

FOR LEASE

1441-1445

4TH STREET, 2ND FLOOR

Downtown Santa Monica

L\WLA

±6,250 SF SECOND-FLOOR OFFICE/RETAIL



PROPERTY OVERVIEW

Premises:	1441 - 1445 4th St, Santa Monica, CA 90401
Property Type:	2nd Floor - Office / Retail
Floor Size	±6,250 SF
Building Size:	±13,485 SF
Rate:	$2.75/SF, NNN *(Nets approx $0.85/SF)*
Term:	Minimum 3 Years
Parking:	3–4 on-site spaces; public parking garage across the street
Clear Height:	18’ - 20’
Parcels:	APN: 4291-018-015
Year Built:	1929

FEATURES

1. Ideal for conversion to a gym, fitness studio, spa, or wellness center
2. Prime Downtown Santa Monica location
3. Surrounded by popular restaurants, cafés, retail, and residential communities
4. Easy access to Third Street Promenade & Santa Monica Place
5. Close proximity to public parking and public transportation







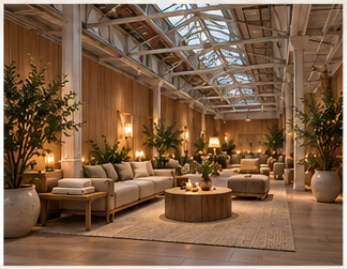
18′ - 20′ CLEAR HEIGHT

SPA CONCEPT





TREATMENT ROOM



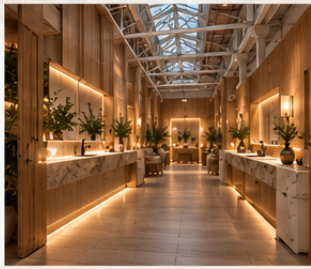
LOUNGE AREA



SAUNA & COLD PLUNGE

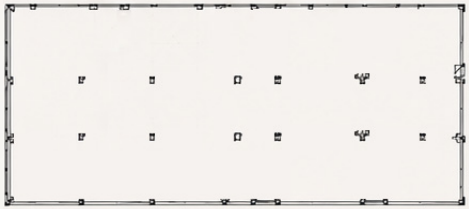


RELAXATION AREA



CHANGING & LOCKERS

EXISTING MEZZANINE FLOOR PLAN (OFFICE)



SPA CONCEPT PLAN (OPEN LAYOUT)

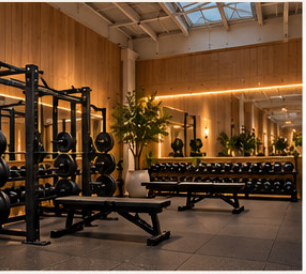


MATERIALS & INSPIRATION

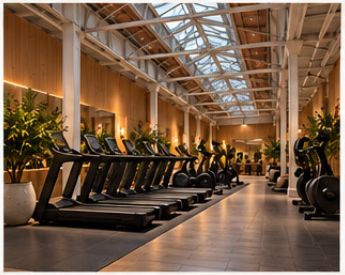


GYM CONCEPT

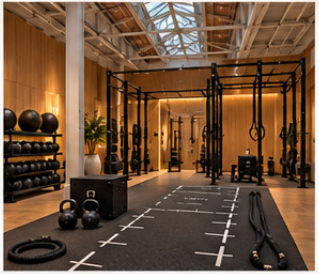




STRENGTH TRAINING



CARDIO STUDIO



FUNCTIONAL TRAINING

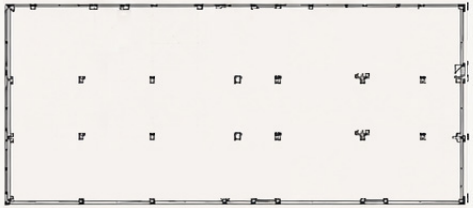


RECOVERY



CHANGING & LOCKERS

EXISTING MEZZANINE FLOOR PLAN (OFFICE)



CONCEPTUAL GYM LAYOUT



STRENGTH CARDIO FUNCTIONAL RECOVERY CHANGING RECEPTION

MATERIALS & INSPIRATION



OFFICE/ SHOWROOM CONCEPT





OPEN WORKSPACE



PRIVATE GLASS OFFICES



CONFERENCE ROOM

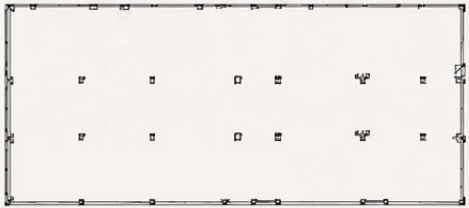


SHOWROOM / GALLERY



PANTRY & COLLABORATION

EXISTING MEZZANINE FLOOR PLAN (OFFICE)



OFFICE / SHOWROOM CONCEPT PLAN (OPEN LAYOUT + GLASS OFFICES)



MATERIALS & INSPIRATION




NEARBY TENANTS
MENDOCINO FARMS
SANTA MONICA PROPER
TOCAYA MODERN MEXICAN
SHAKE SHACK BURGER
GOTT'S SANTA MONICA
LOBSTER & BEER
SHIRUBE
JP'S SPORTS BAR & GRILL
HUCKLEBERRY BAKERY
HOMESTATE
SWEETFIN POKE
FRESH BROTHERS
LA PUREPECHA COCINA MEXICANA
EQUINOX
MONICA CAFE
ORTO PIAZZA
BLUE DAISY
TU MADRE
BAY CITIES
VONS
THE HIVE SUPERFOOD EATS
THIRD STREET PROMENADE
GALLINI
SKECHERS
ZARA
OAKLEY
SUNGLASS HUT
PATAGONIA
1212 SANTA MONICA
HOLY MOLEY GOLF
YOGURTLAND
ADIDAS
WILSON
BARNEY'S BEANERY
ABERCROMBIE & FITCH
PAPS PIZZA
SILVERLAKE RAMEN
SOLE & LACES
ODD ONE OUT
SEPHORA
CABO CANTINA
FOOT LOCKER
TENDER GREENS
CHIPOTLE MEXICAN
WALLY'S
UGO TRATTORIA
BACIO DI LATTE
POTTERY BARN
WEST ELM
UOVO, HIHO, CAVA
DESVELADOS
PACO TACOS
ELEPHANTE
OM42 SANDWICH
TARGET
BENIHANA
TRADER JOE'S
HAMPTON INN & SUITES
COURTYARD BY MARRIOTT
THE EDEN HOTEL
WEST SIDE OYSTER CLUB
BOA STEAKHOUSE
WATER GRILL
THE GEORGIAN
THE WHALER
MEAT ON OCEAN
BLUE PLATE TACO
FOGO DE CHAO
SANTA MONICA PLACE
DIN TAI FUNG
LOULOU SANTA MONICA
THE CURIOUS PALATE
TESLA
PEOPLE'S GOODS
THE CHEESECAKE FACTORY
SBARRO
ALL SAINTS
BOSS
NIKE
PANDORA
THE GOURMANDISE SCHOOL
THIRD STREET PROMENADE
ALDO
APPLE
UNIQLO
MCCONNELL'S
GOOGLE STORE
PACSUN
VANS
UGO
BEYOND YOGA
WELL B ING
ALL'ANTICO VINAIO
Heal the Bay Aquarium
Temporarily closed
Tongva Park
Colorado Ave
10th St
4th St
7th St
6th St

ATTRACTIONS



THIRD STREET PROMENADE



SANTA MONICA PLACE



SANTA MONICA PIER

DOWNTOWN SANTA MONICA

Located in the heart of Downtown Santa Monica's Bayside District, 1441–1445 4th Street offers a prime coastal location just steps from the Third Street Promenade and Santa Monica Place. The property is surrounded by popular restaurants, cafés, retail shops, entertainment venues, and everyday amenities, creating a vibrant, walkable environment for businesses and employees. The approximately 6,250 SF second-floor retail/ office space provides an opportunity to establish a presence in one of Santa Monica's most desirable commercial districts. With convenient access to the Santa Monica Pier, Pacific Coast Highway, major transportation routes, and surrounding Westside business hubs, the property offers excellent connectivity throughout the greater Los Angeles area.

FOR LEASE

1441-1445

4TH STREET, 2ND FLOOR

Downtown Santa Monica

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