

INDU  
STRY

**FOR LEASE**  
CREATIVE OFFICE / MEDICAL  
FULL BUILDING OPPORTUNITY  
±28,037 RSF  
DIVISIBLE TO ±5,030 RSF

# 1556 20TH ST SANTA MONICA

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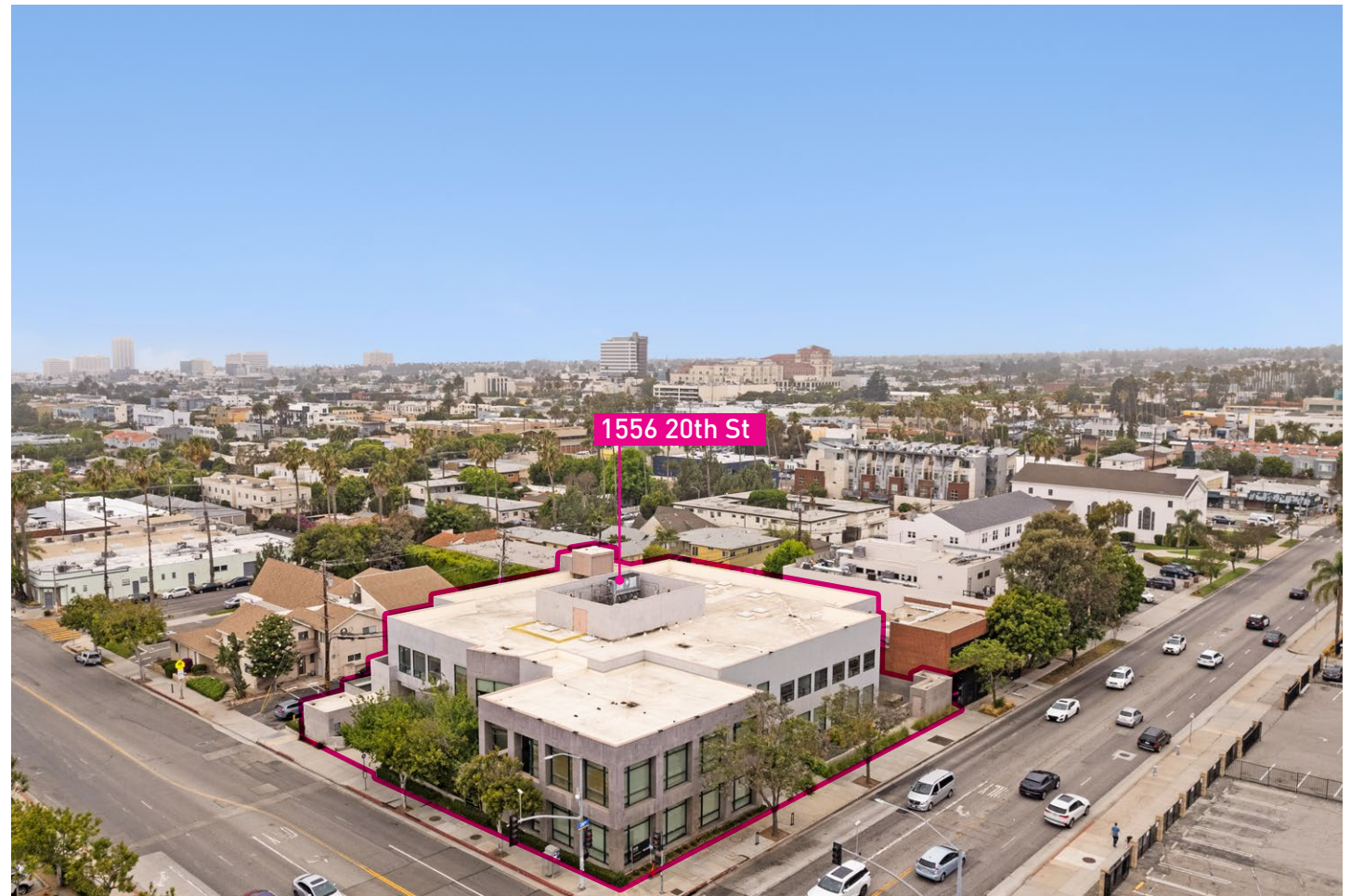


SUITE	AVAILABLE AREA	RATE	TERM	AVAILABILITY	PARKING
Suite A (1st Fl)	±7,670 RSF	\$4.50/SF per Mo. NNN	Flexible	Immediate	4 Spaces per 1,000 SF \$250 / Space Reserved \$175 / Space Unreserved Tandem
Suite B (1st Fl)	±10,116 RSF				
Suite B (2nd Fl)	±5,221 RSF				
Suite C (2nd Fl)	±5,030 RSF				
<b>Total Combinable</b>	<b>±28,037 RSF</b>				

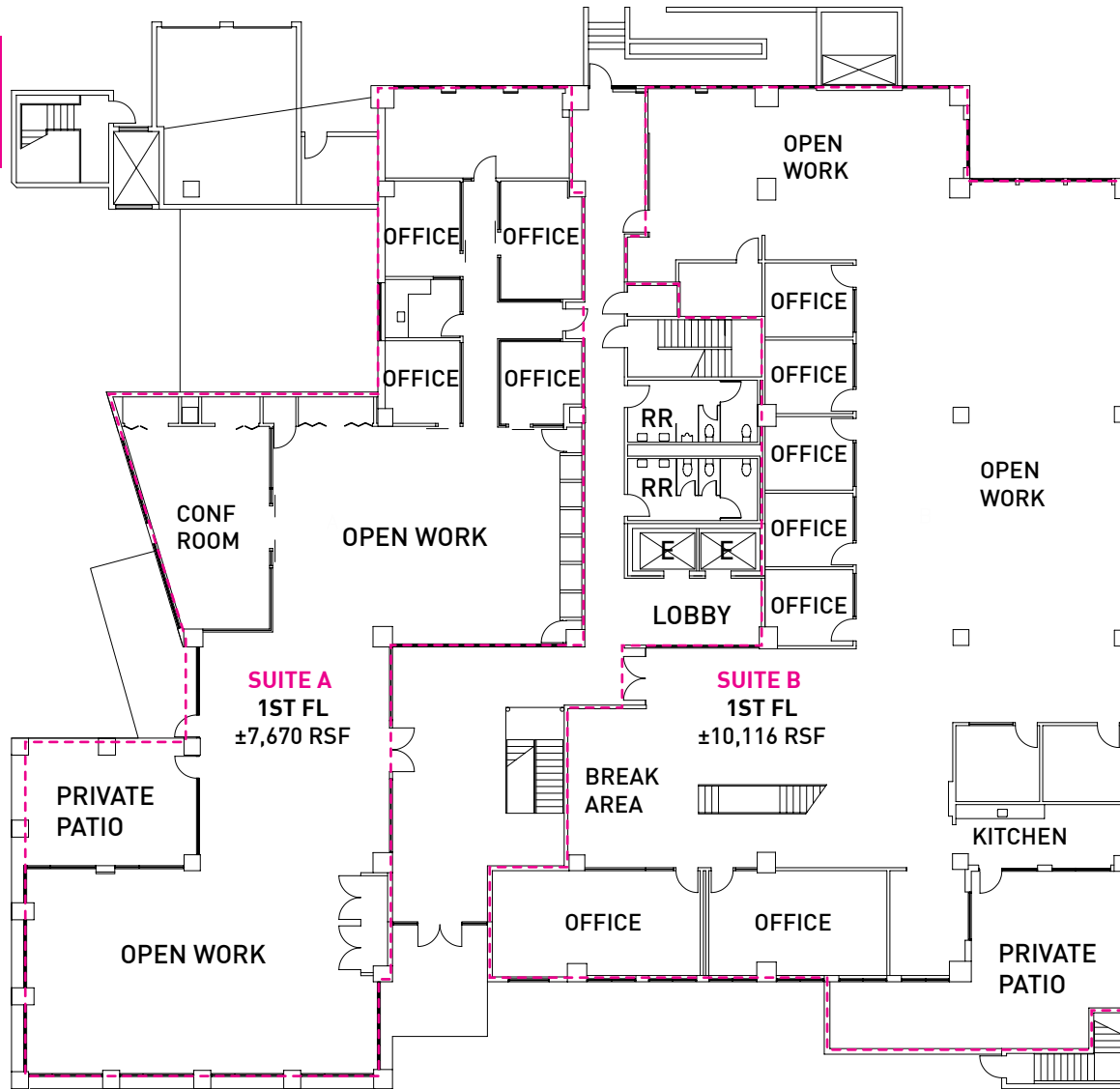
### Best-in-class creative office

#### FEATURES

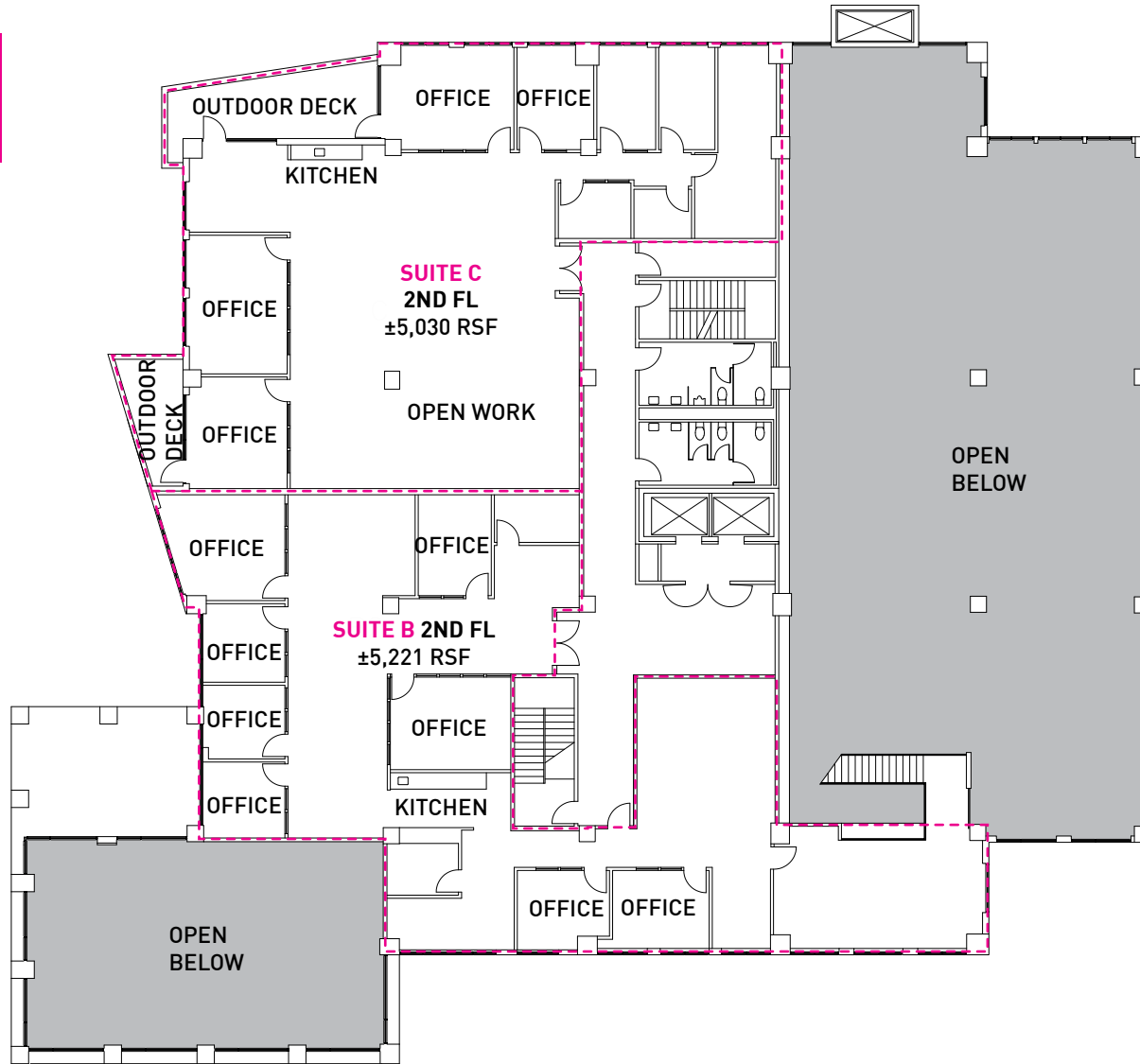
- + Architectural building with loft-style features and design
- + Polished concrete floors
- + Private subterranean parking with on-site valet
- + Located in the middle of Santa Monica Media District near other creative tenants like Red Bull, Team Beachbody and Sony
- + Within 0.3 miles from Metro's 17th St / SMC Station
- + Close to all major retail, dining and entertainment in Santa Monica
- + Combination of private offices, open work areas, and conference room
- + Equipped kitchen with wet bar
- + Access to landscaped outdoor patio equipped with sound system



**GROUND FLOOR**  
Suite A ±7,670 RSF  
Suite B ±10,116 RSF



**SECOND FLOOR**  
Suite B ±5,221 RSF  
Suite C ±5,030 RSF



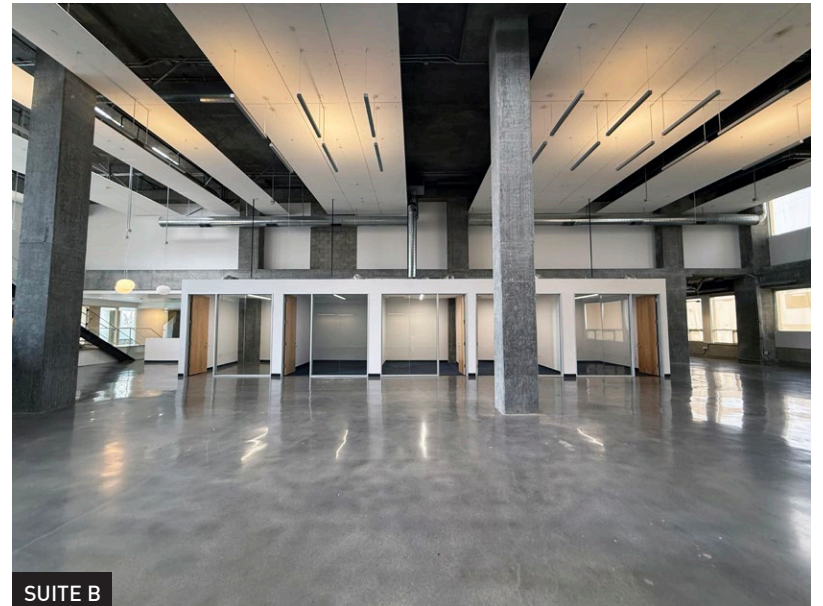
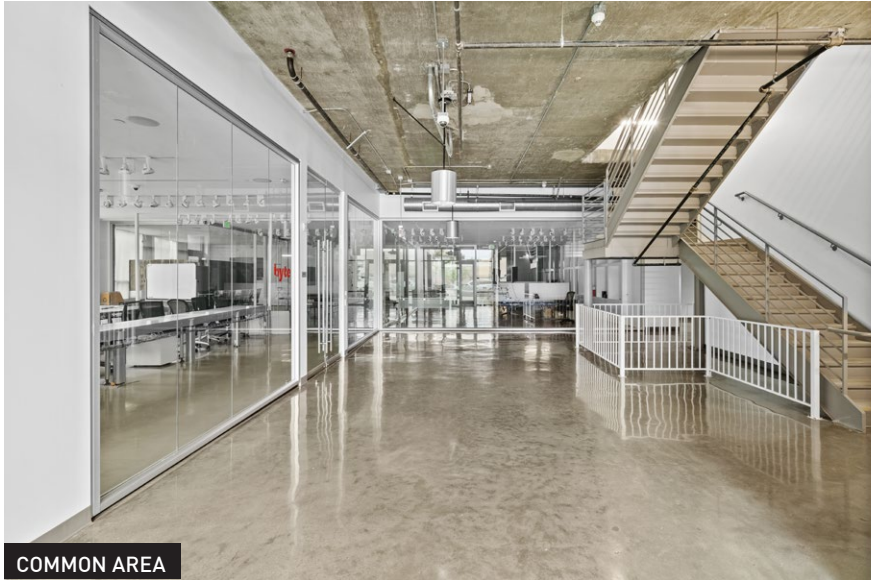
FOR LEASE

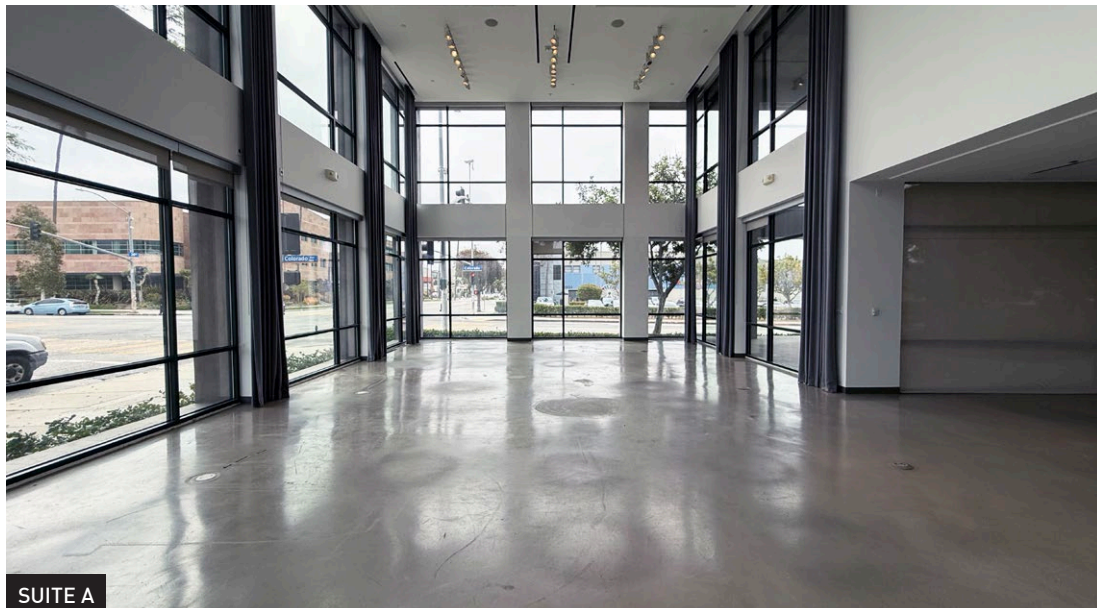
CREATIVE OFFICE | MEDICAL

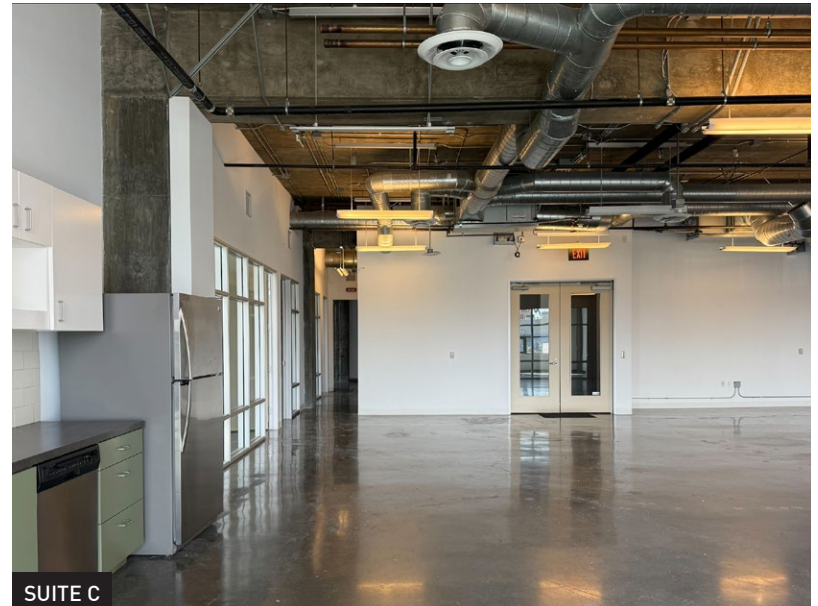
1556 20TH ST SANTA MONICA CA 90404

EXTERIOR PHOTOS  
1ST FLOOR

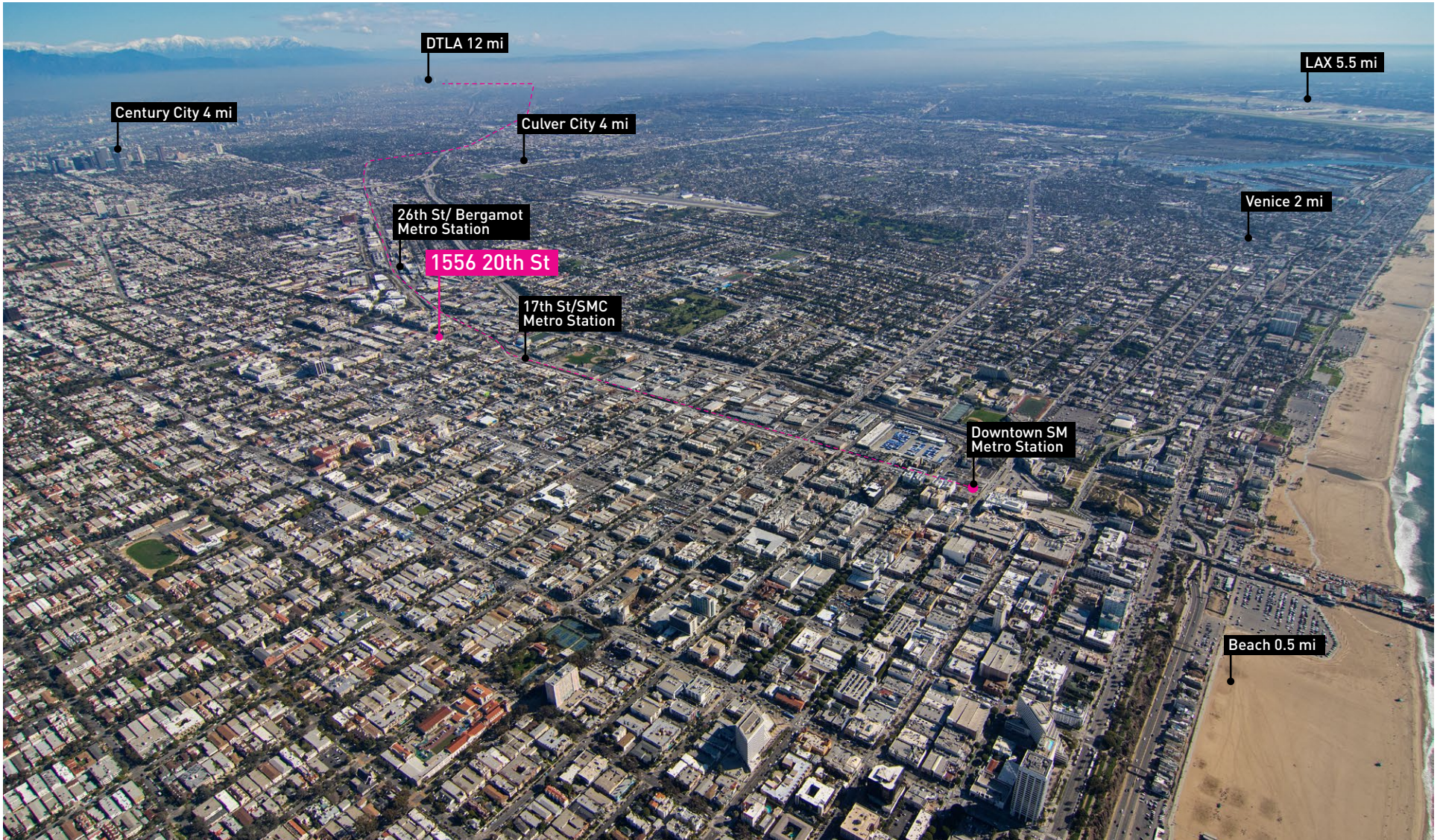












About the neighborhood

Neighborhood surrounded by creative tenants, including Amazon, Oracle, Agensys, Starz, RiotGames, and many more

Located near Metro's Expo Line 17th St/ SMC station, which connects Downtown Santa Monica with Downtown LA

Amenity-rich area, with a balance of restaurants, coffee shops, retailers, and fitness clubs

Adjacent to the Exposition Corridor Bike Path

In close proximity to the 10 Fwy

ADJACENT TO BERGAMOT STATION 2 BLOCKS TO 10 FREEWAY 4-10 MIN DRIVE TO 405 FREEWAY

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