

1725 BERKELEY STREET

SANTA MONICA, CA 90404



FOR SUBLEASE



A DIVISION OF



CREATIVE OFFICE / PRODUCTION STUDIOS FOR SUBLEASE



FEATURES

- Fully built out creative office suite(s)
- Great for Production / Post Production, Tech, Media, & Advertising
- Kitchenette
- Operable steel windows
- Concrete floors
- Exposed high-height ceilings
- Excellent natural light and airflow throughout
- In suite restroom (additional common restrooms also available)
- Located in the highly desirable Santa Monica Media District
- Convenient access to Olympic Blvd, 10 Fwy, PCH, & 405 Fwy



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 101 ± 1,000 SF
 Studio 102 ± 1,200 SF
 Total Contiguous ± 2,200 SF

RENT

\$12,000/SF, MG

TERM

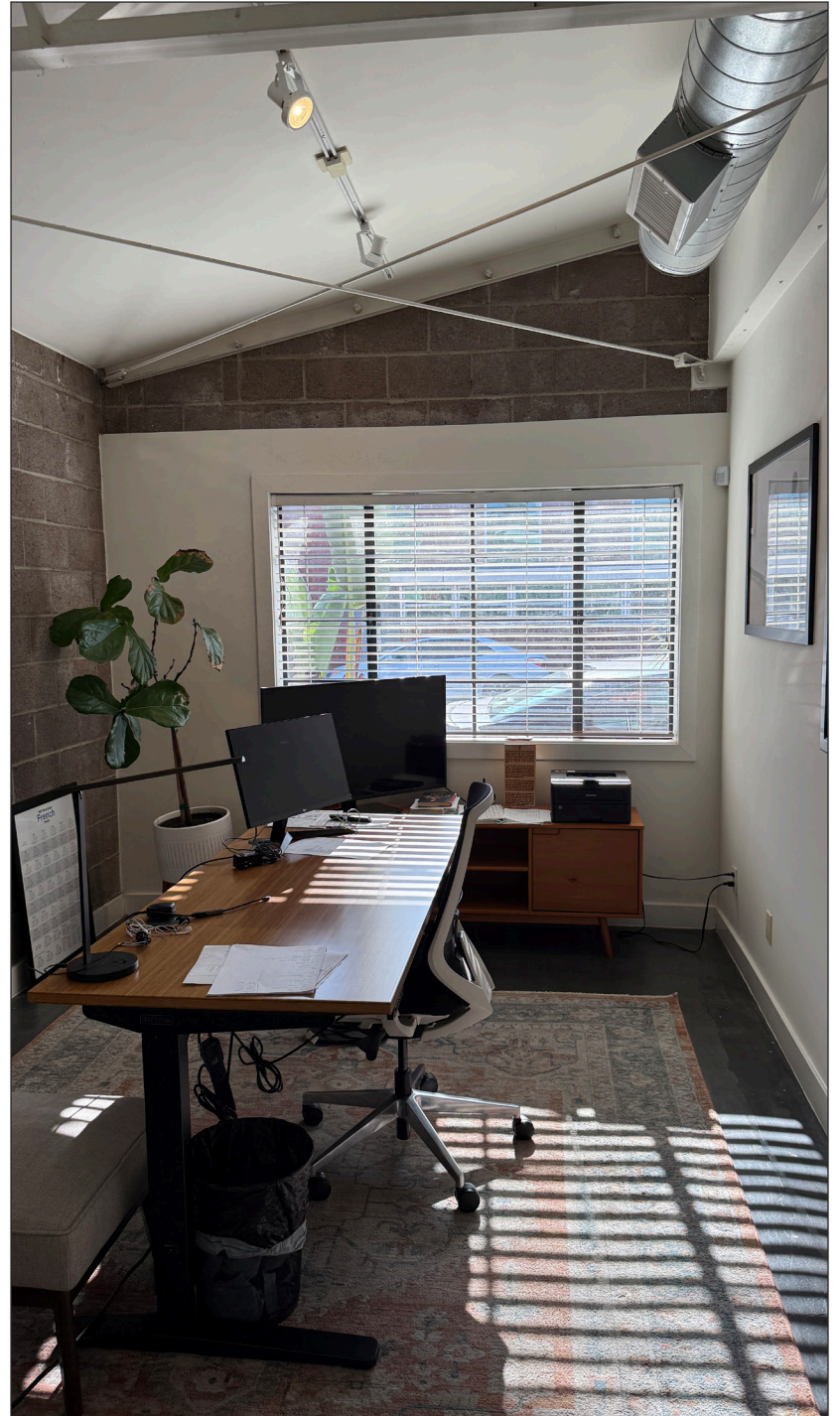
Through
 February 2026

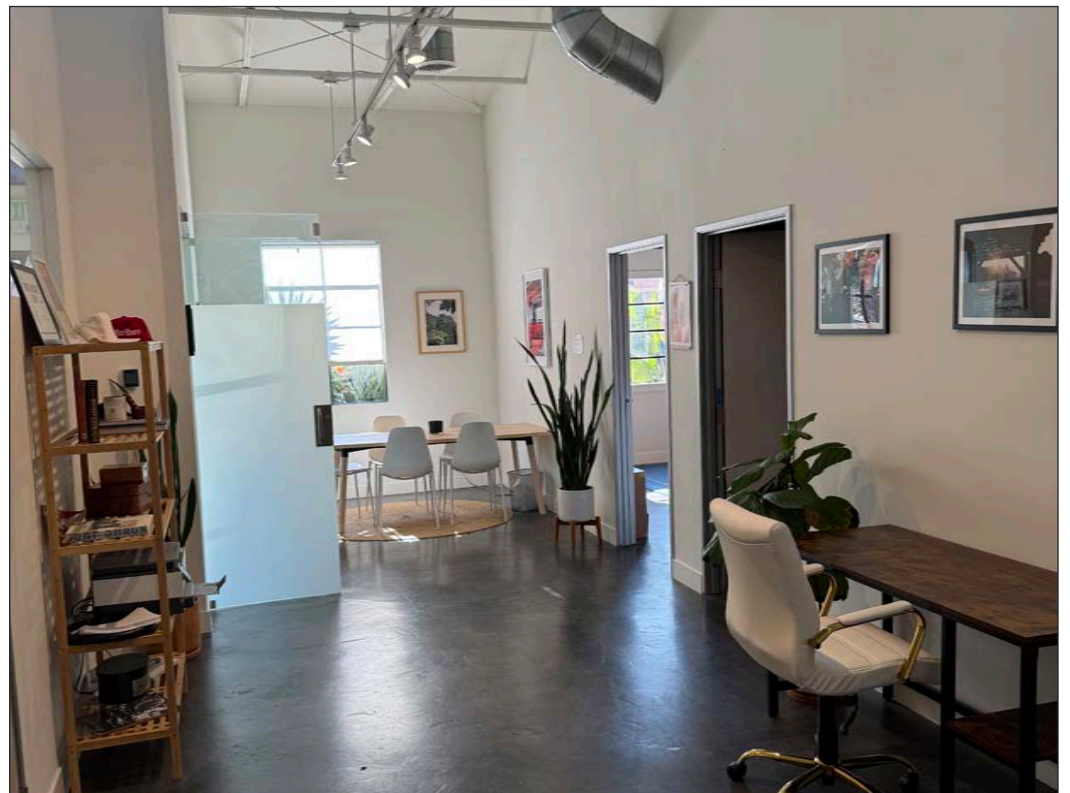
OCCUPANCY

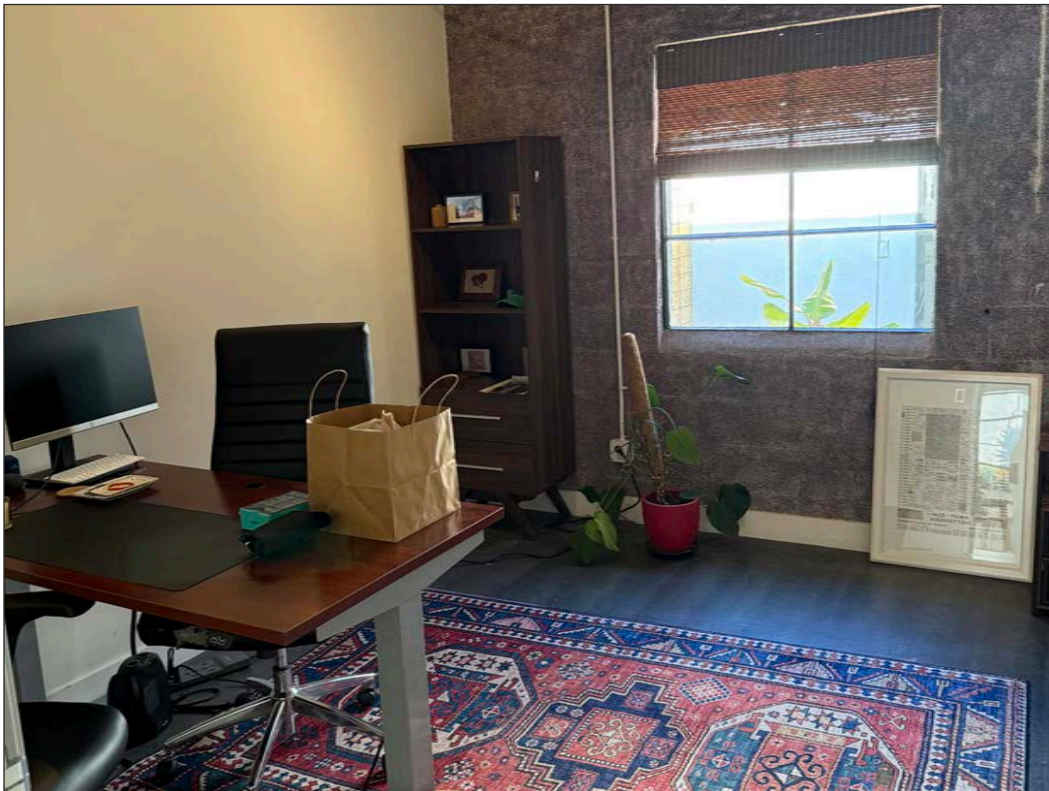
Immediate

PARKING

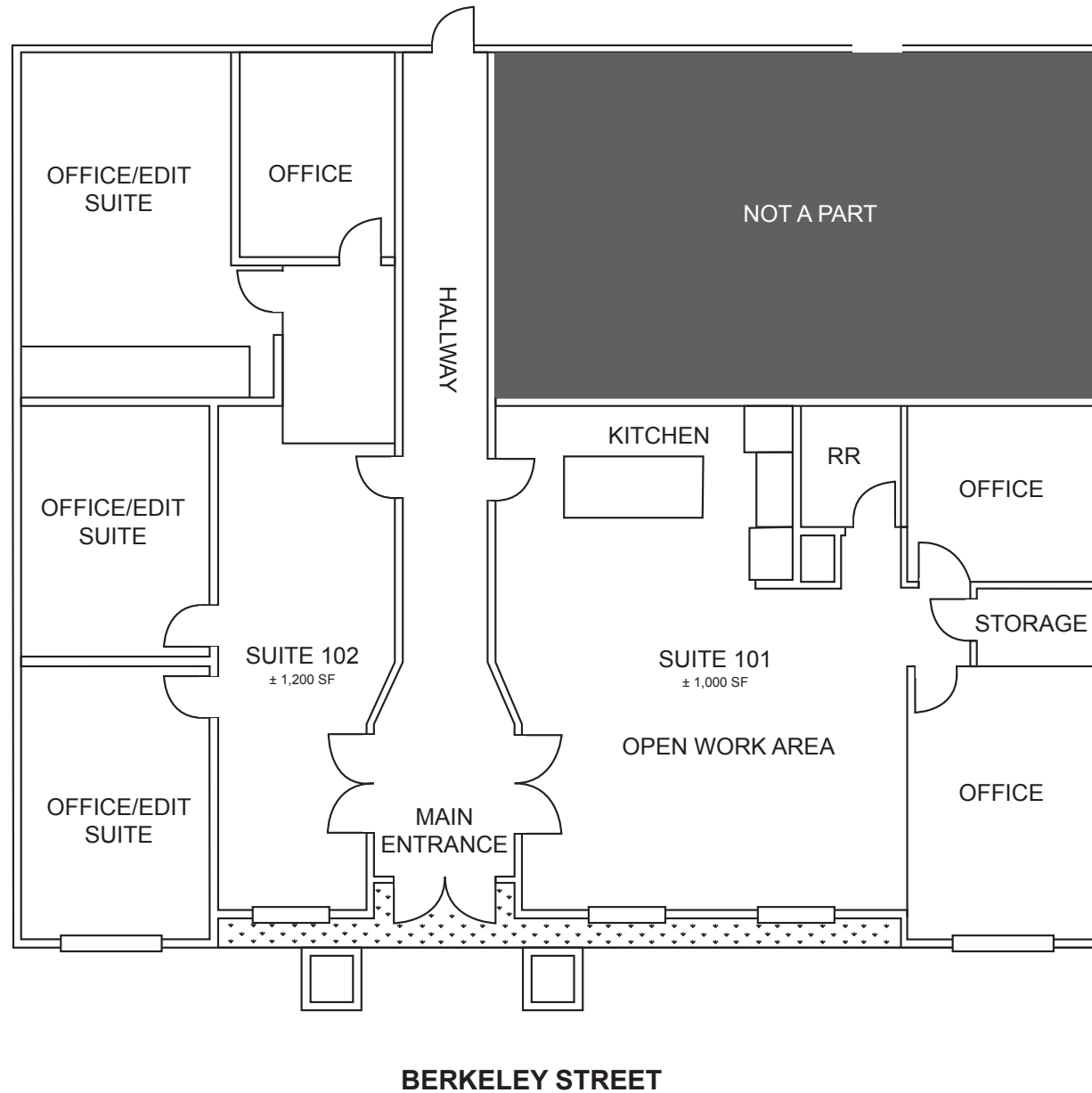
5 Tandem Spaces
 On Site Included







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
Roku
ShoeDazzle

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Avtivation Blizzard
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

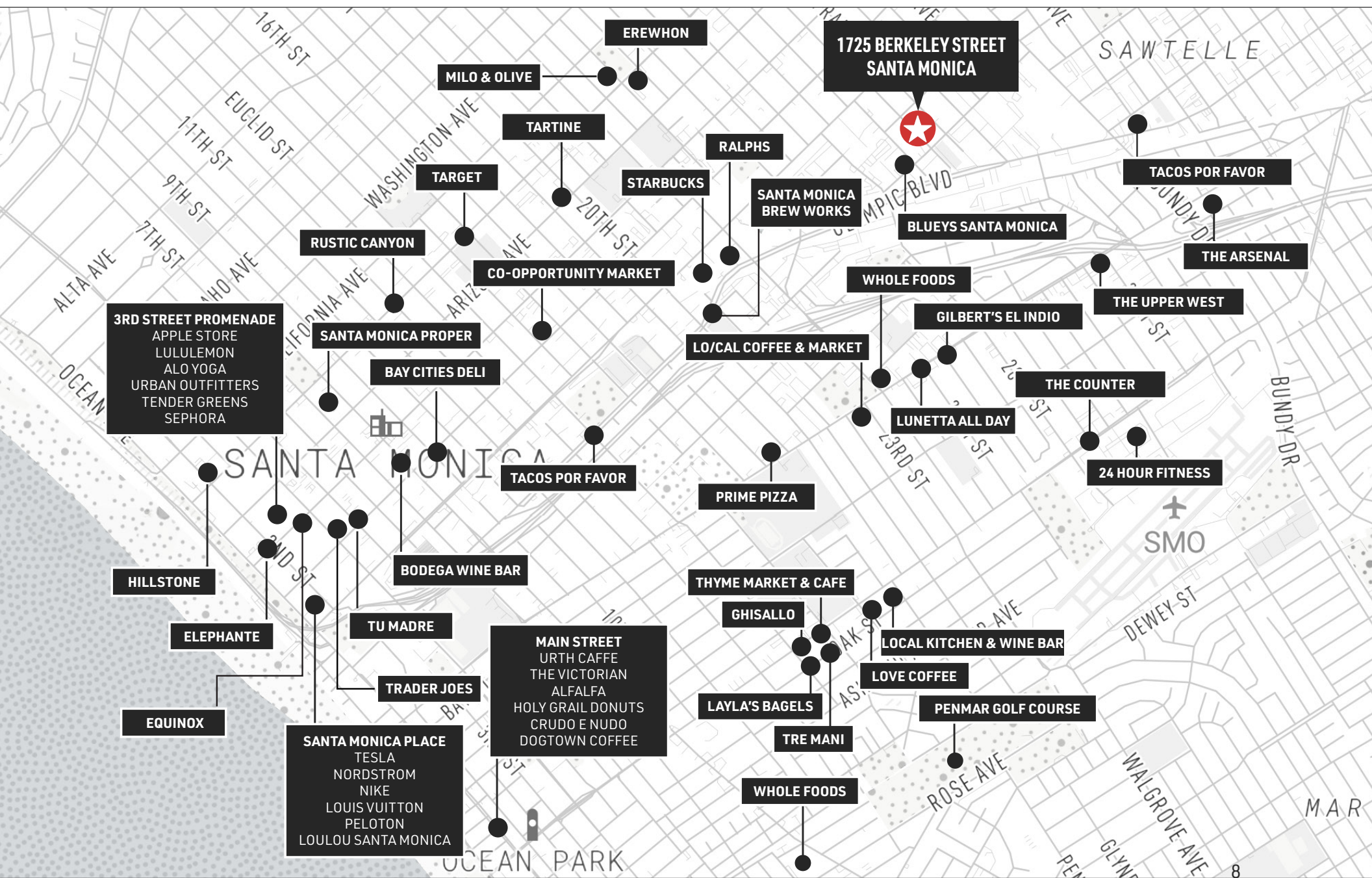
BERGAMOT STATION

FIG Gallery
Ikon Limited Fine Art
Montalba Architects
Sulkin Studio Architecture

BERKELEY SM EAST

Blackbear Pictures
Jenni Kayne
Soundboks
Apogee Electronics
Cartel
Porch House Pictures
Colorfront

AREA AMENITIES



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