



A DIVISION OF
**LEE &
ASSOCIATES**



CREATIVE FLEX / OFFICE
± 6,865 SF | **FOR LEASE**

1735
STEWART STREET

Creative Flex / Office Opportunity in Santa Monica's *Stewart Street Corridor*

Positioned in the heart of Santa Monica's creative business district, this fully refurbished $\pm 6,865$ SF office opportunity offers immediate occupancy with flexible 1–3 year lease terms. The space features an open floor plan complemented by 8 private offices, 3 large conference rooms, expansive kitchen areas, and 2 restrooms including one with a shower. Designed with a modern creative aesthetic, the premises showcases exposed beams, trusses, and ducting throughout while providing full HVAC coverage for year-round comfort. With a parking ratio of 2/1,000 and close proximity to the Westside's premier dining, retail, and transit amenities, the property presents an ideal environment for creative, media, tech, or professional office users.



PROPERTY OVERVIEW

Address:	1735 Stewart St, Santa Monica, CA 90404
Premises:	$\pm 6,865$ SF
Rent:	\$2.50/SF, Industrial Gross
Occupancy:	Immediate
Parking:	2/1,000
Feature:	<ul style="list-style-type: none">- Open floor plan- 8 offices & 3 large conference rooms- 2 Bathrooms, 1 with shower- Large kitchens- Fully refurbished- Exposed beams & trusses- Exposed ducting- 100% HVAC

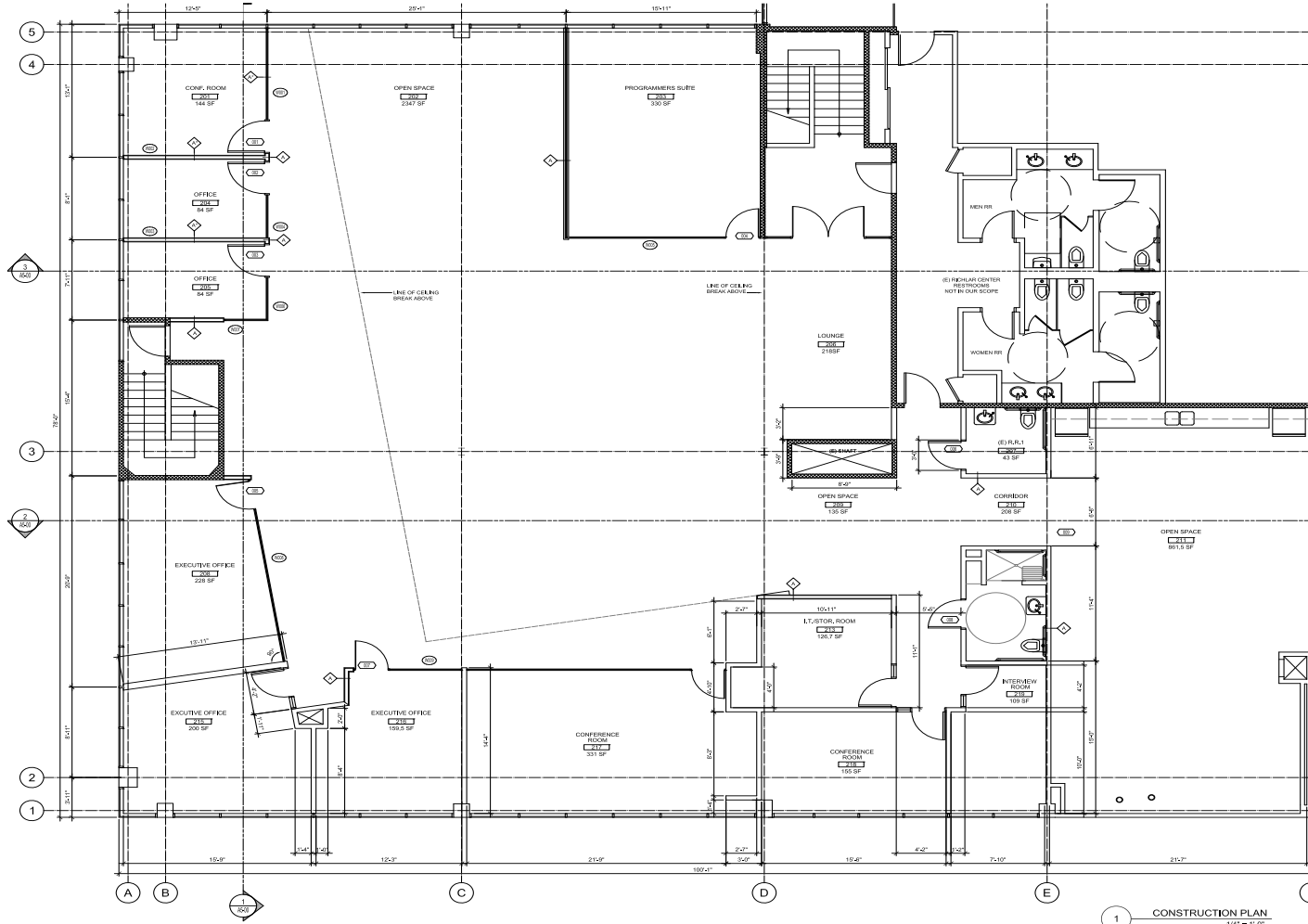
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



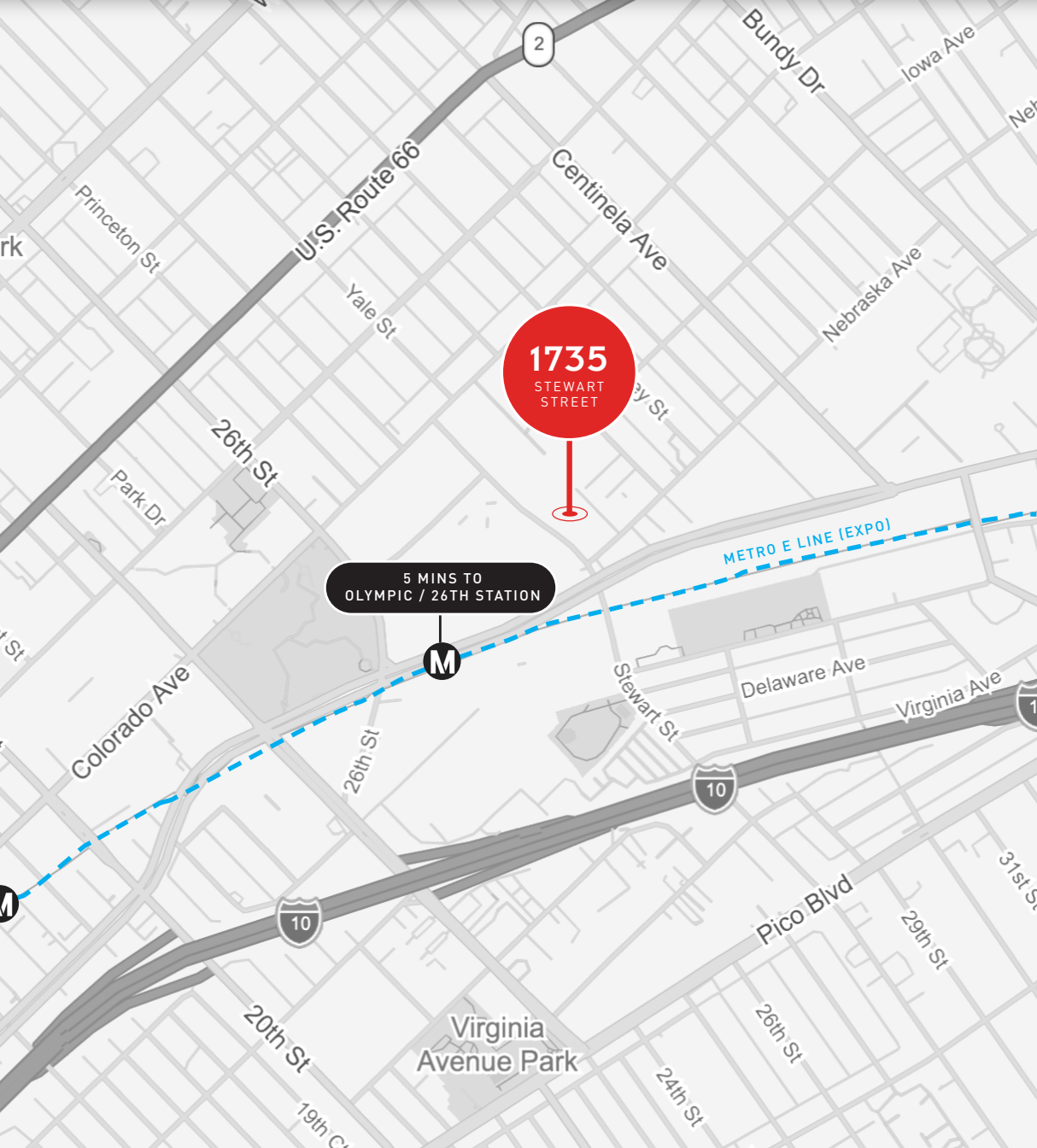
1 CONSTRUCTION PLAN
1/4" = 1'-0"



Steps from Santa Monica's Best Amenities

Positioned along Stewart Street in the heart of Santa Monica, 1705-1707 Stewart St. offers a highly functional creative flex and warehouse location with convenient access to major Westside transportation routes and surrounding business hubs. Located near the I-10 freeway and key Santa Monica thoroughfares, the property provides efficient connectivity for operations, shipping, employees, and clients alike. Surrounded by nearby retail, dining, and creative office environments, the location combines industrial functionality with the convenience and accessibility of a sought-after Westside setting.





CHAUMONT

EREWHON

BLUEYS
KITCHEN

CHEZ MIMI



GOODBOYBOB
COFFEE ROASTERS

wanderlust
CREAMERY



m|l|o
o|l|ve



Gelson's



MIYA
MIYA
sushi



HOLY
BASIL



TRADER JOE'S

MOTORING
COFFEE

Artelice Pâtisserie
CALIFORNIA

ICONFIT





DOUGLAS R. MARSHALL, SIOR

PRINCIPAL

310.899.2745 | dmarshall@leewestla.com

AGT BRE 00869275

IAN AMECHE, SIOR

PRINCIPAL

310.899.2748 | iameche@leewestla.com

AGT BRE 001976053

ALEX RIVERA

BROKER ASSOCIATE

310.899.2742 | arivera@leewestla.com

AGT DRE 01328712

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

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