

# 1730-1740 BERKELEY STREET

SANTA MONICA, CA 90404



FOR LEASE



A DIVISION OF



DESIGN | CREATIVE OFFICE | PRODUCTION



## FEATURES

- Street-facing windows with notable Berkeley Street frontage
- Well maintained suite(s), all recently renovated
- Convenient connectivity to major freeways and transit options
- Gated, secured parking on the roof deck
- Open, creative-style high ceilings
- Exclusive private restrooms in each suite
- Dedicated entry and exit access
- Kitchenettes

### PREMISES:

**1730:** ± 3,820 SF

Suite A: 2,760 SF

Suite B: 1,060 SF

**1740:** ± 3,740 SF

### RENT:

\$3.25/SF, MG (Year 1-2, Year 3+ Negotiable)

### TERM:

3 - 5+ Years

### OCCUPANCY:

Immediate

### PARKING:

3 Stalls / 1,000 SF - \$200/Month

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.

VTBS Architects' new design studio breathes new life into a 1960s brick-and-concrete warehouse, blending timeless mid-century character with bold, modern design. A soaring 32-foot atrium, open creative workspaces, and a mezzanine level maximize light, space, and collaboration. Warm, inviting, and sustainable at its core, the studio showcases green building principles while delivering a dynamic environment where innovation thrives.

**Grand Award**  
**PCBC Gold Nugget Awards 2009 Outstanding Adaptive Reuse Project**



**Grand Award**  
**VTBS Architects Offices**  
**Santa Monica, CA**  
**Builder: Cannon Constructors**  
**Developer/Architect: Van Tilburg, Banvard & Soderbergh, AIA**

**Judges Statement:**

This rehab from industrial to office use, begins with restrained yet clever changes to the street experience. However, once you arrive at the upper level guest entry, the full extent of the transformation begins to reveal itself. Large expanses of north facing windows and a roof patio serve to greet you. These together with the new openings cut from the upper level to the ground level serve to bring much needed natural light to the core of the space. Glass railings maximize light penetration, while also giving an open expansive feel to both the upper and new mezzanine levels. In all, the building has been cleverly modified and organized to take maximum advantage of new natural light sources and natural ventilation, providing a sustainable, functional and exciting working environment.



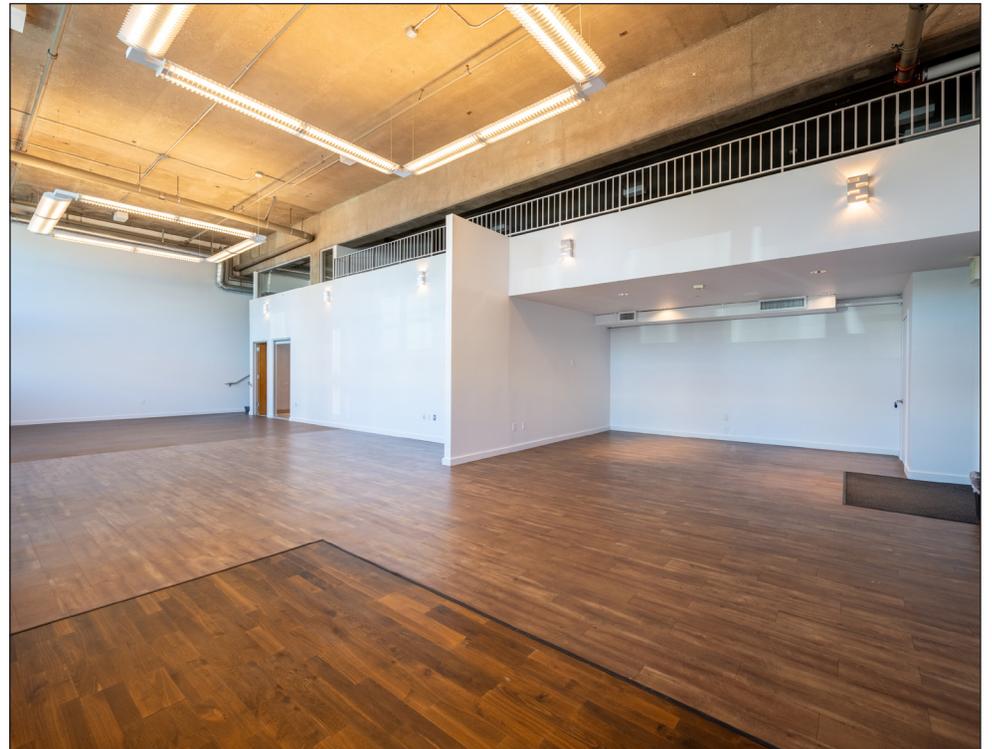
**FOR LEASE**

# SUITE 1730



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# SUITE 1730



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# SUITE 1740



# SUITE 1740



**FOR LEASE**

# SUITE 1740

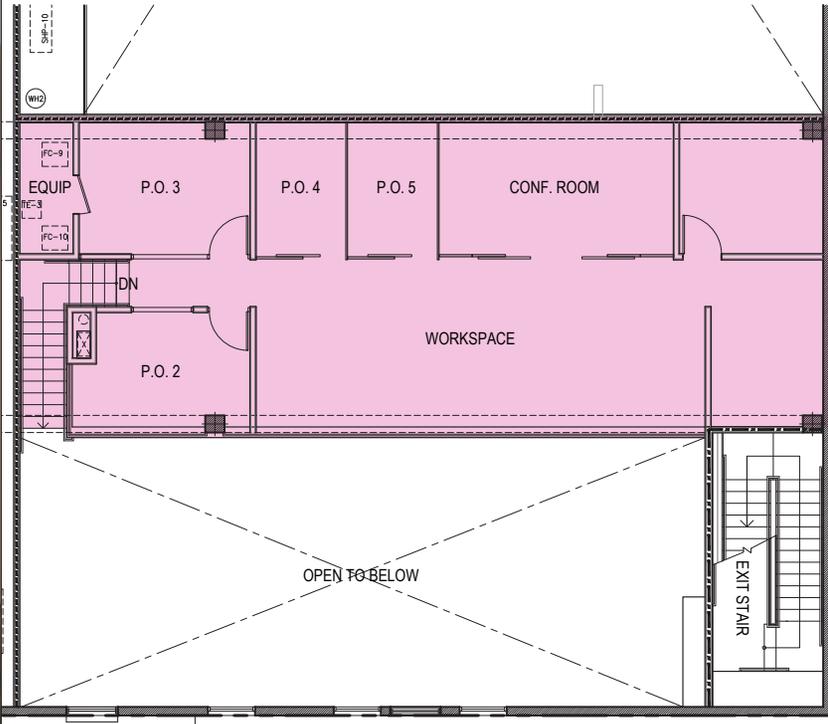


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# 1730 - FLOOR PLAN - SUITE A & SUITE B

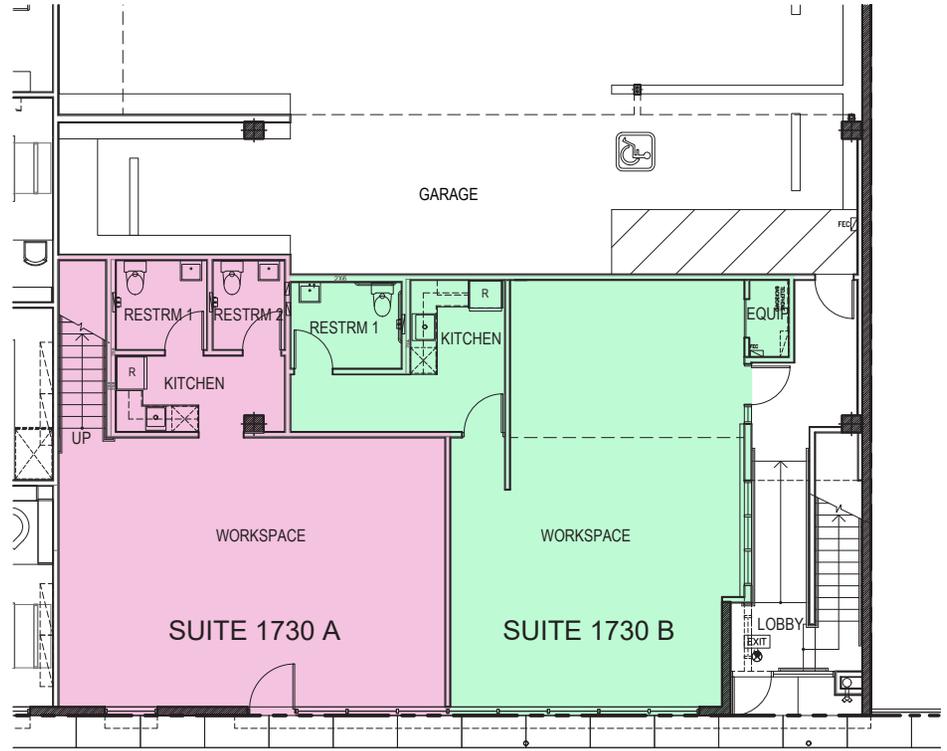
SUITE 1730 A:  
 GROUND FLOOR: 1,035 SF  
 MEZZANINE: 1,725 SF  
 TOTAL: 2,760 SF

SUITE 1730 B:  
 GROUND FLOOR: 1,060 SF  
 TOTAL: 1,060 SF



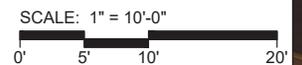
BERKELEY STREET

**1730 BERKELEY ST  
 MEZZANINE FLOOR**



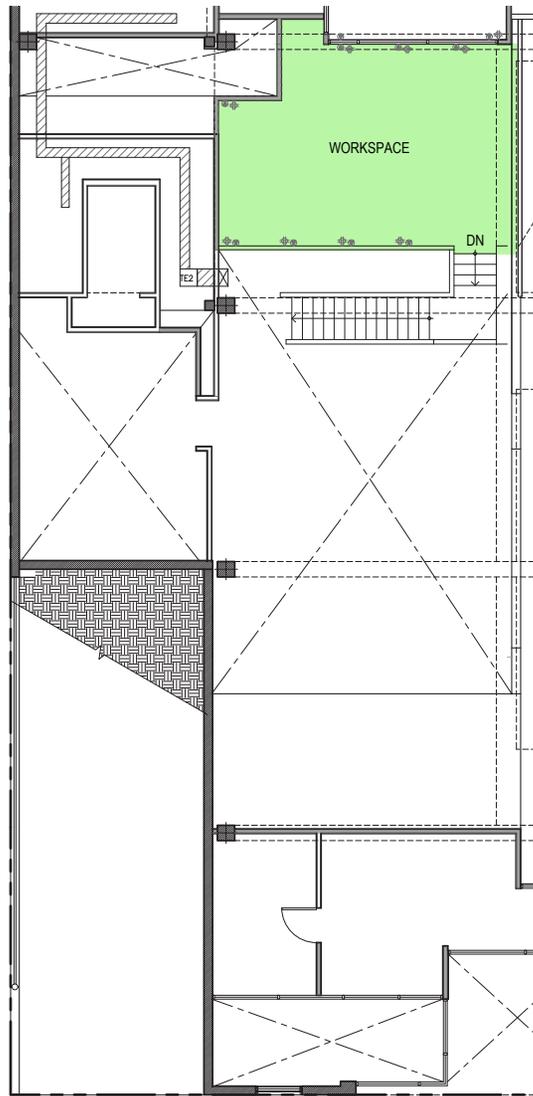
BERKELEY STREET

**1730 BERKELEY ST  
 GROUND FLOOR**

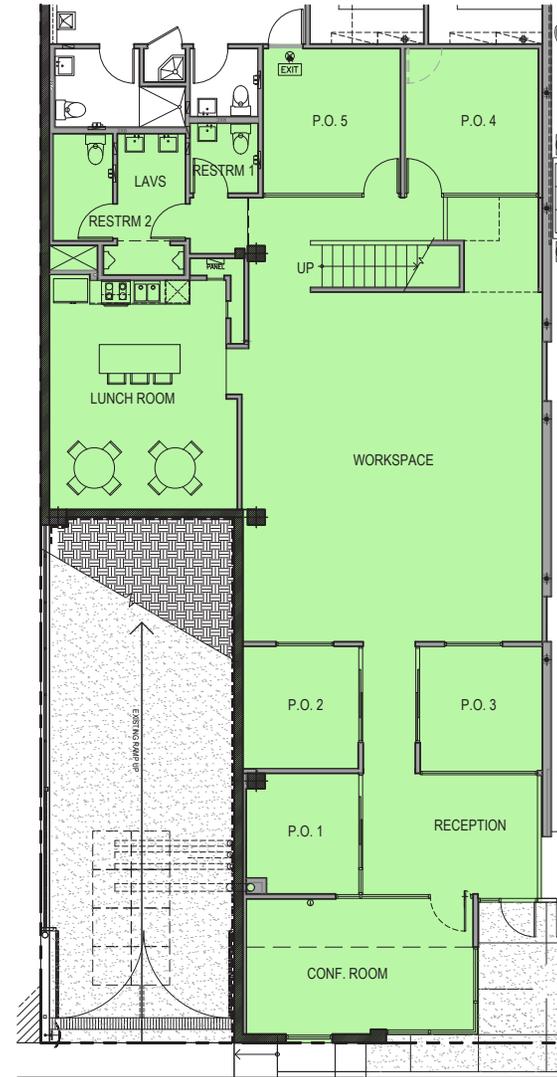


01-13-2026

# 1740 - FLOOR PLAN



BERKELEY STREET  
**1740 BERKELEY ST  
MEZZANINE FLOOR**



BERKELEY STREET  
**1740 BERKELEY ST  
GROUND FLOOR**

# 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  
 Roku  
 ShoeDazzle

## PENN FACTORY/PENN STATION

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

## 1740 BERKELEY ST. SANTA MONICA

## 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

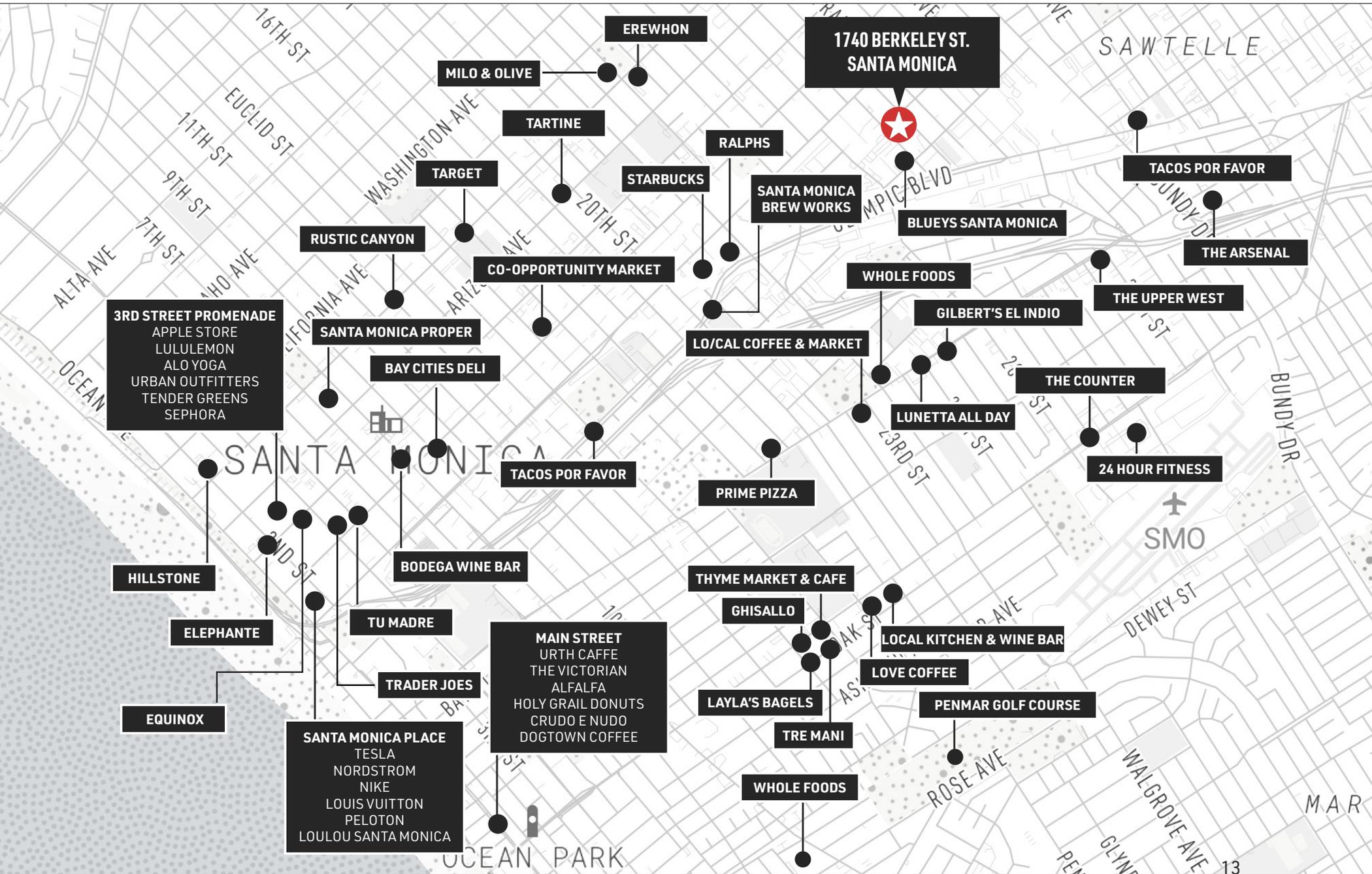
## BERGAMOT STATION

FIG Gallery  
 Ikon Limited Fine Art  
 Montalba Architects  
 Sulkin Studio Architecture

## BERKELEY SM EAST

Blackbear Pictures  
 Jenni Kayne  
 Soundboks  
 Apogee Electronics  
 Cartel  
 Porch House Pictures  
 Colorfront

# AREA AMENITIES



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