



Creative Office Compound
1617 Broadway Santa Monica, CA

Available 3rd Floor Penthouse
with Patio & Balconies



Available For Lease or Sale

Prime Santa Monica Location
Total Building +/- 17,076 RSF



Gibran Begum
Executive Vice President
310. 806. 6109
gbegum@naicapital.com
DRE Lic# 01455990

Eric Hasserjian
Senior Vice President
310. 806. 6128
ehasserjian@naicapital.com
DRE Lic# 00986332

Sam Kangavari
Senior Vice President
310. 806. 6135
skangavari@naicapital.com
DRE Lic# 01846336



NAI Capital Commercial

NAI Capital Commercial, Inc. are exclusive advisors to 1617 Broadway which is ideally located for sale or lease in prime Santa Monica. 1617 Broadway has gone thru extensive modern renovations making it well-suited for most turn-key investors or plug-n-play owner-users.

1617 Broadway is perfectly centered in the iconic “Silicon Beach” tech area of Santa Monica. Built in 2002, the building is close to all major public transportation and amenities. This idyllic Westside location is perfect for creatives looking for a vibrant and dynamic workspace that inspires creativity and productivity. The building offers secure on-site parking, spacious 25'+ ceilings in some of the larger office spaces, concrete floors and contemporary improvements.

Notable Attributes:

- Rare Fully Renovated Santa Monica Office Opportunity
- +/- \$1 Million spent in renovations 2023
- Design specific custom improvements
- Large operable windows
- Beautiful Caesarstone Countertops
- Glass private offices and stunning glass lined conference rooms
- Private restrooms & balconies in some units
- Secure gated compound with easy ingress/egress
- 2:1000 SF parking ratio (potential to increase with valet assist subject to user requirements)
- Renovated work loft style units completely remodeled with ground floor gated access
- Potential for light medical use (user to verify)
- Located across the street from the bustling Co-opportunity Market – L.A.’s only organic Co-op
- Some of the existing Furniture, Fixtures & Equipment (FF&E) may be available (TBD)

BROADWAY



Built in 2002

97

Bike Score



*31,000 Rooms in 30
Hotels within 1 Mile*

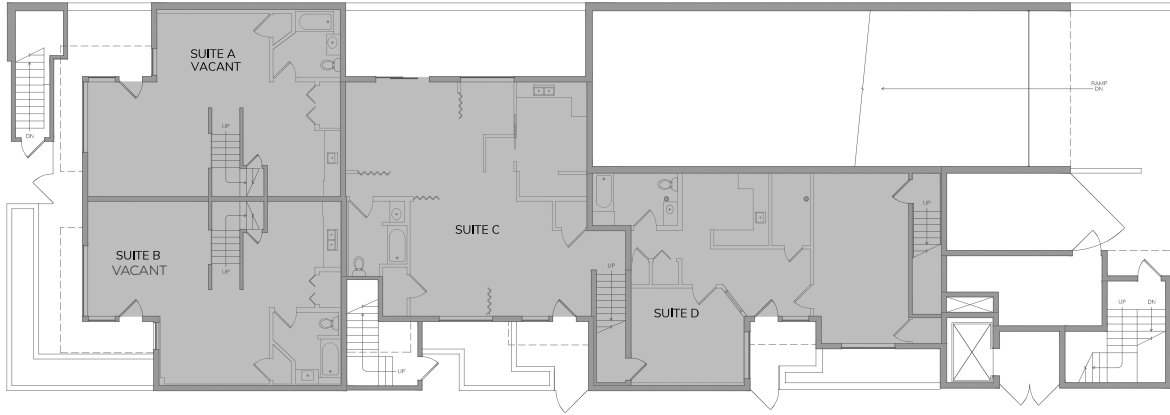
89

Walk Score



*Close Proximity to Metro’s
Expo Rail Line Serving Nearly
5 Million Annual Riders*

1st Floor & 2nd Floor Suites



Rentable Area

Suite A - Available

+/- 1,675 RSF

Suite B - Vacant

+/- 1,637 RSF

Suite C - Occupied

+/- 1,637 RSF

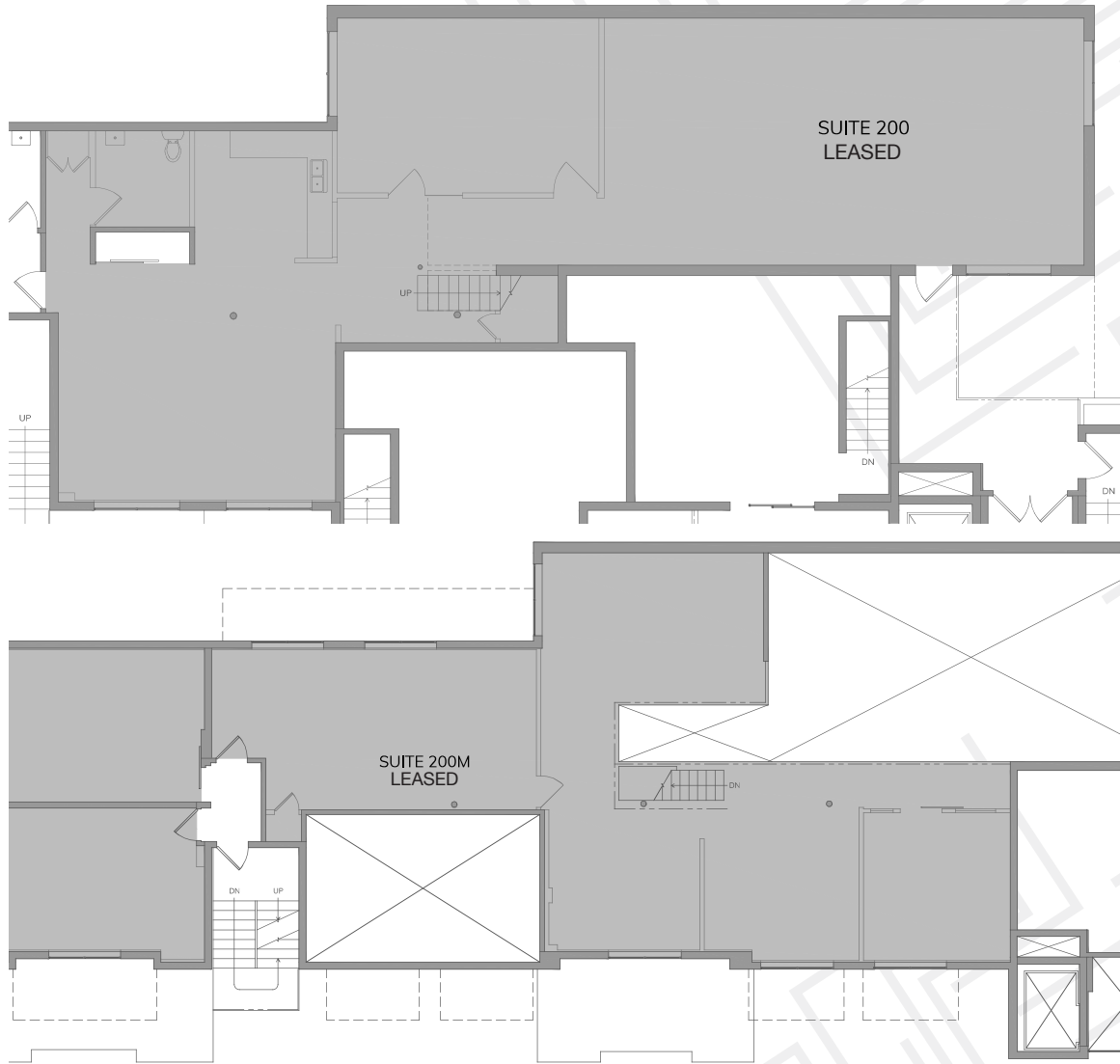
Suite D - Vacant

+/- 1,759 RSF

***Buyer / Tenant to Verify All RSF (Square Foot) Measurements**



Second Floor- Suite 200 & Mezzanine



Rentable Area

Suite 200 - Leased

+/- 2,372 RSF

Suite 200M - Leased

+/- 2,935 RSF

TOTAL CONTIGUOUS

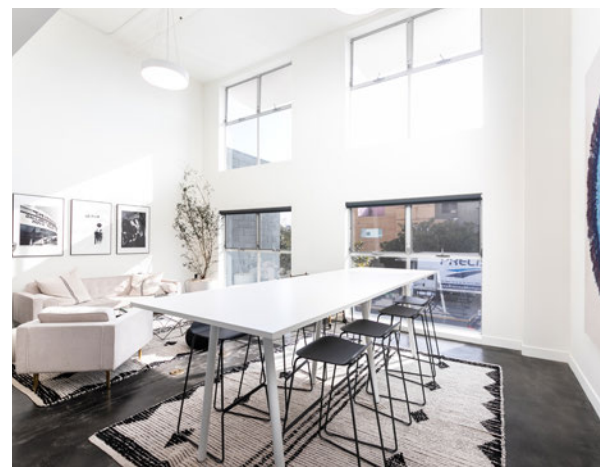
+/- 5,307 RSF

2nd Floor Mezzanine:
(Buyer / Tenant to confirm actual permitted RSF with City)

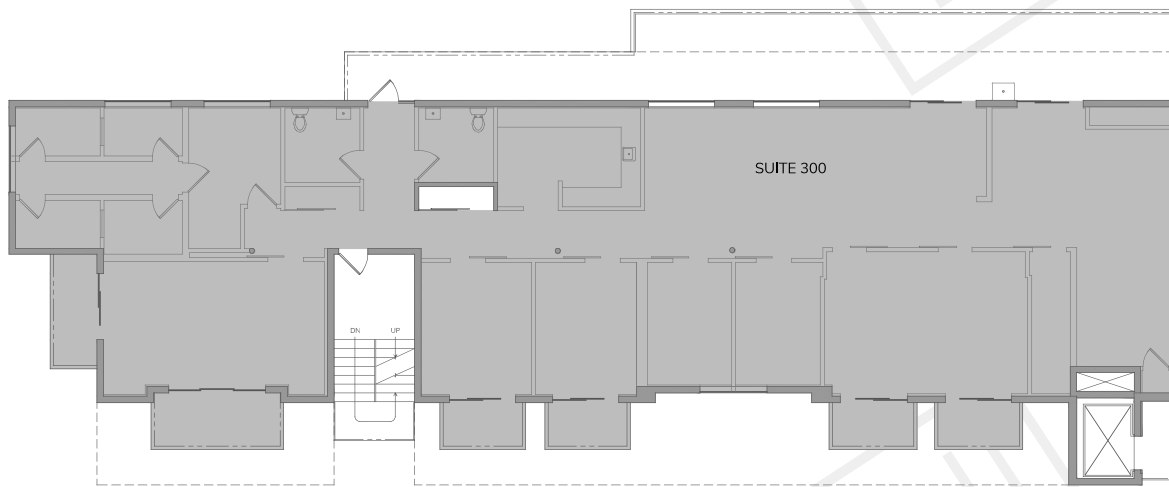
***Buyer / Tenant to Verify All RSF (Square Foot) Measurements**



Suite 200



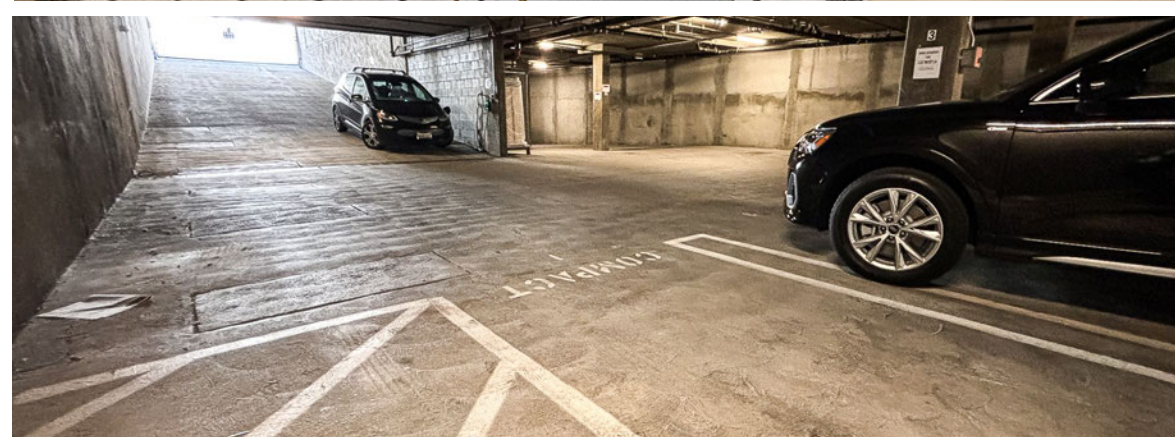
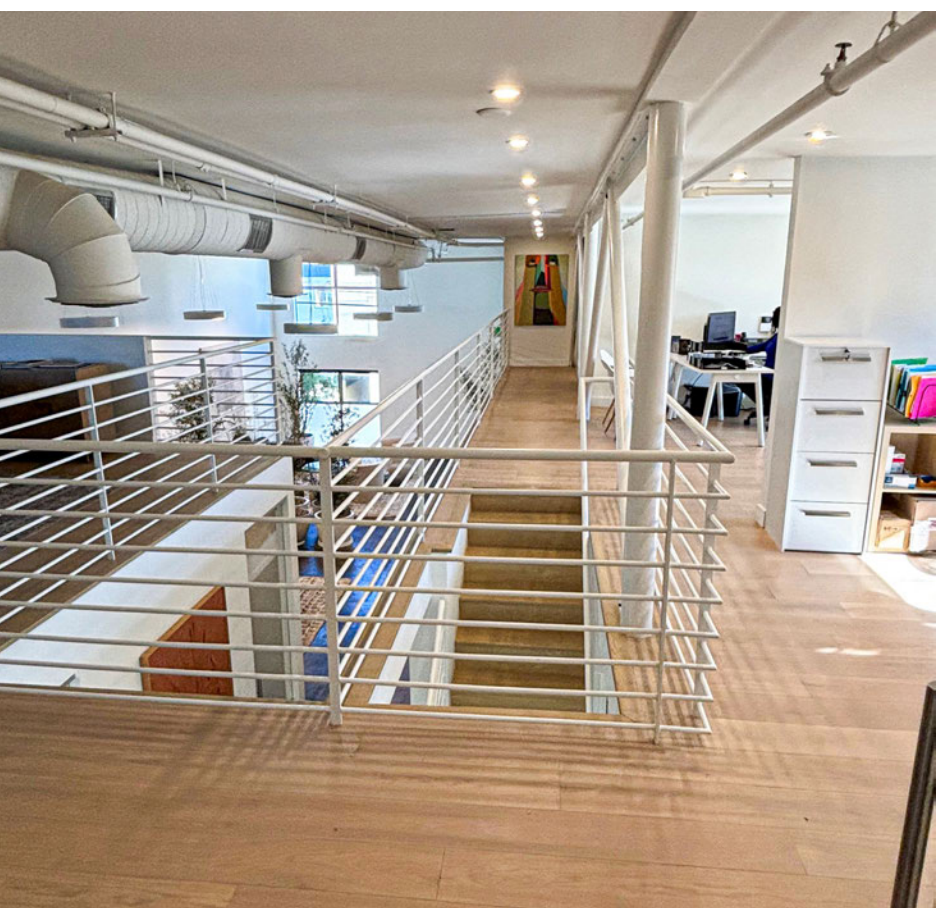
Third Floor Penthouse



Rentable Area

Suite 300 - Available Now, 2025 **+/- 4,905 RSF**

***Buyer / Tenant to Verify All RSF (Square Foot) Measurements**





Tenant Map



Retail Map



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SANTA MONICA, CA

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Exclusively Listed By:

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NAI Capital Commercial

West Los Angeles
11150 Santa Monica Blvd Suite 1550
Los Angeles, CA 90025
310-806-6100

NAI Capital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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