

1745 BERKELEY STREET

SANTA MONICA, CA 90404



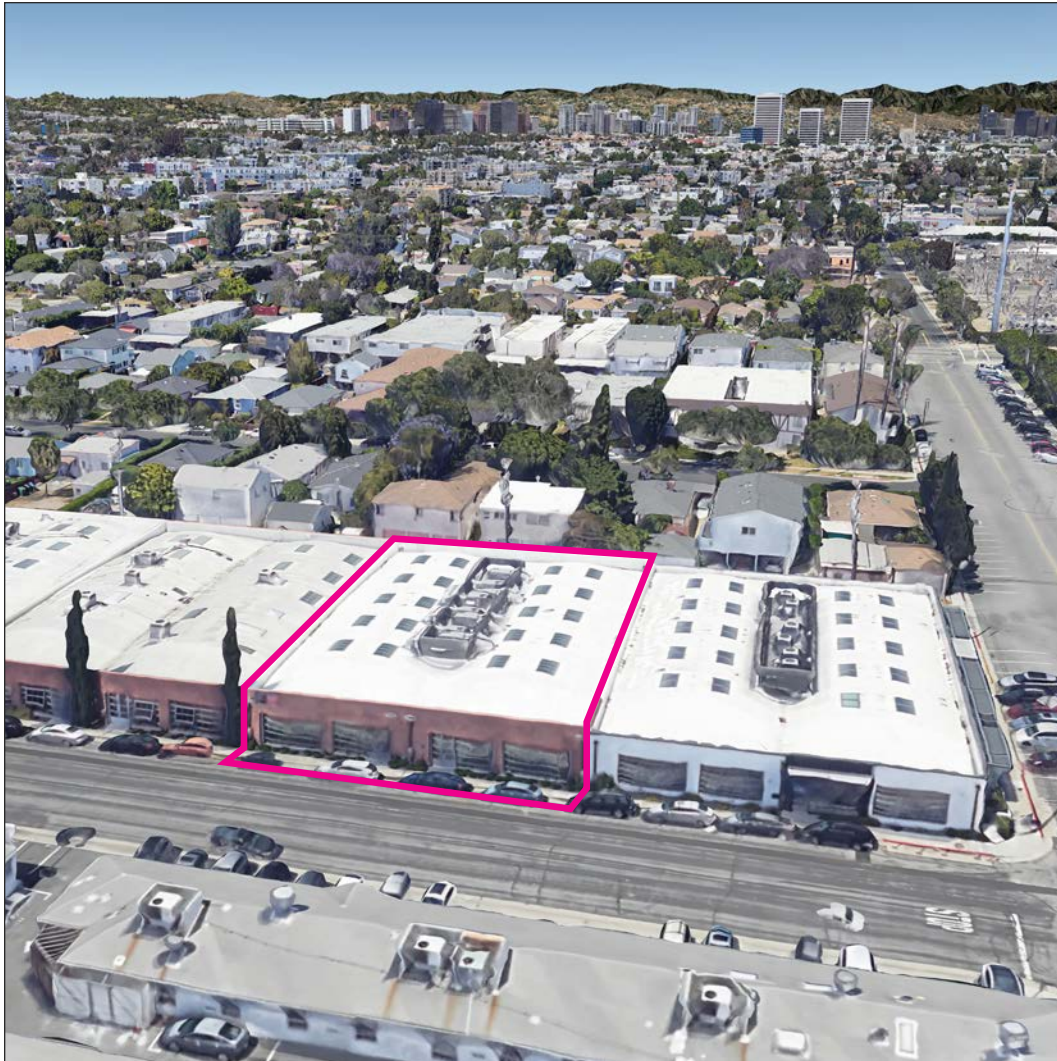
FOR LEASE



A DIVISION OF

**LEE &
ASSOCIATES**

BRAND NEW CREATIVE OFFICE SUITES



FEATURES

- Extensive 2+ Year Adaptive Reuse Project Completed in 2021
- Opportunity to Lease First Generation Creative Space
- Travel Time Between Parking and Reaching Your Office is More Efficient Than High-rise Office Buildings with Long Elevator Lines
- Exposed Double Bow Truss Ceiling
- Factory Steel Windows
- Skylights
- High Ceilings
- Natural Light
- Polished Concrete Floors
- Full Kitchen
- Easy Access to Santa Monica 10 Freeway and Pacific Coast Highway
- Near Bergamont and Bundy Expo Stations



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

Total Project ± 10,625 SF
 Studio 1 Leased
Studio 2 ± 2,511 SF
 Studio 3 Leased
 Studio 4 Leased

RENT

\$5.50/SF, MG

TERM

2 - 5+ Years

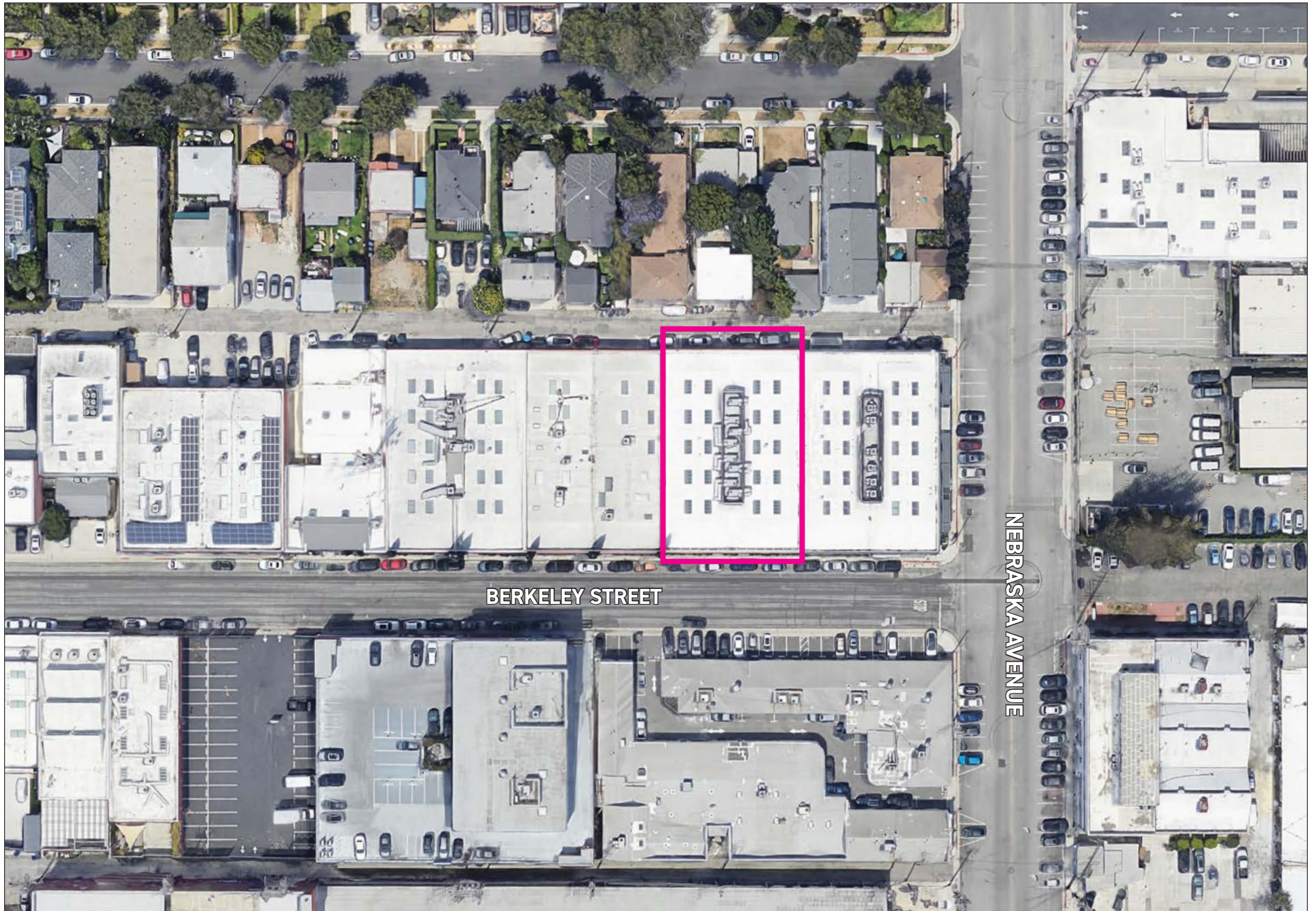
OCCUPANCY

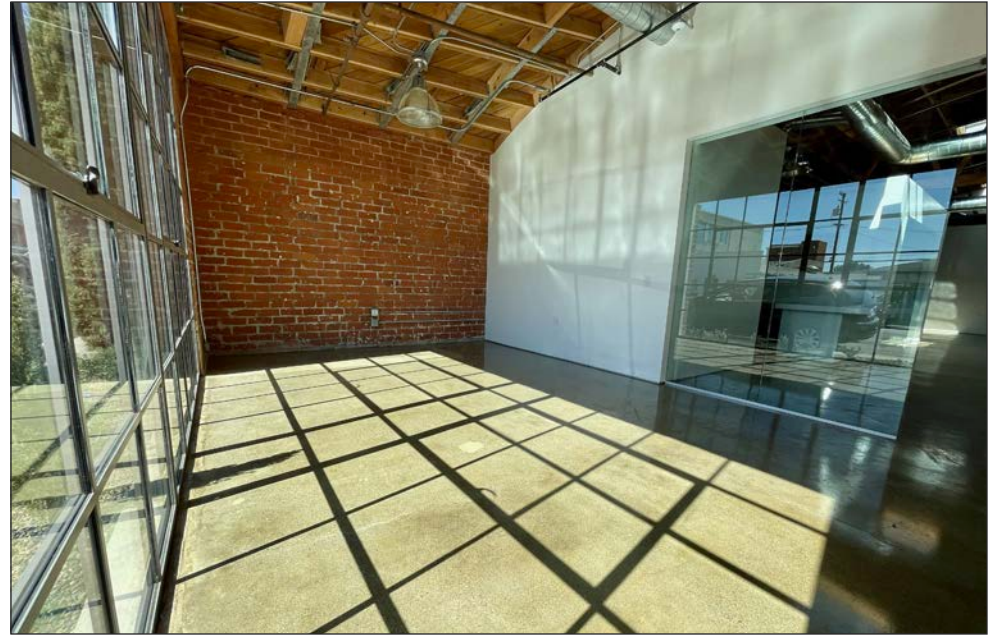
January 1, 2026

PARKING

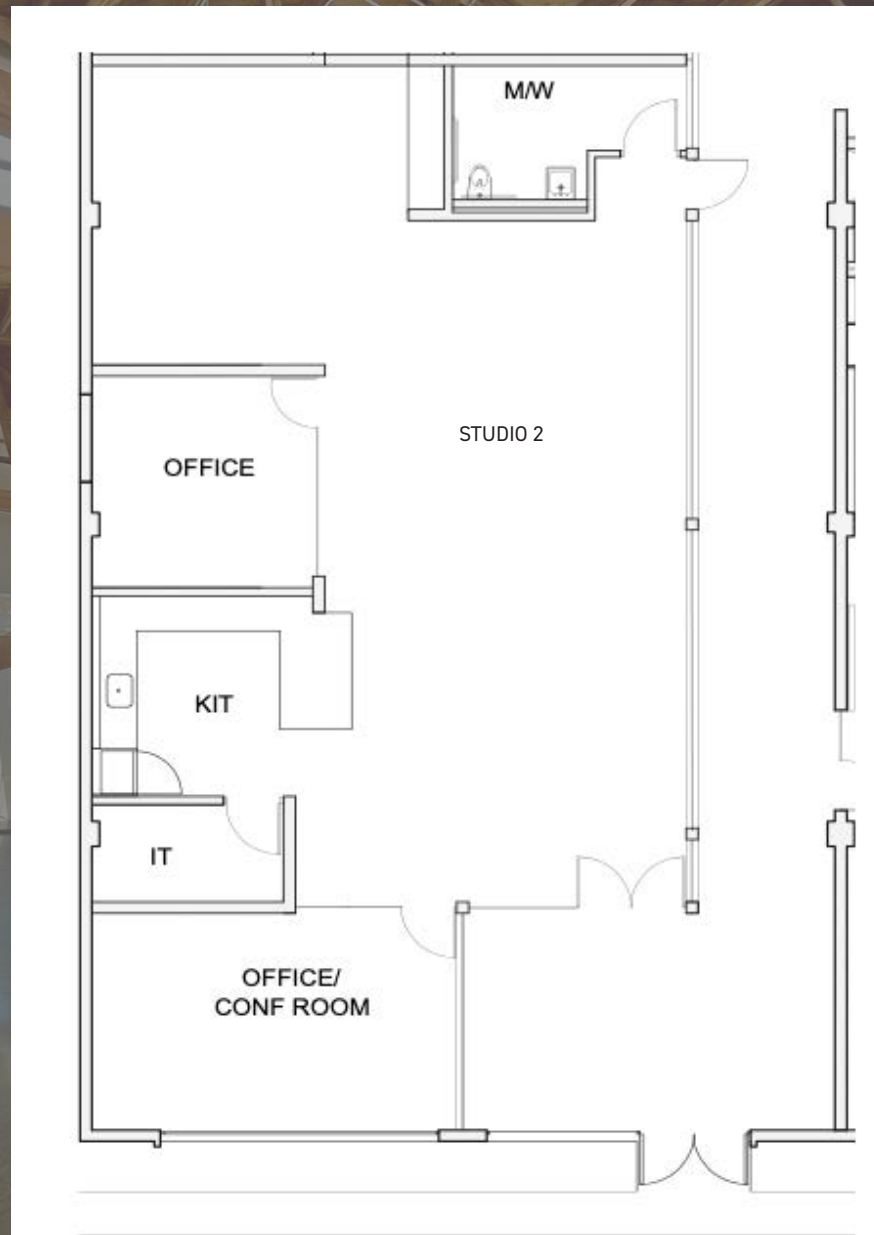
One (1) Space/Studio
 (\$175/Space/Month)
 and Off Site at Market Rates
 (Pavemint and ParkMe Apps)

SITE AERIAL





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

1745 BERKELEY St.

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

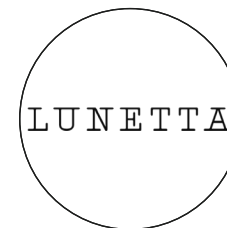
BERGAMOT STATION

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



CONTACTS

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