

INDUSTRY

FOR LEASE
CREATIVE OFFICE
± 68,494 RSF TOTAL (DIVISIBLE)

PIERPOINT 1540 2ND ST SANTA MONICA



FOR LEASE

CREATIVE OFFICE

1540 2ND STREET SANTA MONICA CA 90401

DETAILS

AVAILABLE RSF

1st Floor ± 4,886 RSF
2nd Floor ± 33,371 RSF
3rd Floor ± 30,237 RSF
Total ± 68,494 RSF

RATE

\$6.25 / SF per Mo. / MG

TERM

5-10 years

OCCUPANCY

Available Now

PARKING

4/1,000 SF parking
\$250/space, single reserved
\$400/space, tandem
Valet service available

**Best in Class Creative Office in
Prime Downtown Santa Monica**

FEATURES

Ideal Corporate HQ Space newly built in 2008

Steel frame and concrete construction

Highly functional Indoor/Outdoor experience with ocean views

Private terraces on east, south and west sides of the building

Expansive private courtyard on the 2nd floor flanked around beautiful Coral Tree

11.5'-19 ft' ceiling heights

Double pane operable windows throughout

Two separate private lobby towers (North and South) with direct elevator access from the parking garage

Card key access throughout + secured floors

3 levels of subterranean parking

2000 Amp panel services for 2nd & 3rd floor

Back up generator available

Building top signage available

Prime location (93/100 Walk Score)



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INTERIOR
PHOTOS



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EXTERIOR
PHOTOS



FOR LEASE

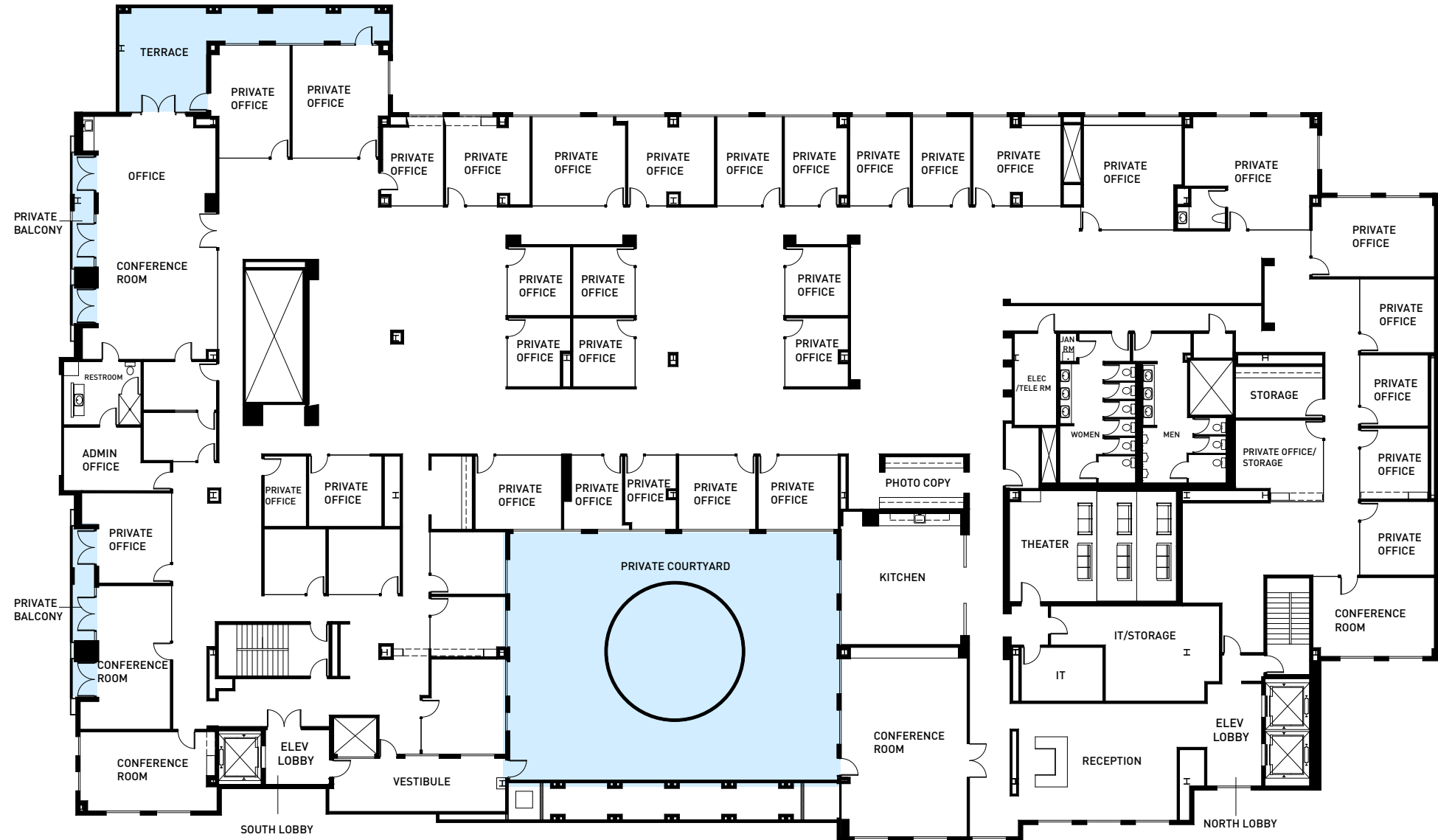
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CURRENT AS-BUILT FLOOR PLAN
2ND FLOOR

2ND FLOOR AREA

± 33,371 RSF



FOR LEASE

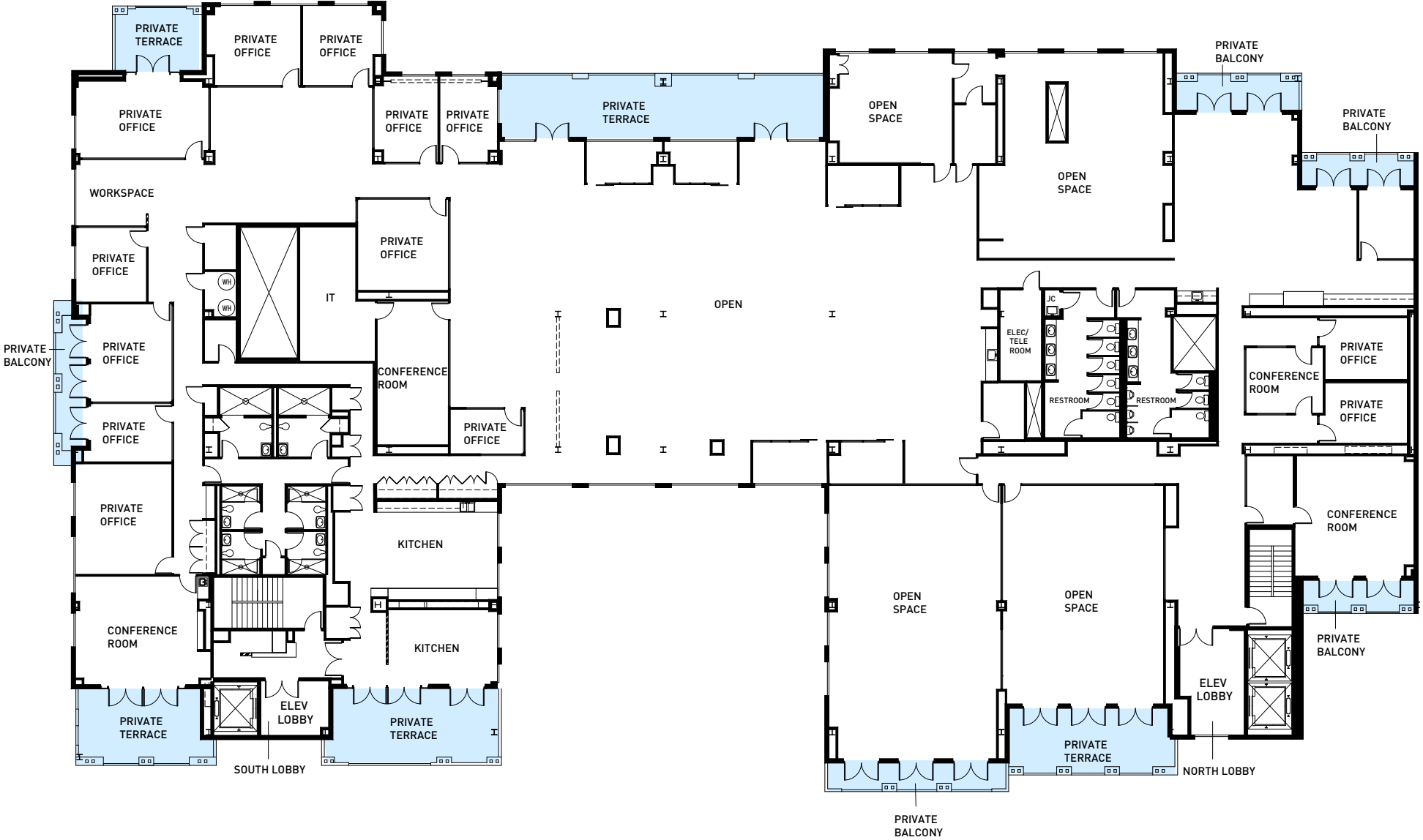
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CURRENT AS-BUILT FLOOR PLAN
3RD FLOOR

3RD FLOOR AREA

± 30,237 RSF



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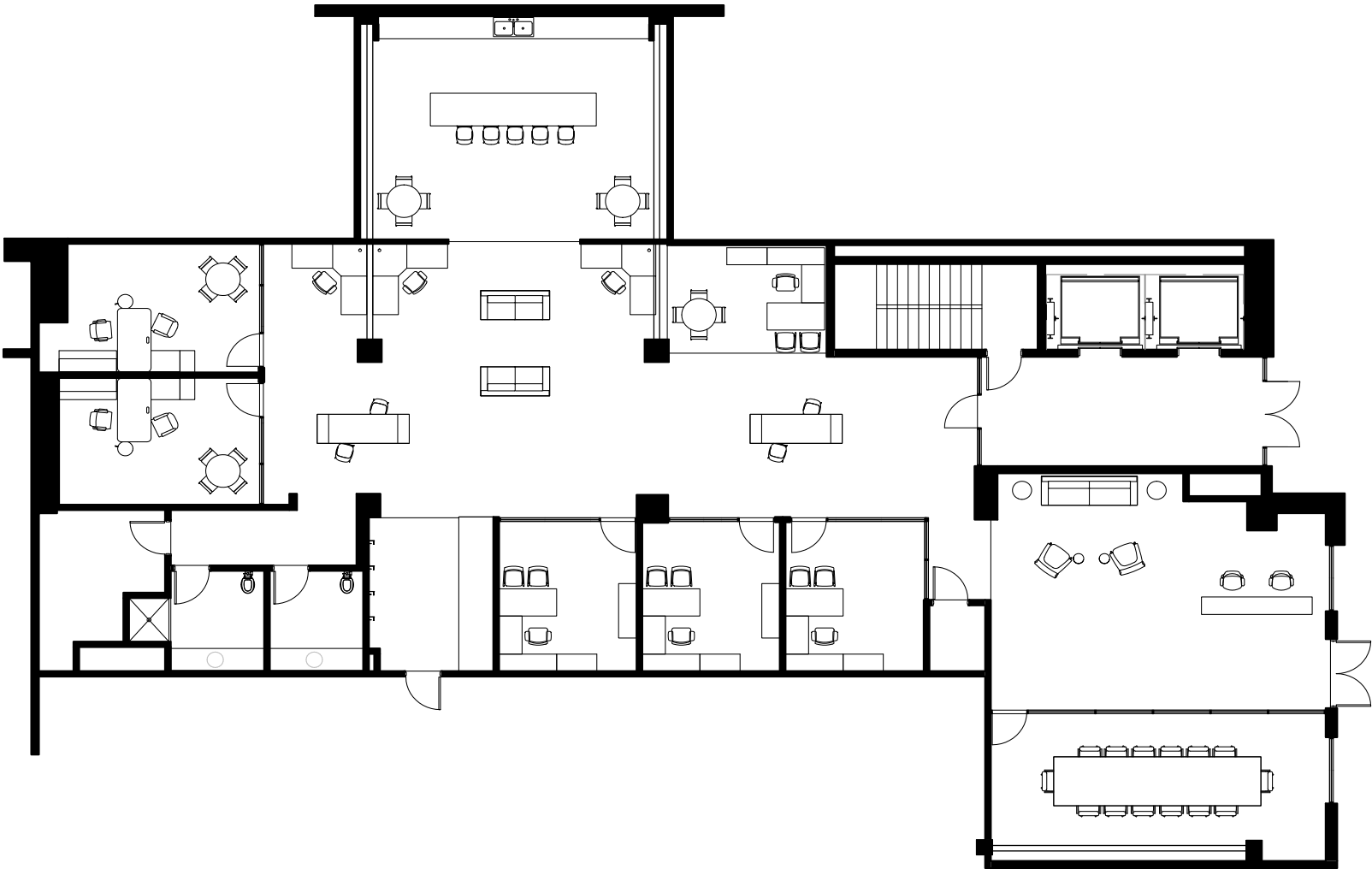
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HYPOTHETICAL FLOOR PLAN
1ST FLOOR

1ST FLOOR AREA

± 4,886 RSF



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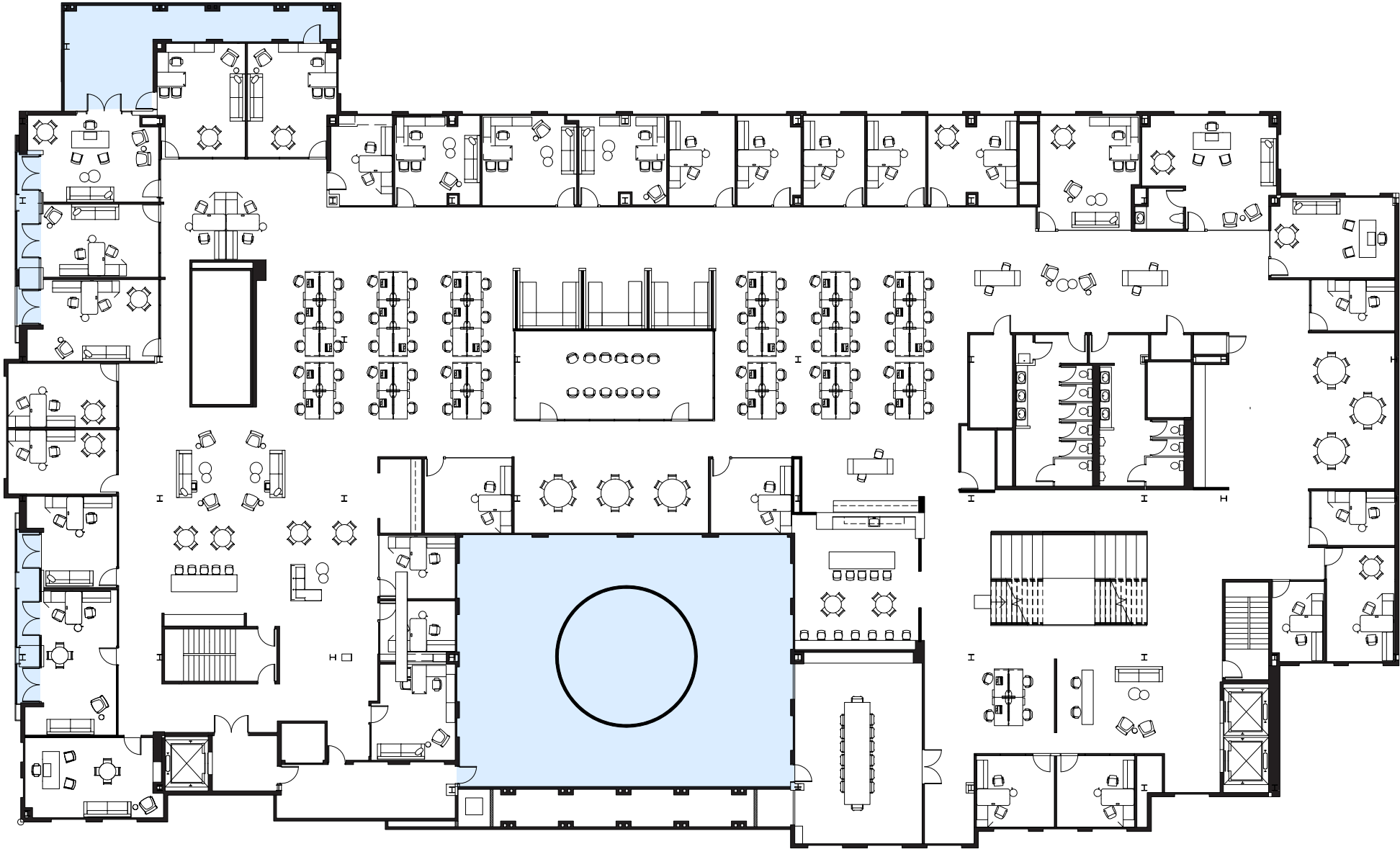
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HYPOTHETICAL FLOOR PLAN
2ND FLOOR

2ND FLOOR AREA

± 33,371 RSF



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HYPOTHETICAL FLOOR PLAN
3RD FLOOR

3RD FLOOR AREA

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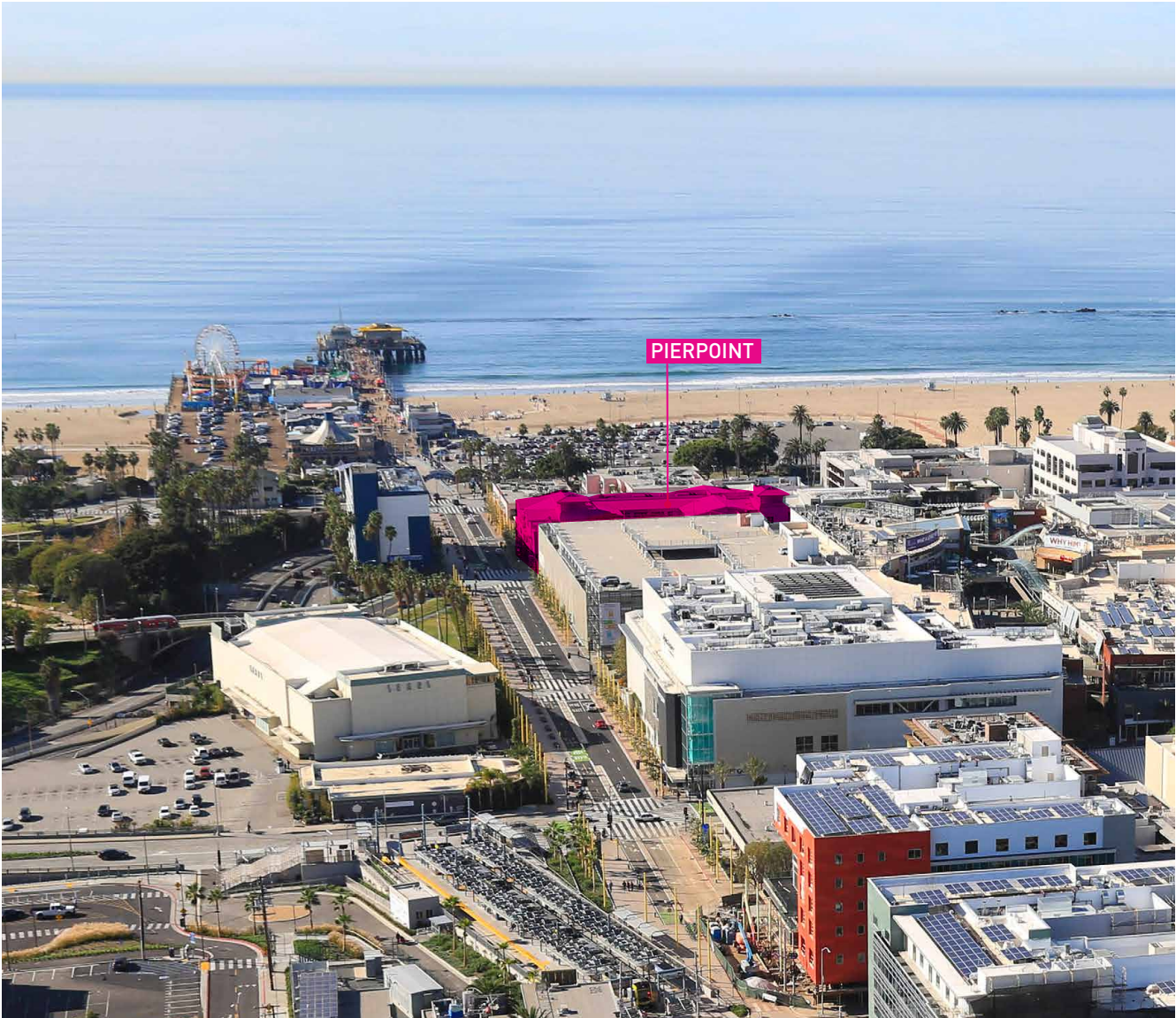


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NEIGHBORHOOD
PHOTOS



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NEIGHBORHOOD
AMENITIES

