



# 1745 BERKELEY ST

SANTA MONICA, CA 90404

Studio 1 ±2,970 SF | Studio 2 ±2,511 SF  
Creative Office Space  
For Lease

**PREMISES**

Studio 1 - ± 2,970 SF

Studio 2 - ± 2,511 SF

**PARKING**

One Reserved on-site space per suite + Optional valet/close proximity off-site reserved parking available to accommodate 10 - 15 vehicles.

*(Please inquire with broker for details)*

**FEATURES**

- Adaptive reuse completed in 2021 with new building systems
- Exposed double bow truss ceilings
- Factory steel windows
- Skylights and abundant natural light
- High ceilings
- Polished concrete floors
- Full kitchen with Sub-Zero appliances
- Upgraded mechanical, electrical, and HVAC systems

**LOCATION**

- Near Bergamot and Bundy Expo Stations
- Easy access to the 10 Freeway and Pacific Coast Highway

**RENT**

\$5.50/SF, MG

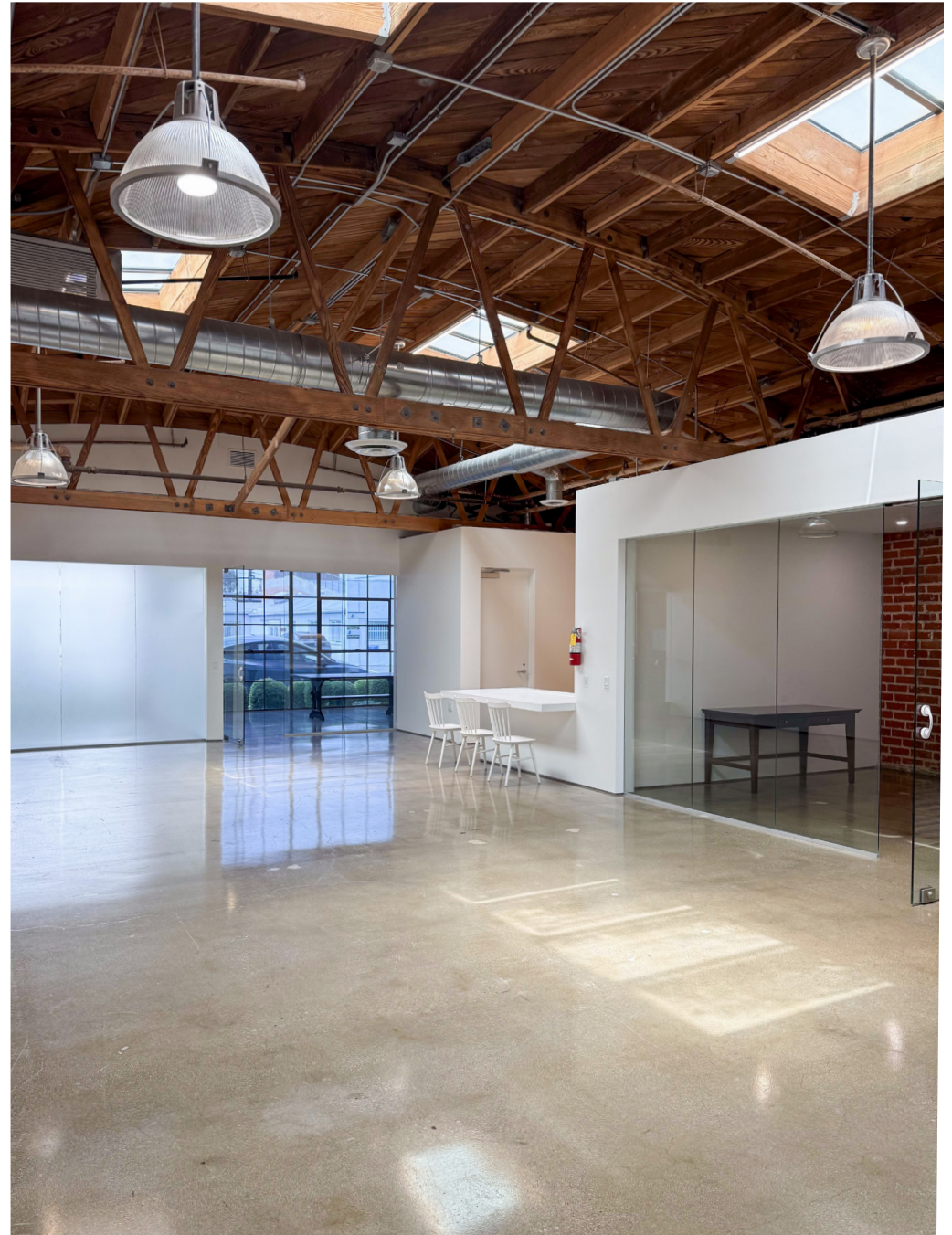
**TERM**

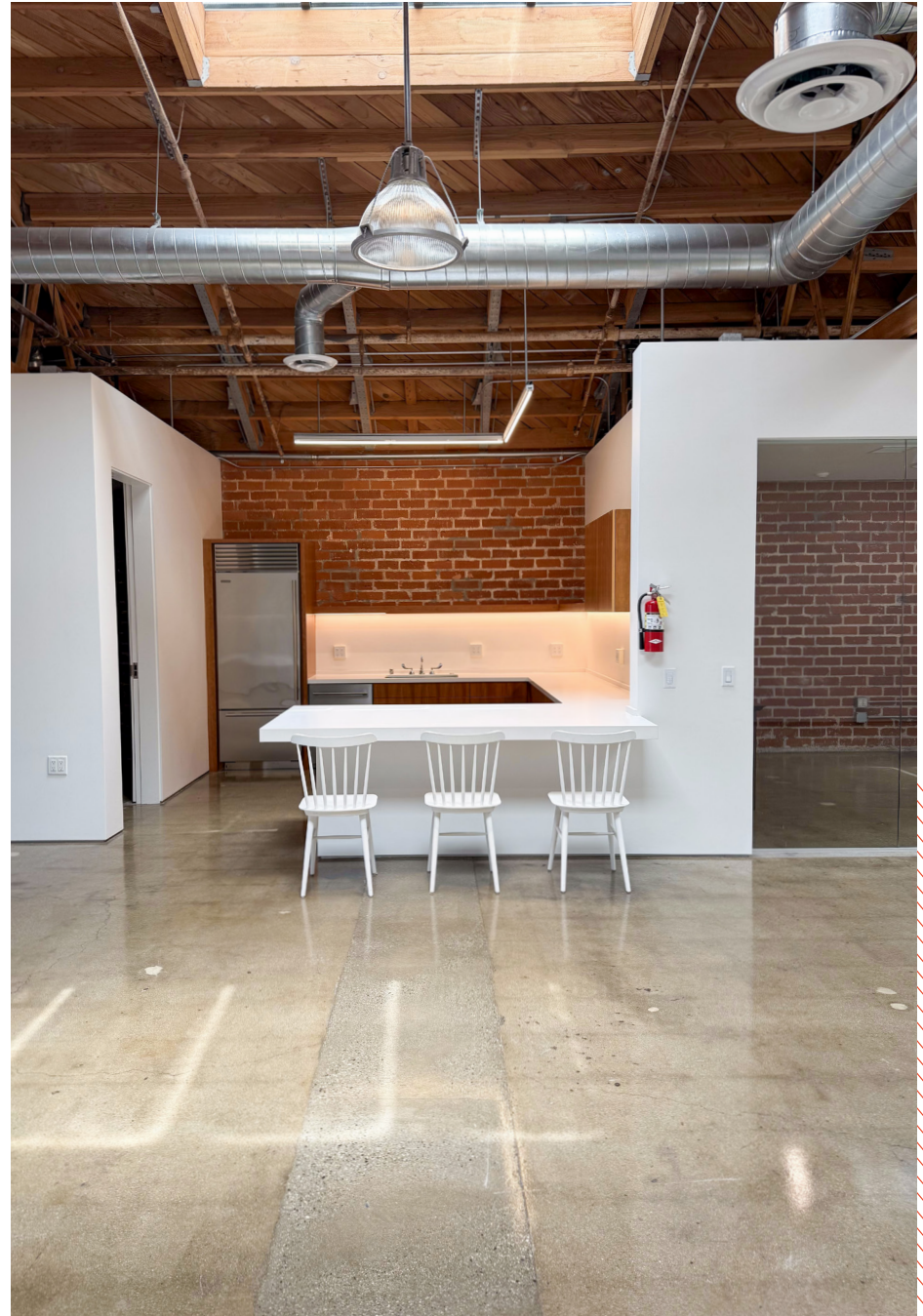
2 - 5 + Years

**OCCUPANCY**

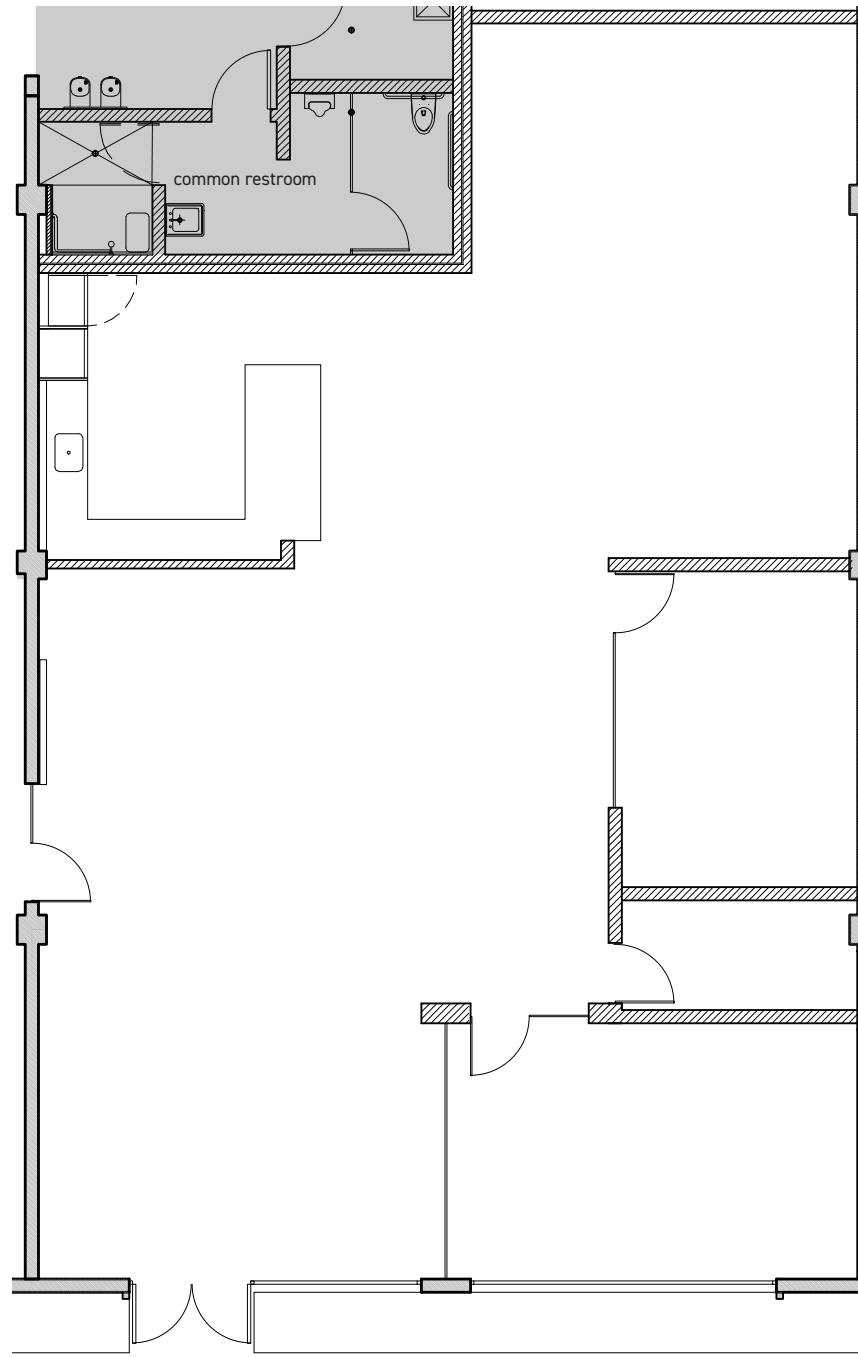
Studio 1 - 1/1/2027

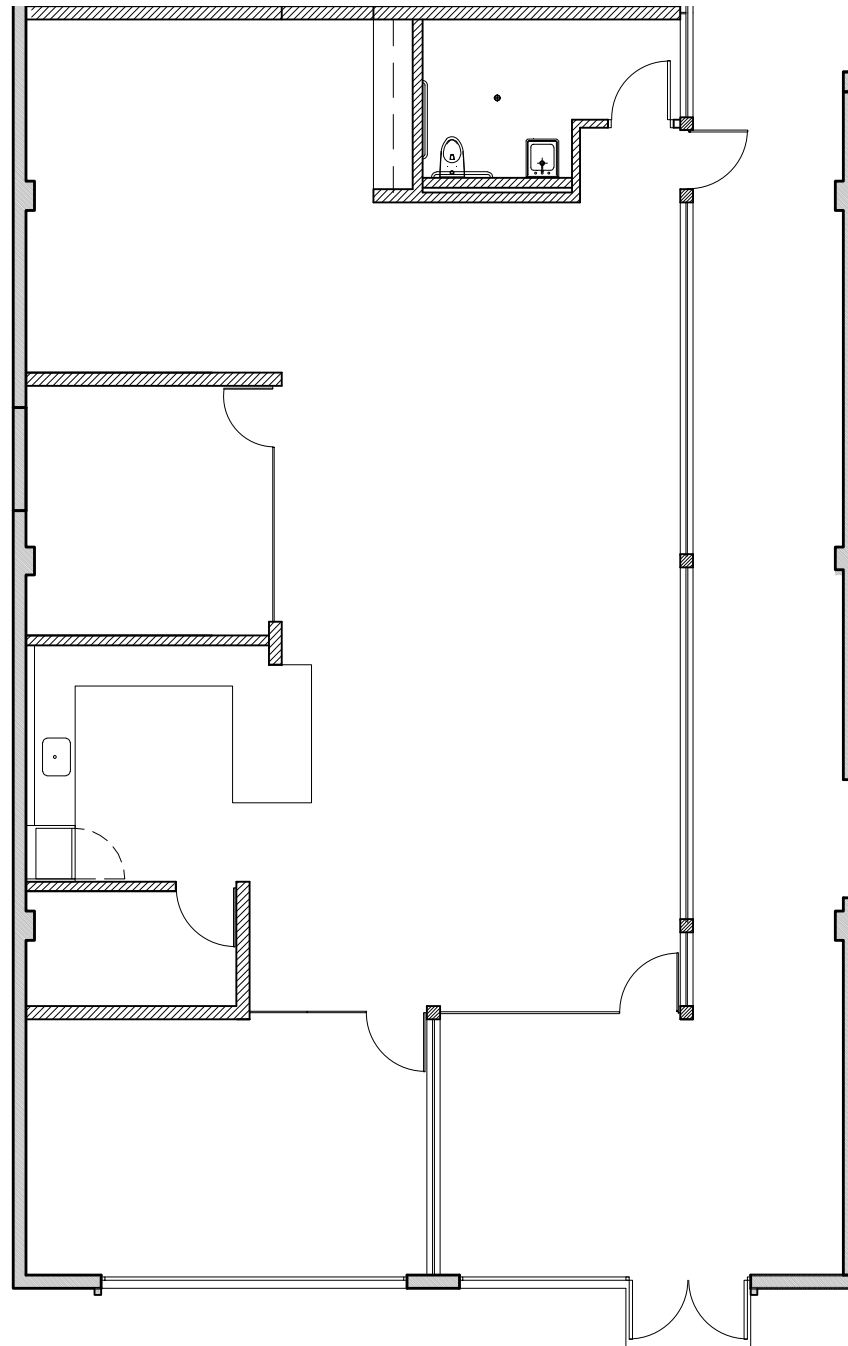
Studio 2 - Immediate













SANTA  
MONICA  
PLACE

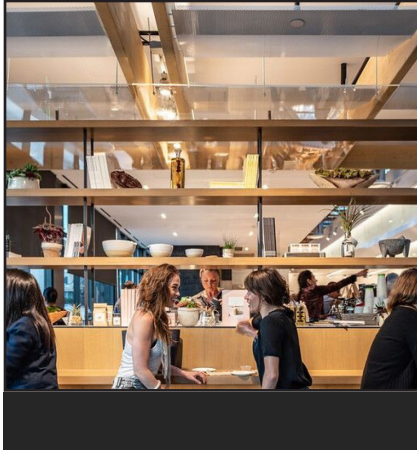
THIRD ST  
PROMENADE

MONTANA  
AVENUE

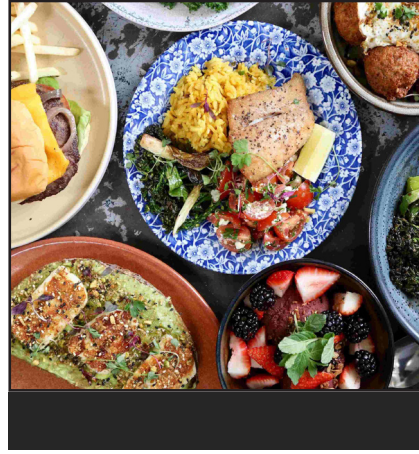
METRO  
E - LINE

EREWHON

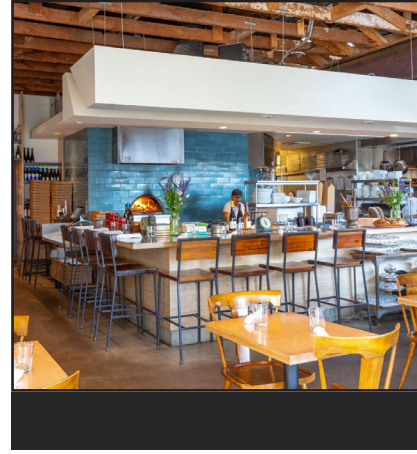
1745  
BERKELEY



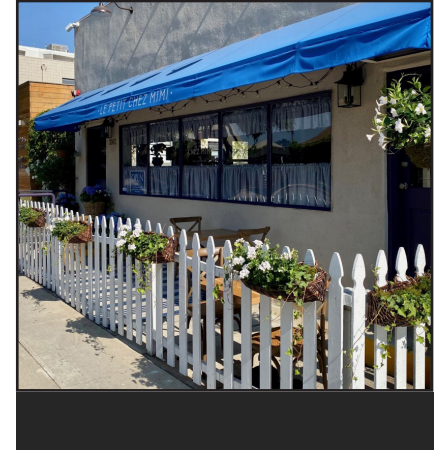
**Erewhon Santa Monica** is a premier organic market offering elevated groceries, prepared foods, and a refined wellness experience.



**Bluey's Kitchen** is a relaxed neighborhood spot for fresh, locally sourced food and great coffee, from weekday mornings to weekend brunch.



**Milo + Olive** brings together handcrafted breads, rustic pastries, and classic and seasonal pizzas made with organic, farmers' market ingredients in a warm, all-day neighborhood setting.



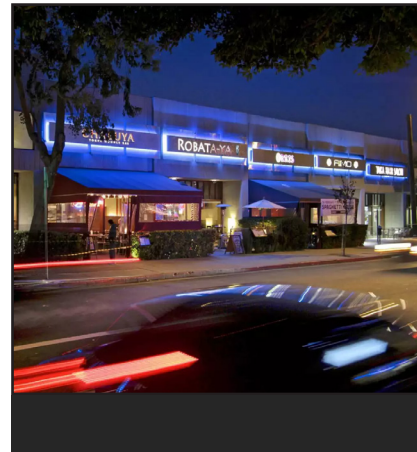
**Le Petit Chez Mimi** is a charming, family-run bistro serving homestyle French country fare in an unfussy, compact space.



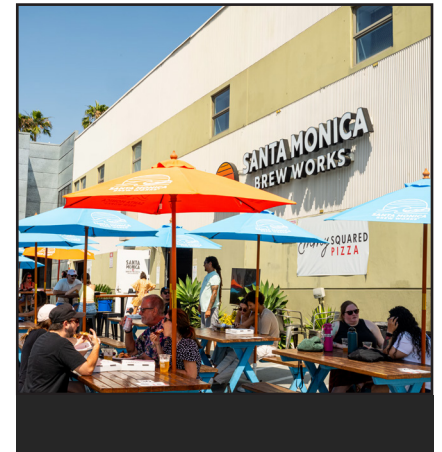
**Petitgrain Boulangerie** by the sea specializes in croissants, french and mexican pastries baked with california's best grains and produce.



**Santa Monica Proper Hotel** offers stylish rooms, world-class dining, rooftop views, and lively communal spaces, creating a vibrant coastal escape in the heart of the city.



**Sawtelle Japantown** is a lively cultural district known for its diverse food scene, eclectic shops, and a vibrant blend of traditions and modern urban culture.



**Santa Monica Brew Works** is a craft brewery in Santa Monica known for its innovative small-batch beers, relaxed tasting room, and community-focused atmosphere.



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