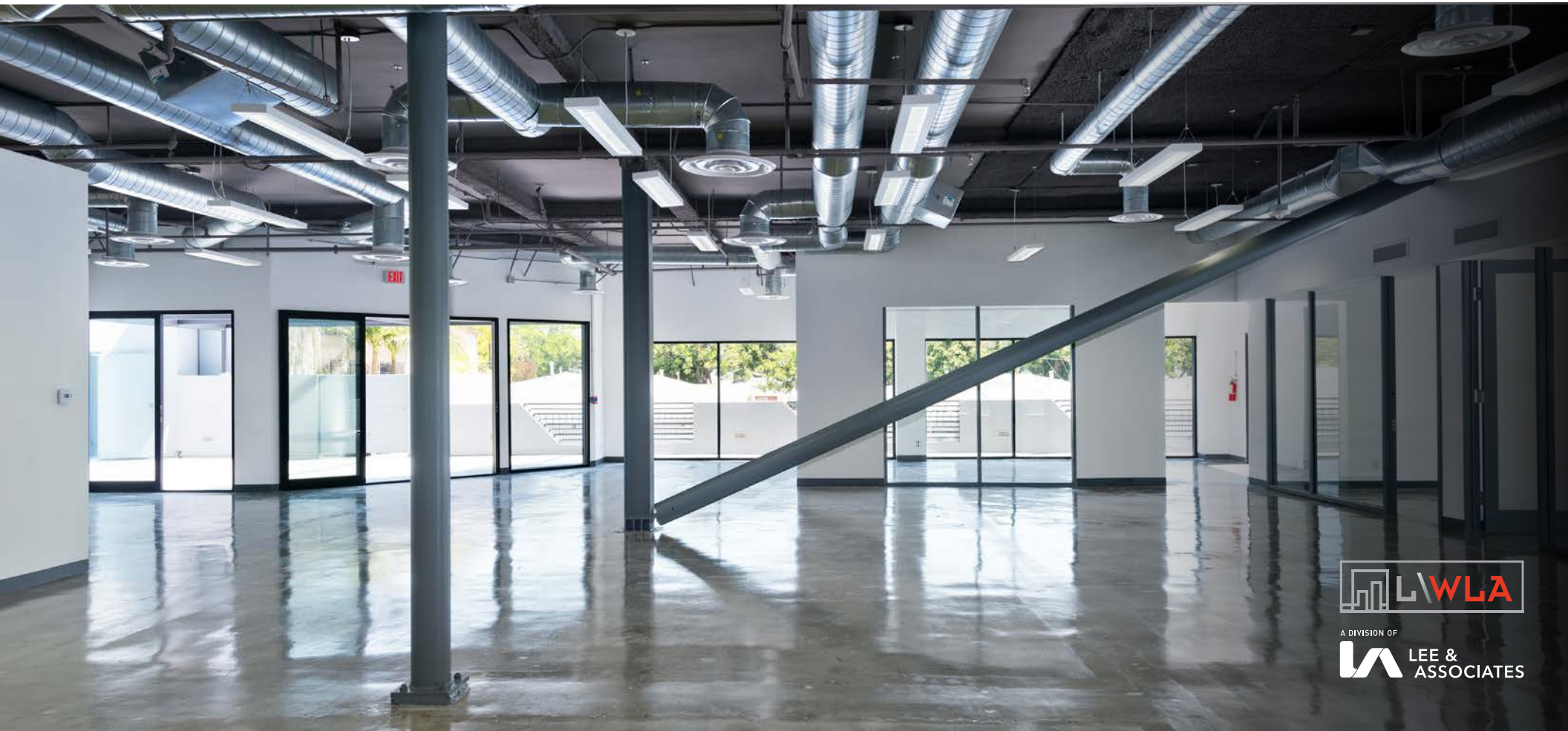

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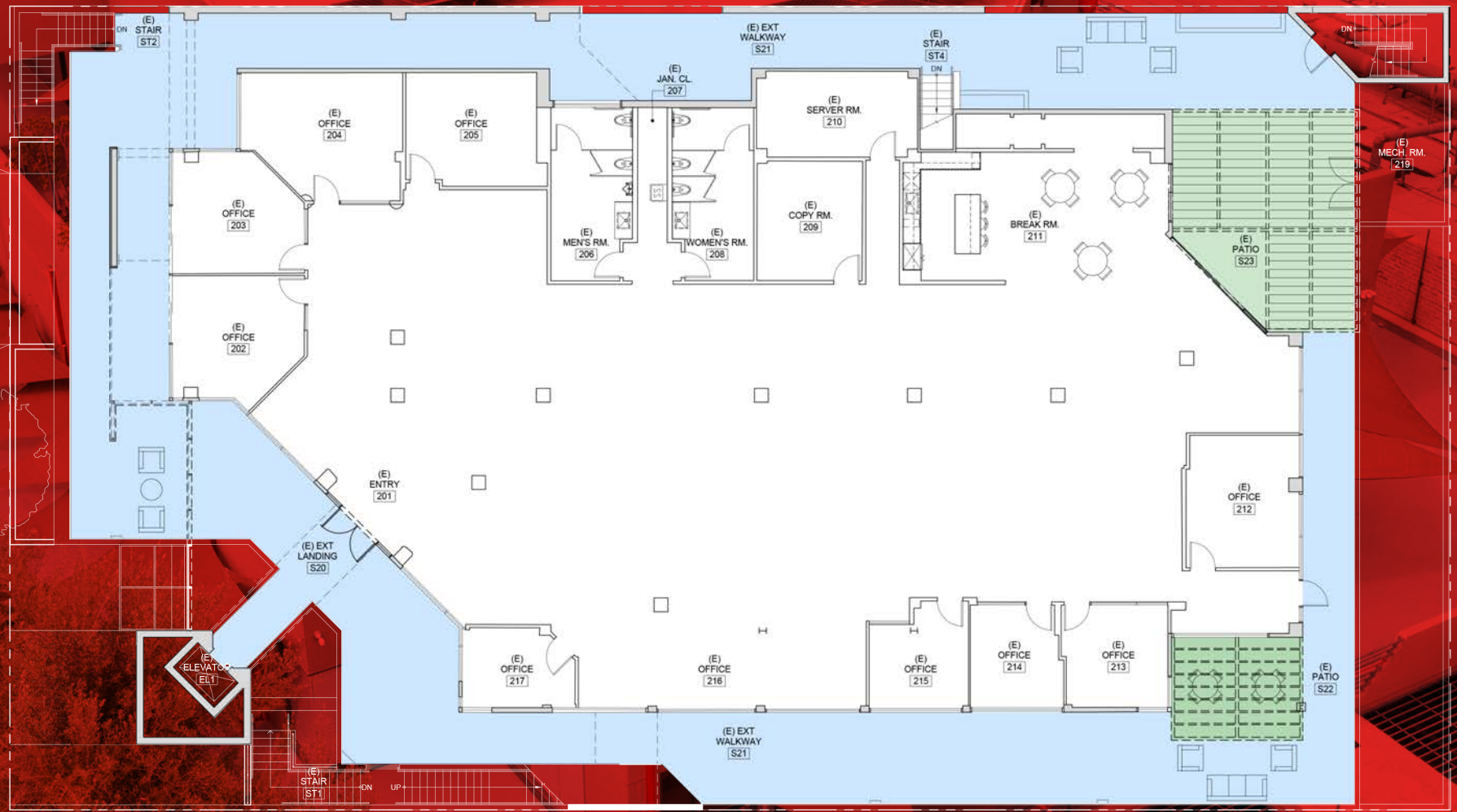
SECOND FLOOR ± 10,062 SF



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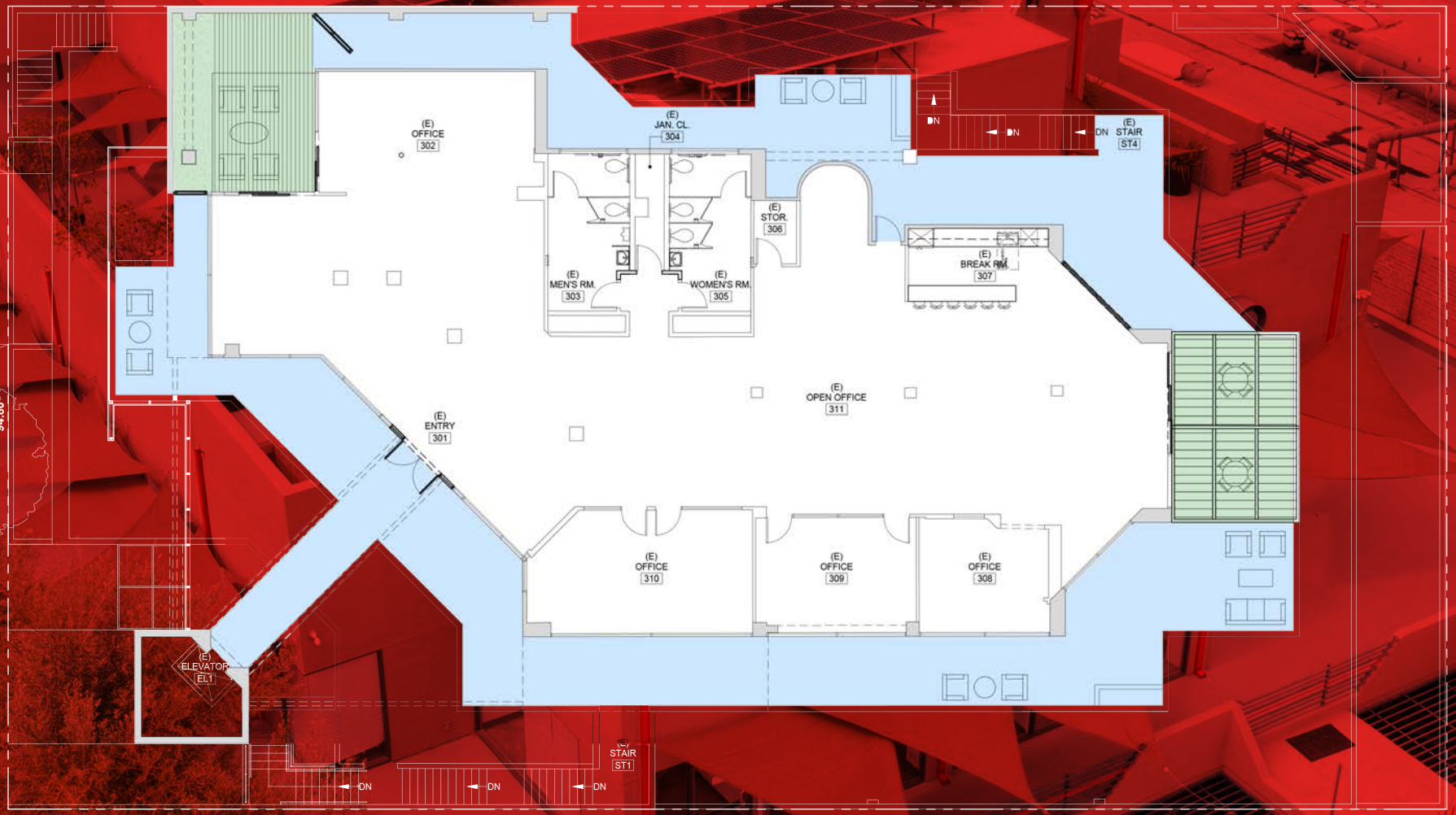
THIRD FLOOR ± 6,007 SF



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INTERIOR STAIRCASE RENDERING

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EXTERIOR RENOVATION

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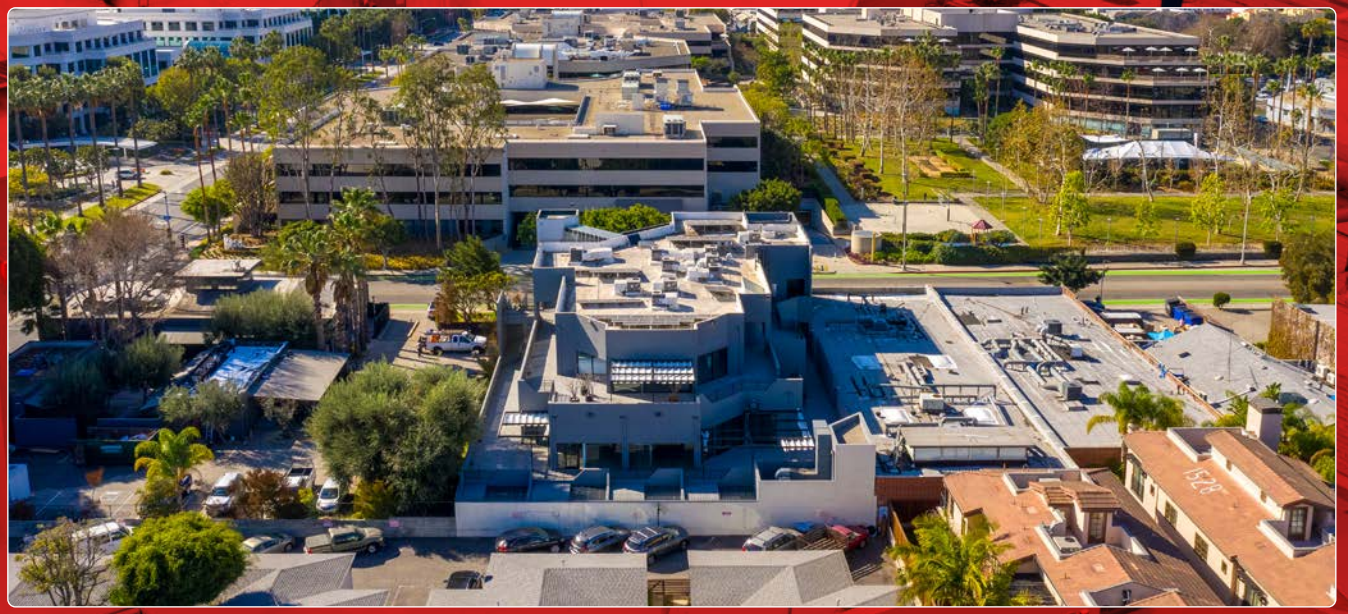

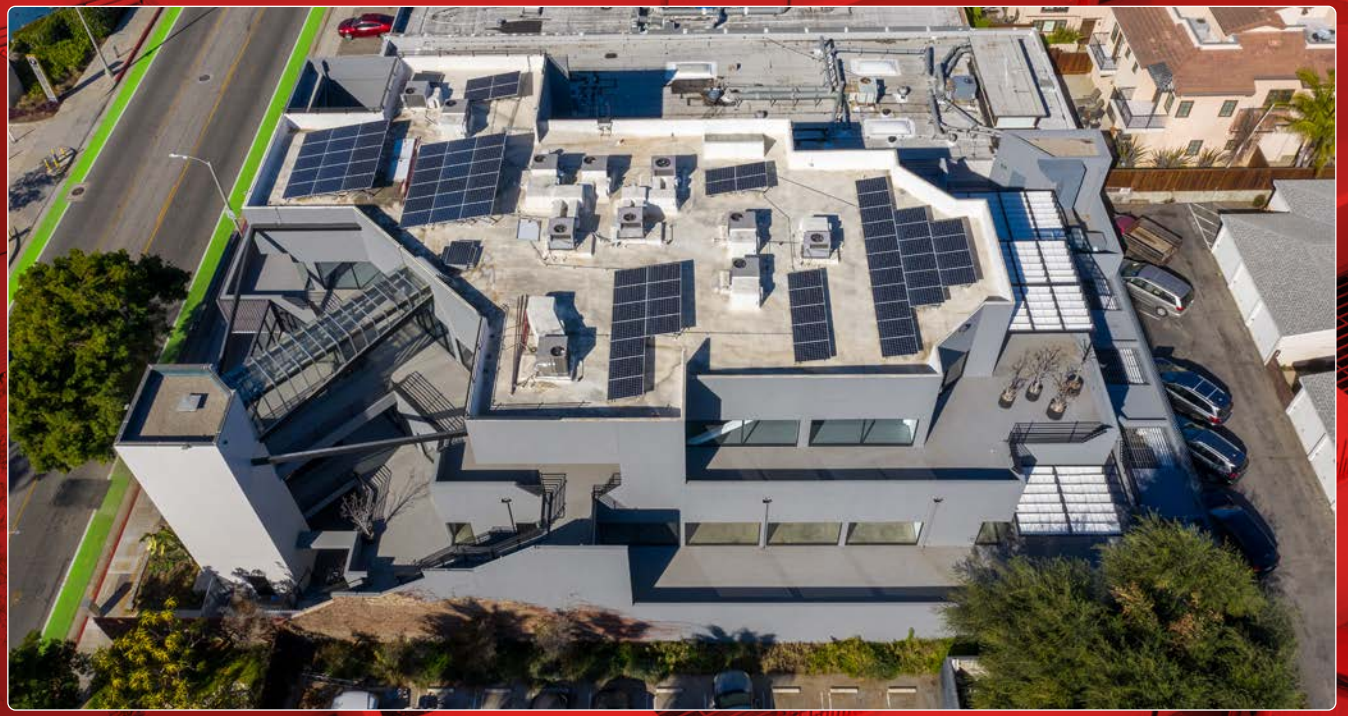

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NEARBY AMENITIES

1. TIATO KITCHEN & MARKET
2. RALPHS
3. AO SANTA MONICA APARMENTS
   - *STARBUCKS
   - *WHATSUB
   - * RENOVO
   - *SALT & TART
4. SANTA MONICA BREW WORKS
5. BIRDIE G'S
6. CARL'S JR
7. COLORADO CENTER
   - * DAILY GRILL
   - *COLORADO KITCHEN
   - * ELABREW
8. FOOD TRUCK ALLEY
9. MCDONALD'S
10. VITO'S PIZZA
11. SAN SAI JAPANESE GRILL
12. THAI VEGAN II
13. WATER GARDEN
    - *CITY KITCHEN EXPRESS
    - *SMOKEHOUSE BBQ
    - * IL FORNO TO-GO
    - * TRIMANA
    - * MRS. WINSTONS

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SURROUNDING TENANTS

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