CREATIVE OFFICE IN SANTA MONICA MEDIA DISTRICT

1735 BERKELEY ST
SANTA MONICA, CA 90404



±5,300 SF FOR LEASE

LWLA

PROPERTY SUMMARY

PREMISES
±5,300 SF

RENT
$5.15/SF, MG

PARKING
2 Reserved Spaces
Off-site & Street Parking

TERM
3 - 5 Years

OCCUPANCY
60 - 90 Days
from Lease Signing

FEATURES

- Wired for post Production / editorial
- Plug & play creative office Exposed double bow truss ceilings
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- Factory steel windows
- Skylights and abundant natural light
- 5 soundproof private offices
- High ceilings
- Server room with dedicated HVAC
- Concrete floors
- Full kitchen with stainless steel appliances

LOCATION

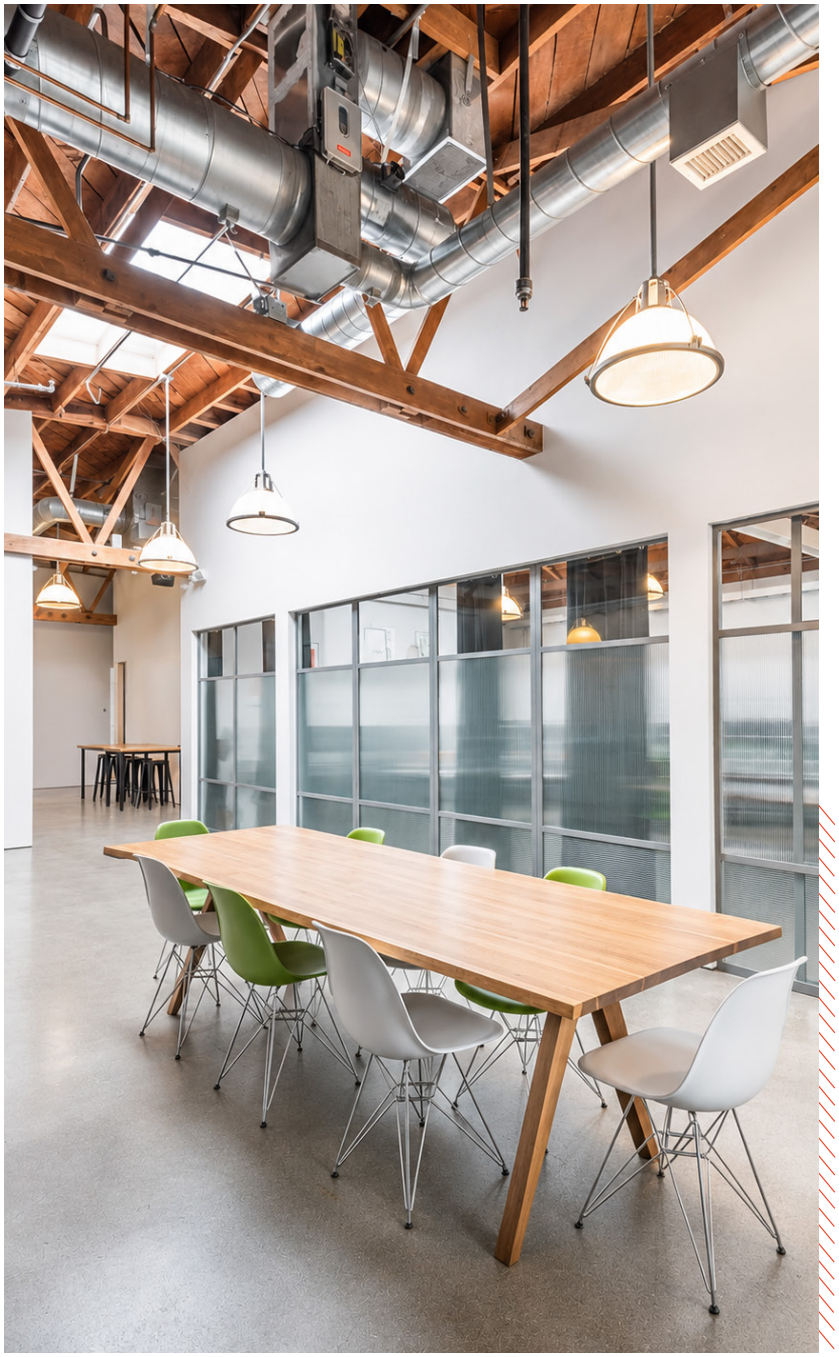
- Near Bergamot and Bundy Expo Stations
- Easy access to the 10 Freeway and Pacific Coast Highway



INTERIOR PHOTOS

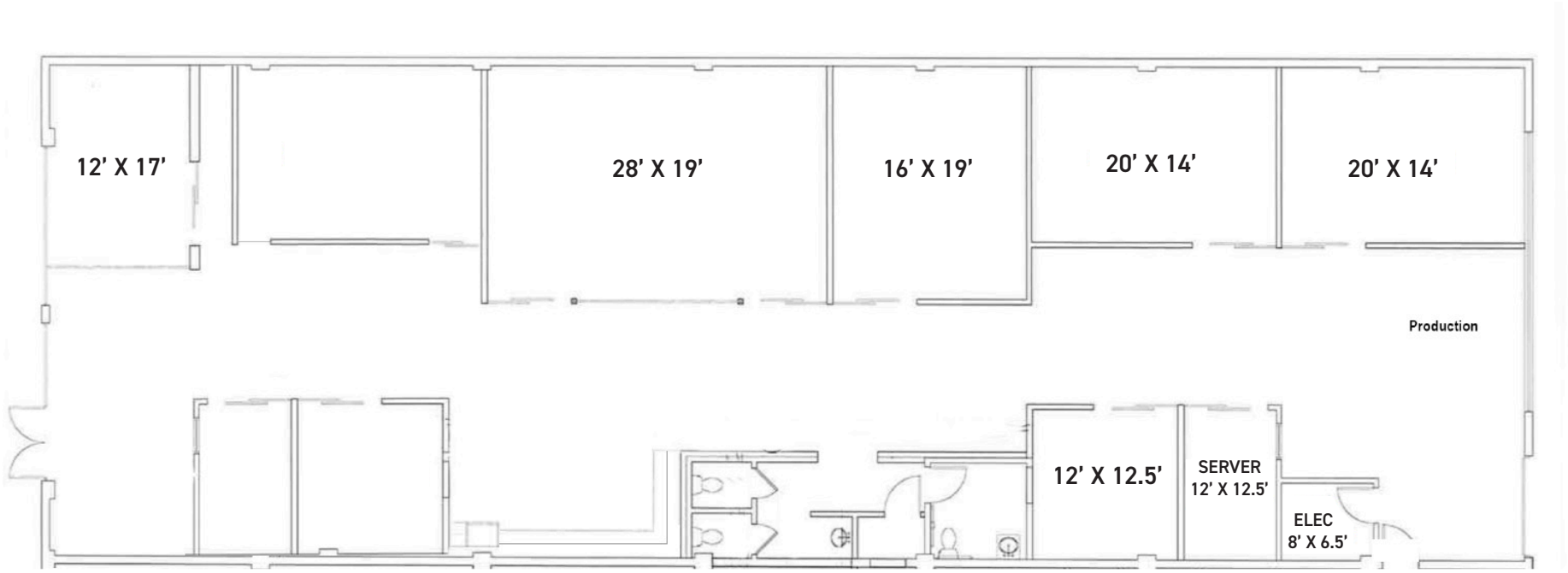








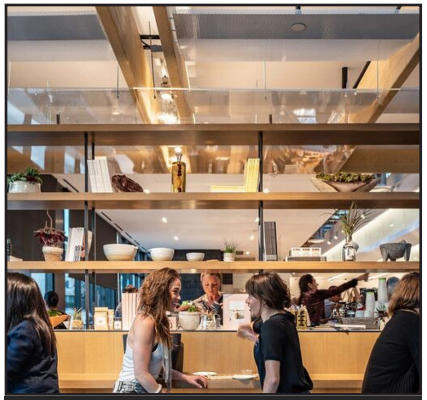
FLOOR PLAN


12' X 17'
28' X 19'
16' X 19'
20' X 14'
20' X 14'
Production
12' X 12.5'
SERVER
12' X 12.5'
ELEC
8' X 6.5'

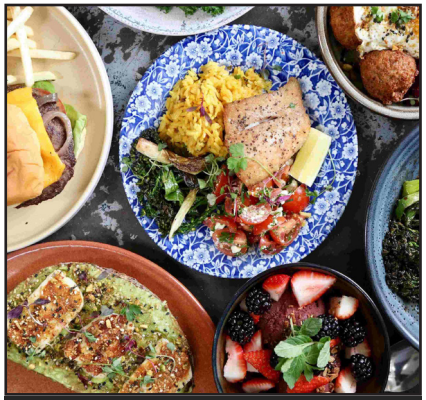
LOCATION OVERVIEW



AREA AMENITIES



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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