

1727 - 1731 BERKELEY STREET

SANTA MONICA, CA 90404



FOR LEASE



A DIVISION OF



ULTRA HIGH-END RECORDING STUDIO



FEATURES

- Ultra High-End Recording Studio
- Exposed Bow Truss Ceiling
- Polished Concrete Floors
- Factory Steel Windows
- Multiple Skylights
- Natural Light
- Spectrum Fiber and Fireline Fiber Available to the Building
- Acoustic Paneling Included, Along with Dolby Atmos Trellis in the Main Mix Room
- Dolby Atmos Speakers Available for Sale (Can be Removed as Well)
- Server Racks in the Machine Room (both Suite 3 & 4) will be Included



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

Studio 3 - 1,281 SF
Studio 4 - Leased

RENT

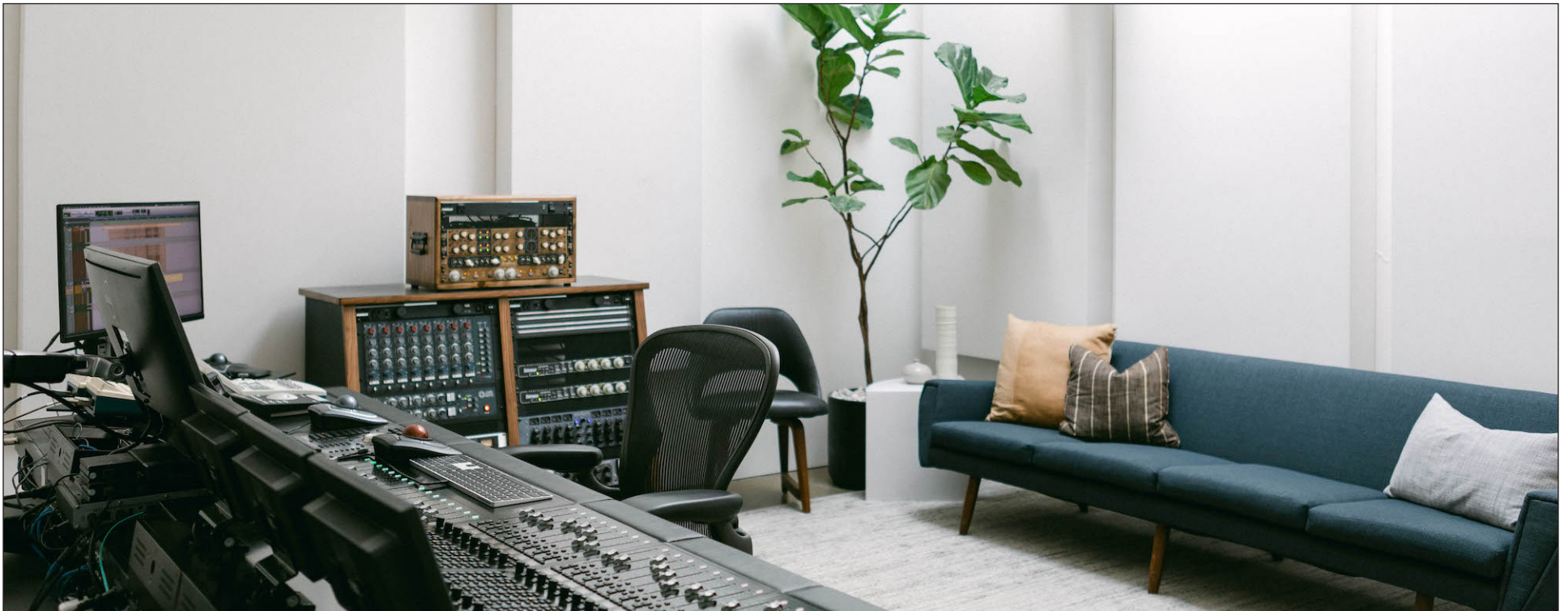
\$5.12/SF, NNN
(Approx. \$0.80 Nets)

OCCUPANCY

February 1, 2024

PARKING

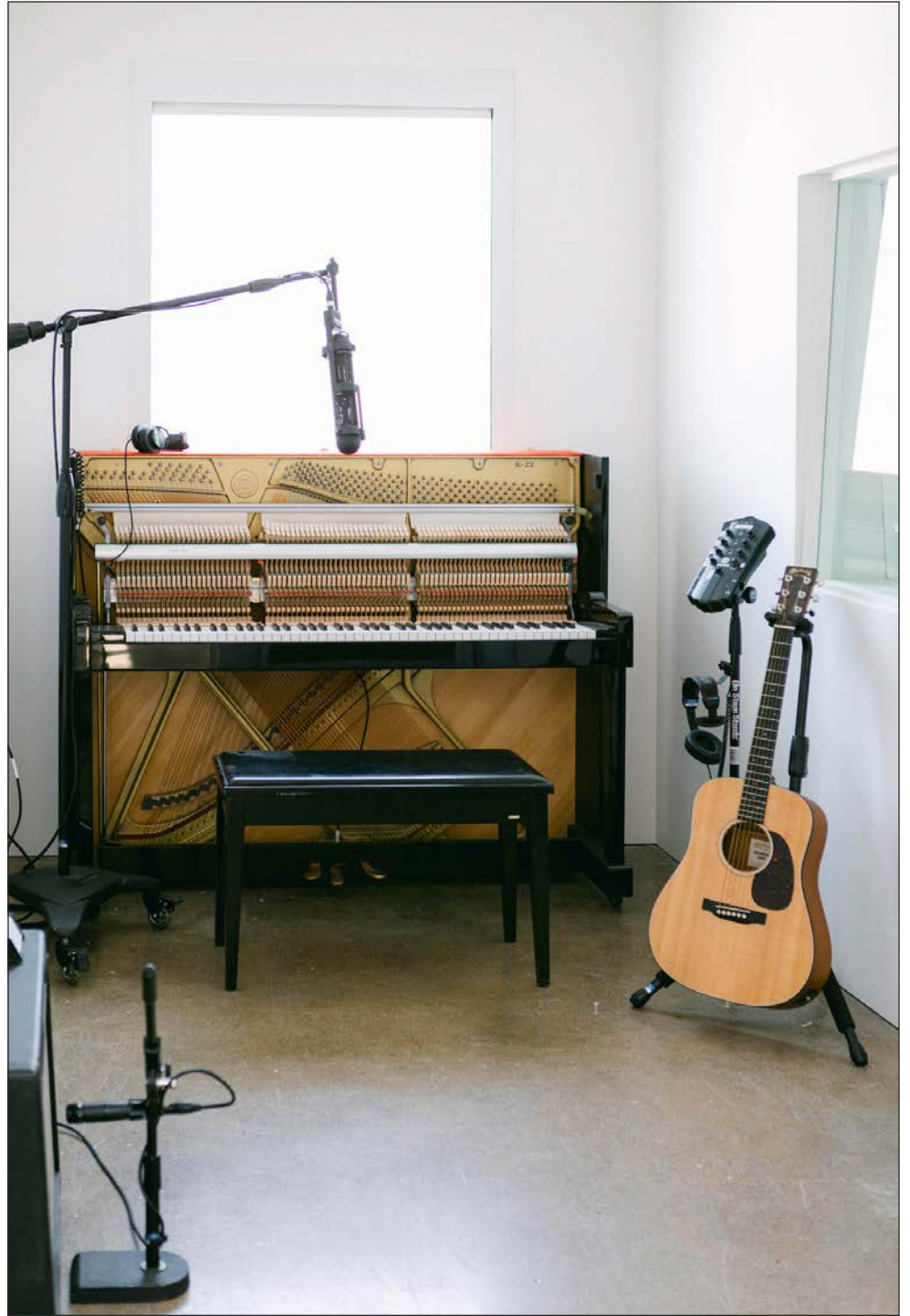
2 Spaces (\$200/Space/Month)
More parking available off site
at prevailing rates.







FOR LEASE



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FLOOR PLAN



Studio B
 Length 17ft 10in
 Width 12ft 11in
 Height Front of Room 10ft 9in
 Height Back of Room 14ft 11in

Studio C
 Front height 9ft 2in
 Back height 10ft 4in
 Width 14ft 1in

Studio D
 Length 18ft 2in
 Width 16ft 1in
 Height Front of Room 9ft 10in
 Height Back of Room 15ft

Iso Booth
 Height Front of Room 10ft
 Height Back of Room 14ft 11in
 Length 13ft 5in
 Width 6ft 11in

Studio E
 Length 14ft 4in
 Width 11ft 2in
 Height 9ft

Office / Meeting Space
 Length 18ft 4in
 Width 11ft 10in
 Height 9ft 1in

Studio G
 Length 10ft 4in
 Width 9ft 2in
 Height 9ft 1in

Studio H
 Length 10ft 4in
 Width 9ft 3in
 Height 9ft 1in

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

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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

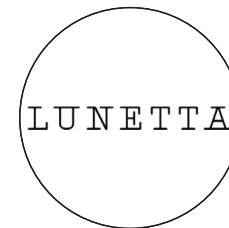
BERGAMOT STATION

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



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