

1712 BERKELEY STREET

SANTA MONICA, CA 90404



FOR LEASE

± 5,000 SF CREATIVE SPACE



FEATURES

- Fully Developed Machine Room with Supplemental Air Conditioning
- 6 - 8 Offices, Conference Room and Exposed Reception Area
- Restrooms and Shower
- 12' Ceilings with Exposed Steel Truss Beams
- Polished Concrete Floors
- Fully Equipped Kitchen with Stove and Subzero Refrigerator
- 2 Industrial Steel & Glass Roll-up Doors
- Easy Access to the 10 FWY, PCH & 405

PREMISES

± 5,000 SF

RENT

\$4.95/SF, NNN
(Nets \$0.80)

TERM

3 - 5+ Years

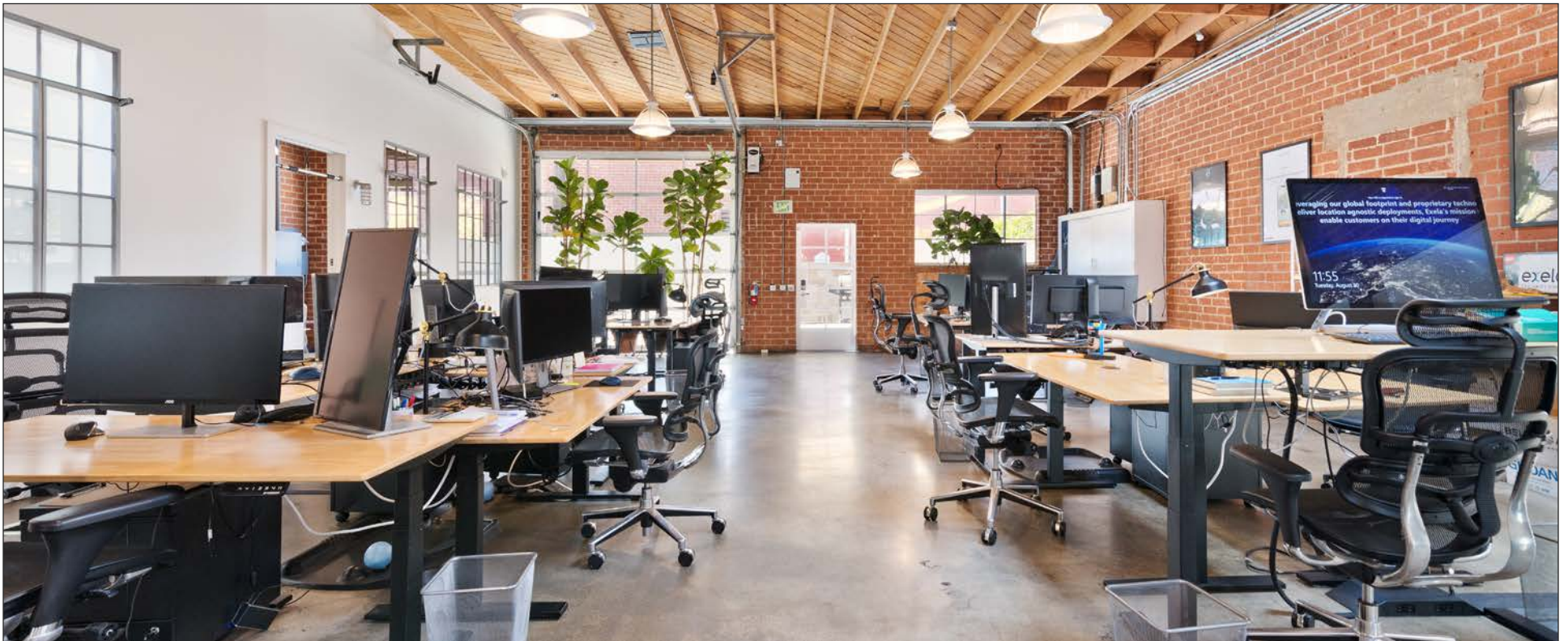
OCCUPANCY

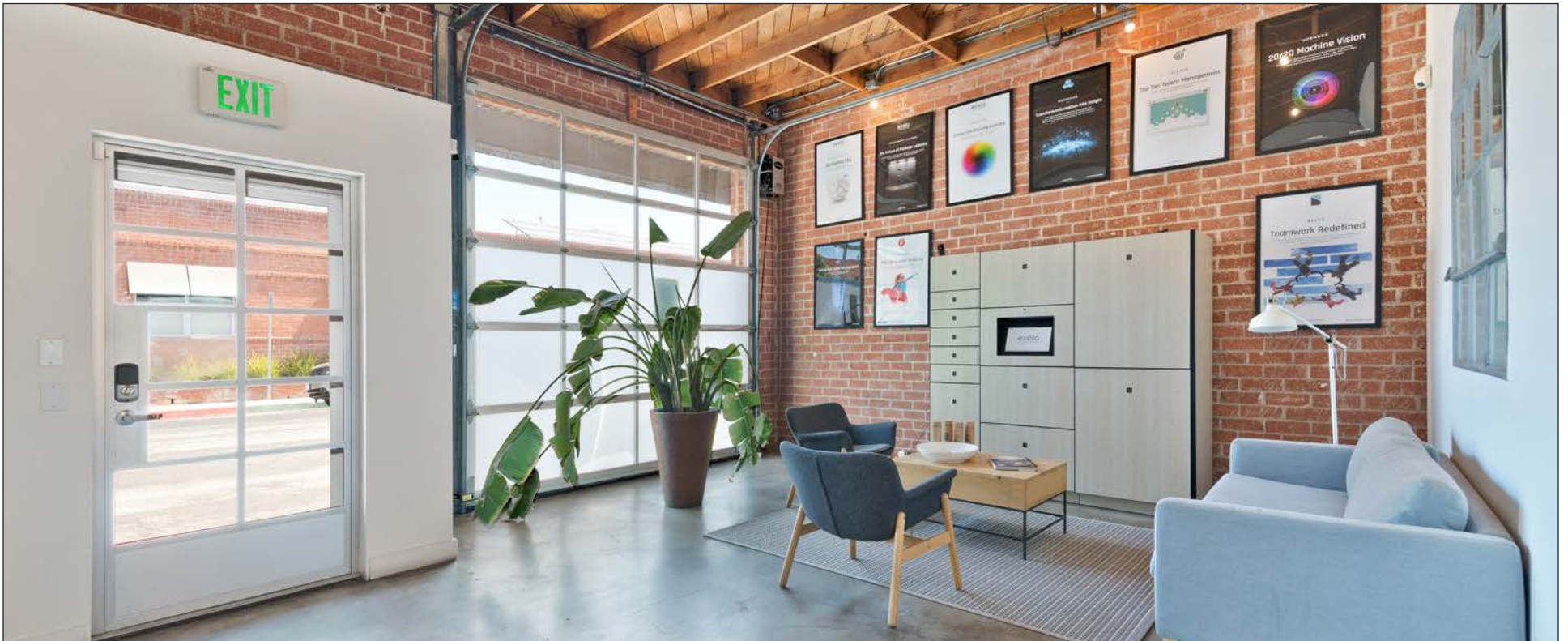
January 1, 2023

PARKING

4 Spaces On-site
(\$150/Space/Month)

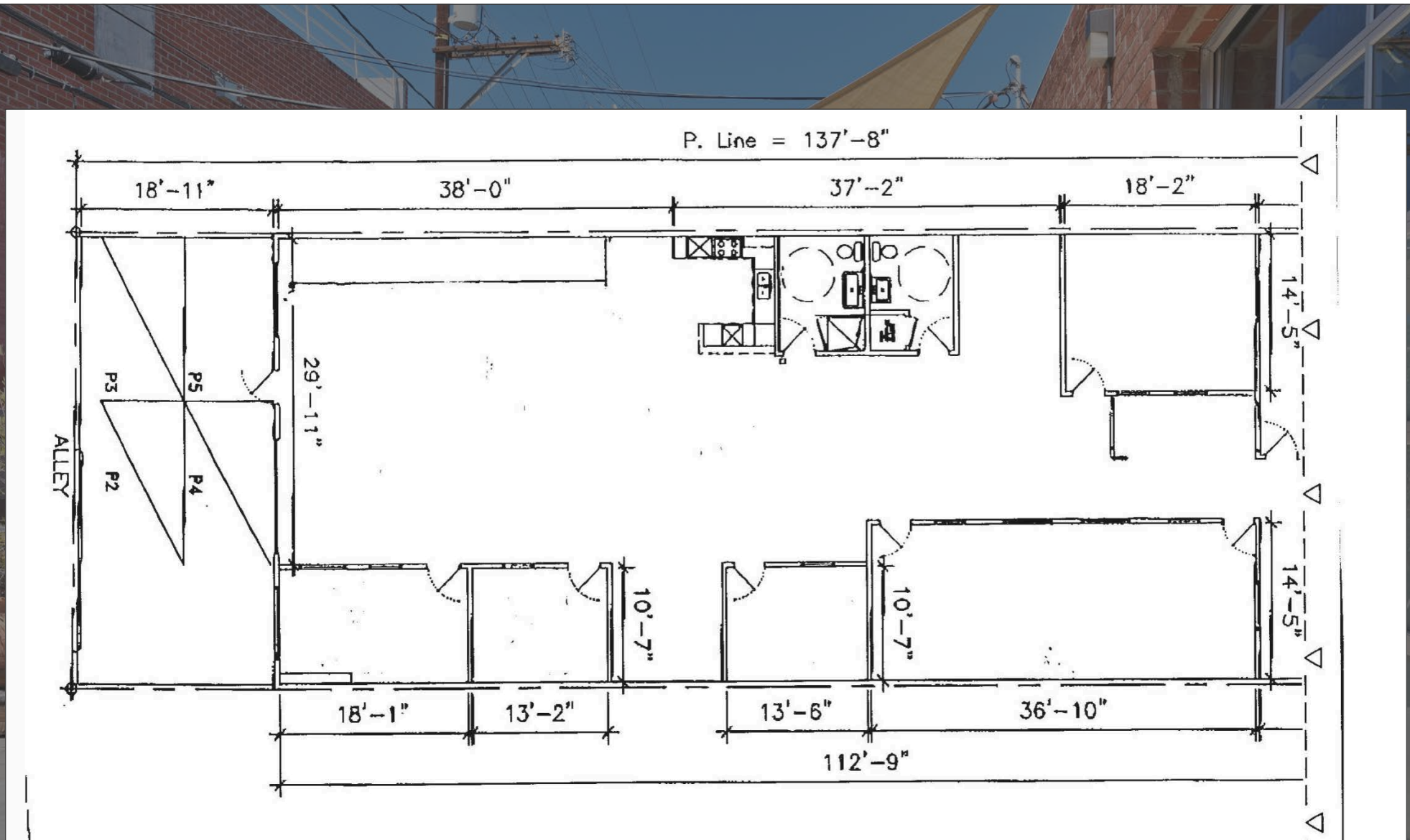








FLOOR PLAN



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
Bird
ShoeDazzle

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Tala
Center for Media & Design

1712 BERKELEY

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

