

1730-1740 BERKELEY STREET

SANTA MONICA, CA 90404



FOR LEASE



A DIVISION OF

**LEE &
ASSOCIATES**

DESIGN | CREATIVE OFFICE | PRODUCTION



FEATURES

- Street-facing windows with notable Berkeley Street frontage
- Well maintained suite(s), all recently renovated
- Convenient connectivity to major freeways and transit options
- Gated, secured parking on the roof deck
- Open, creative-style high ceilings
- Exclusive private restrooms in each suite
- Dedicated entry and exit access
- Kitchenettes



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

1730: ± 3,820 SF
1740: ± 3,740 SF

RENT

\$3.95/SF, MG

TERM

3 - 5 + Years

OCCUPANCY

Immediate

PARKING

3 Stalls / 1,000sf - \$200/month

VTBS Architects' new design studio breathes new life into a 1960s brick-and-concrete warehouse, blending timeless mid-century character with bold, modern design. A soaring 32-foot atrium, open creative workspaces, and a mezzanine level maximize light, space, and collaboration. Warm, inviting, and sustainable at its core, the studio showcases green building principles while delivering a dynamic environment where innovation thrives.

Grand Award

PCBC Gold Nugget Awards 2009 Outstanding Adaptive Reuse Project



Grand Award

VTBS Architects Offices

Santa Monica, CA

Builder: Cannon Constructors

Developer/Architect: Van Tilburg, Banvard & Soderbergh, AIA

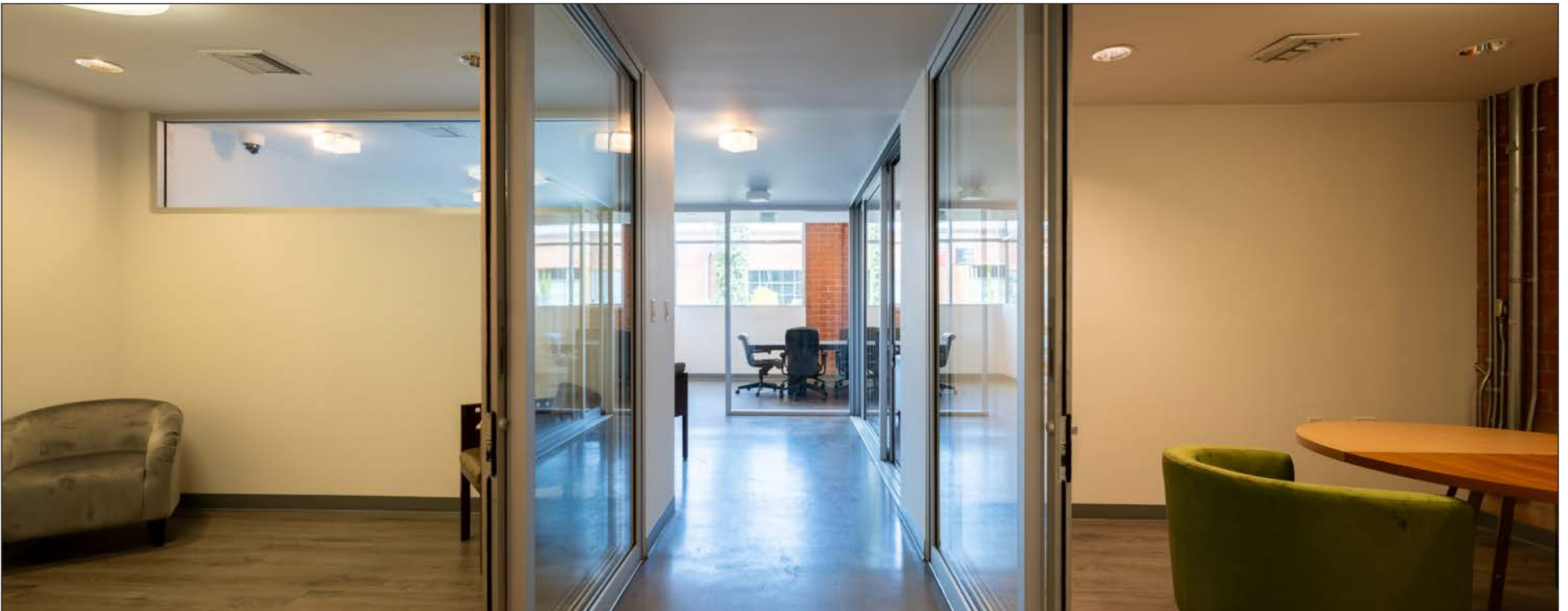
Judges Statement:

This rehab from industrial to office use, begins with restrained yet clever changes to the street experience. However, once you arrive at the upper level guest entry, the full extent of the transformation begins to reveal itself. Large expanses of north facing windows and a roof patio serve to greet you. These together with the new openings cut from the upper level to the ground level serve to bring much needed natural light to the core of the space. Glass railings maximize light penetration, while also giving an open expansive feel to both the upper and new mezzanine levels. In all, the building has been cleverly modified and organized to take maximum advantage of new natural light sources and natural ventilation, providing a sustainable, functional and exciting working environment.



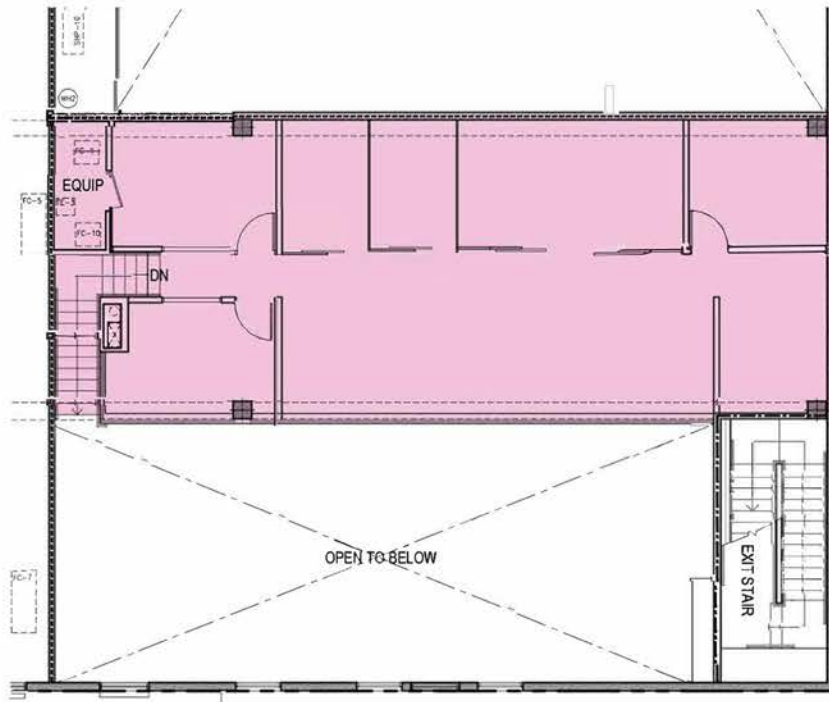
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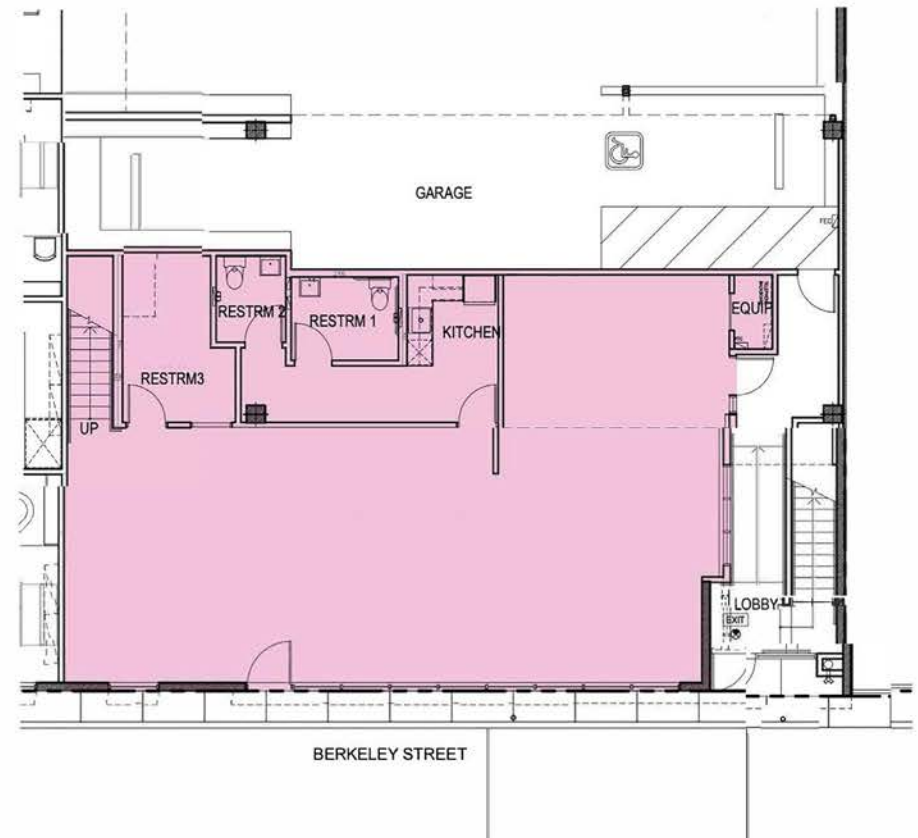




1730 - FLOOR PLAN

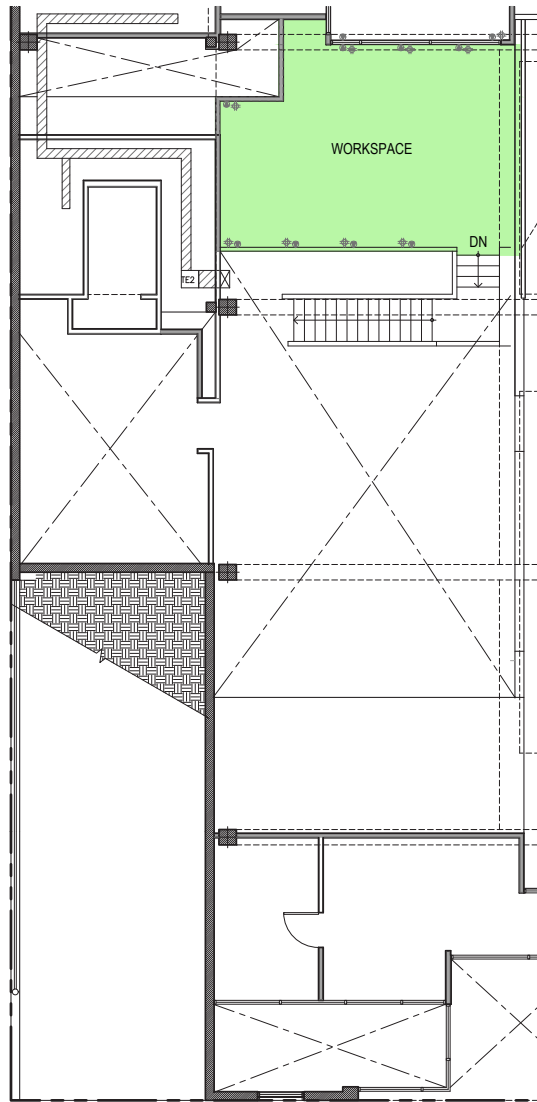


**1730 BERKELEY ST
MEZZANINE FLOOR**

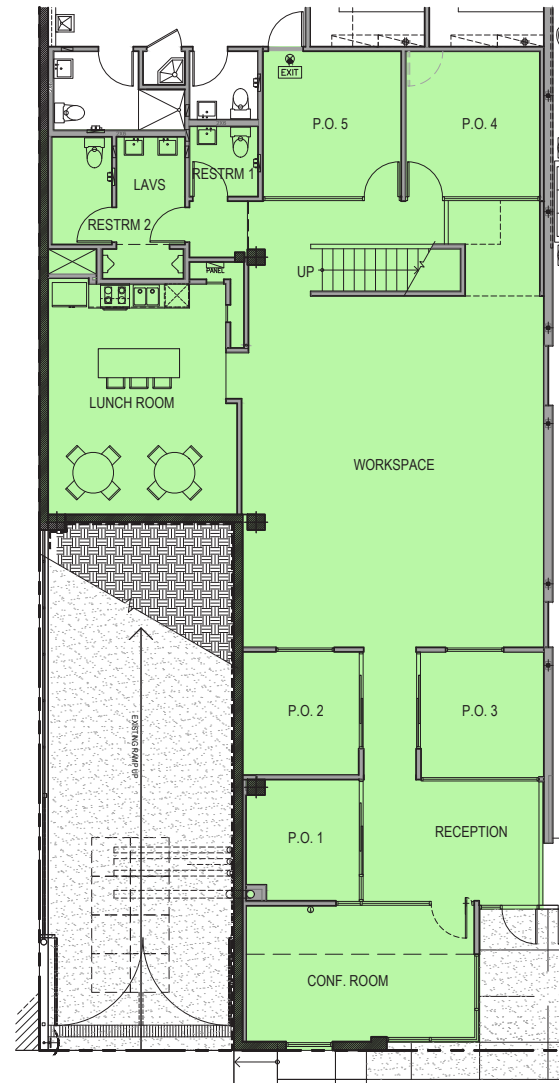


**1730 BERKELEY ST
GROUND FLOOR**

1740 - FLOOR PLAN

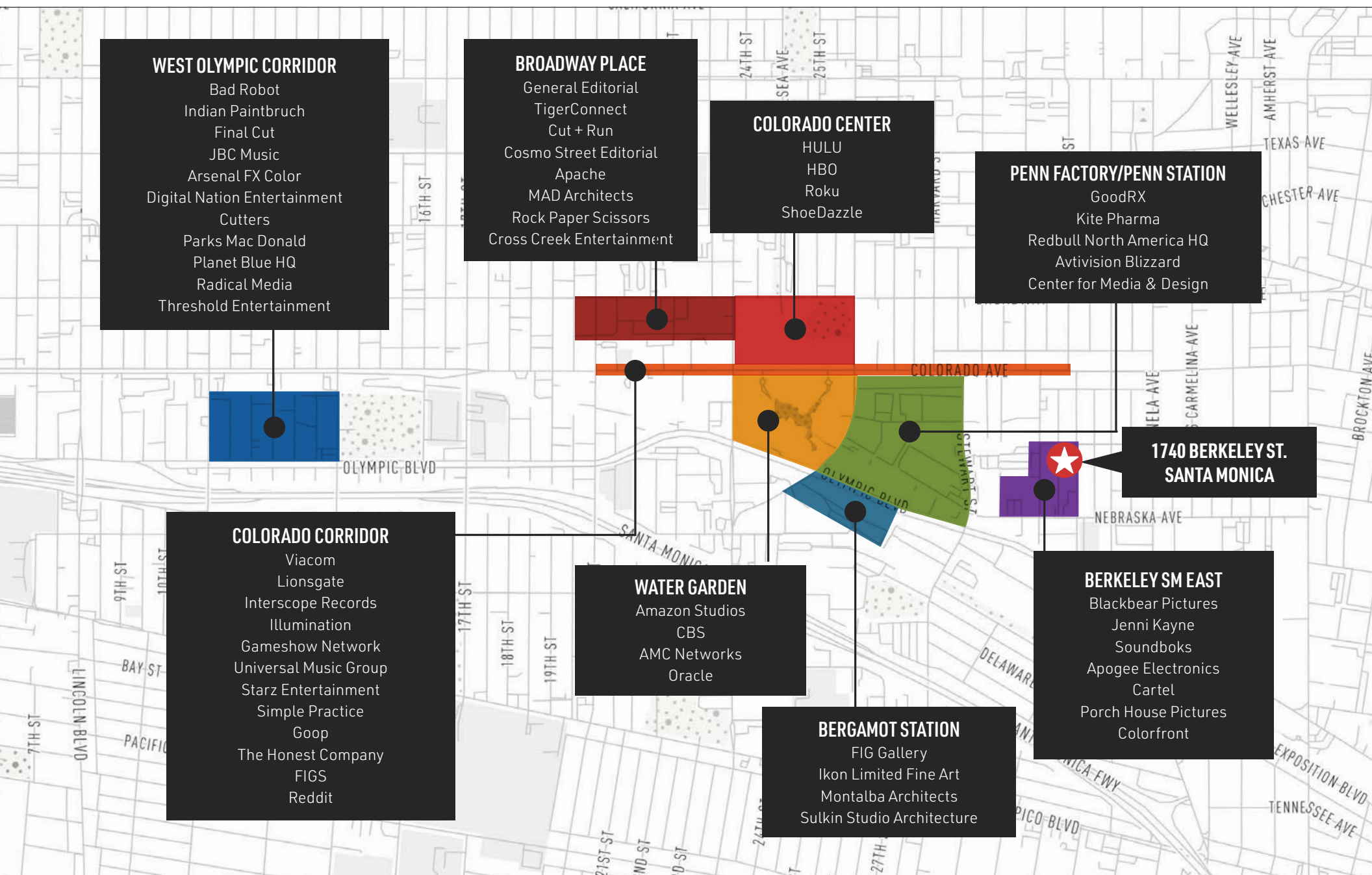


BERKELEY STREET
**1740 BERKELEY ST
MEZZANINE FLOOR**

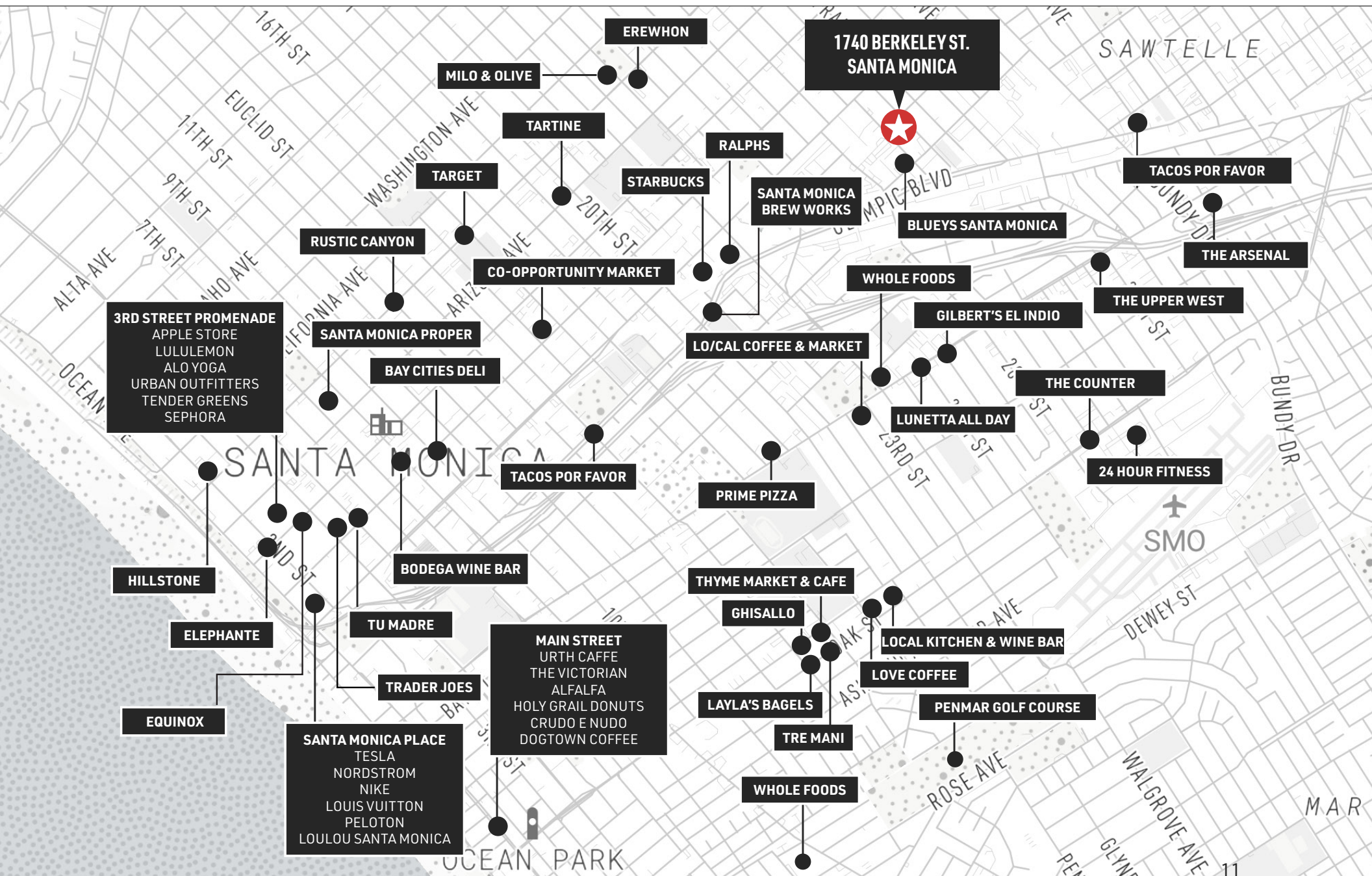


BERKELEY STREET
**1740 BERKELEY ST
GROUND FLOOR**

NEARBY MAJOR TENANTS



AREA AMENITIES



CONTACTS

GEORGE WILSON

310.899.2738
gwilson@leewestla.com
AGT DRE 02090678

DAVID WILSON

310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

LINDSAY SHUFORD

310.899.2710
lshuford@leewestla.com
AGT DRE 02231518

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



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