



1745 BERKELEY ST

SANTA MONICA, CA 90404

Studio 1 $\pm$ 2,970 SF | Studio 2 $\pm$ 2,511 SF
Creative Office Space
For Lease

PREMISES

Studio 1 - ± 2,970 SF

Studio 2 - ± 2,511 SF

PARKING

One Reserved on-site space per suite + Optional valet/close proximity off-site reserved parking available to accommodate 10 - 15 vehicles.

(Please inquire with broker for details)

RENT

\$5.50/SF, MG

TERM

2 - 5 + Years

OCCUPANCY

Studio 1 - 1/1/2027

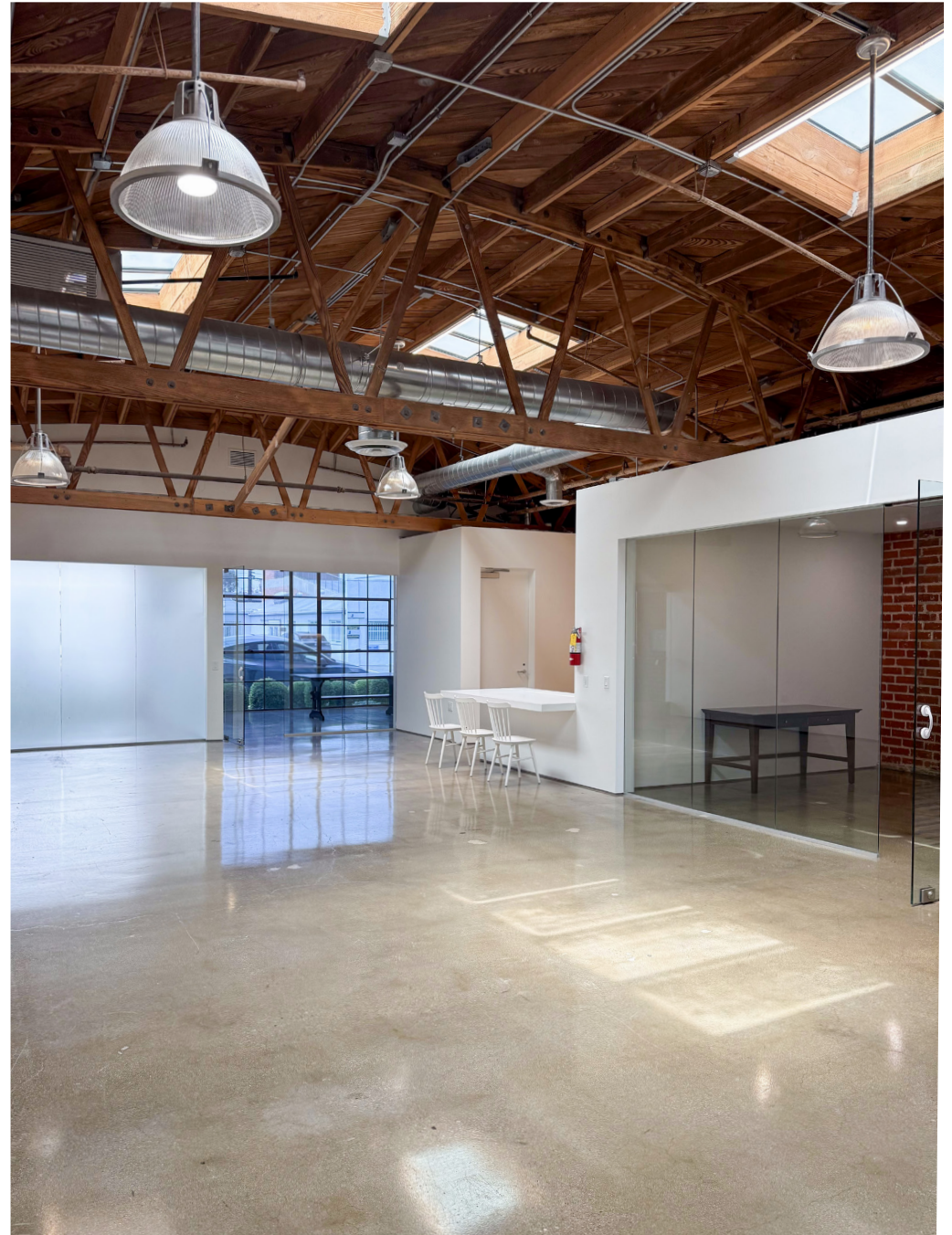
Studio 2 - Immediate

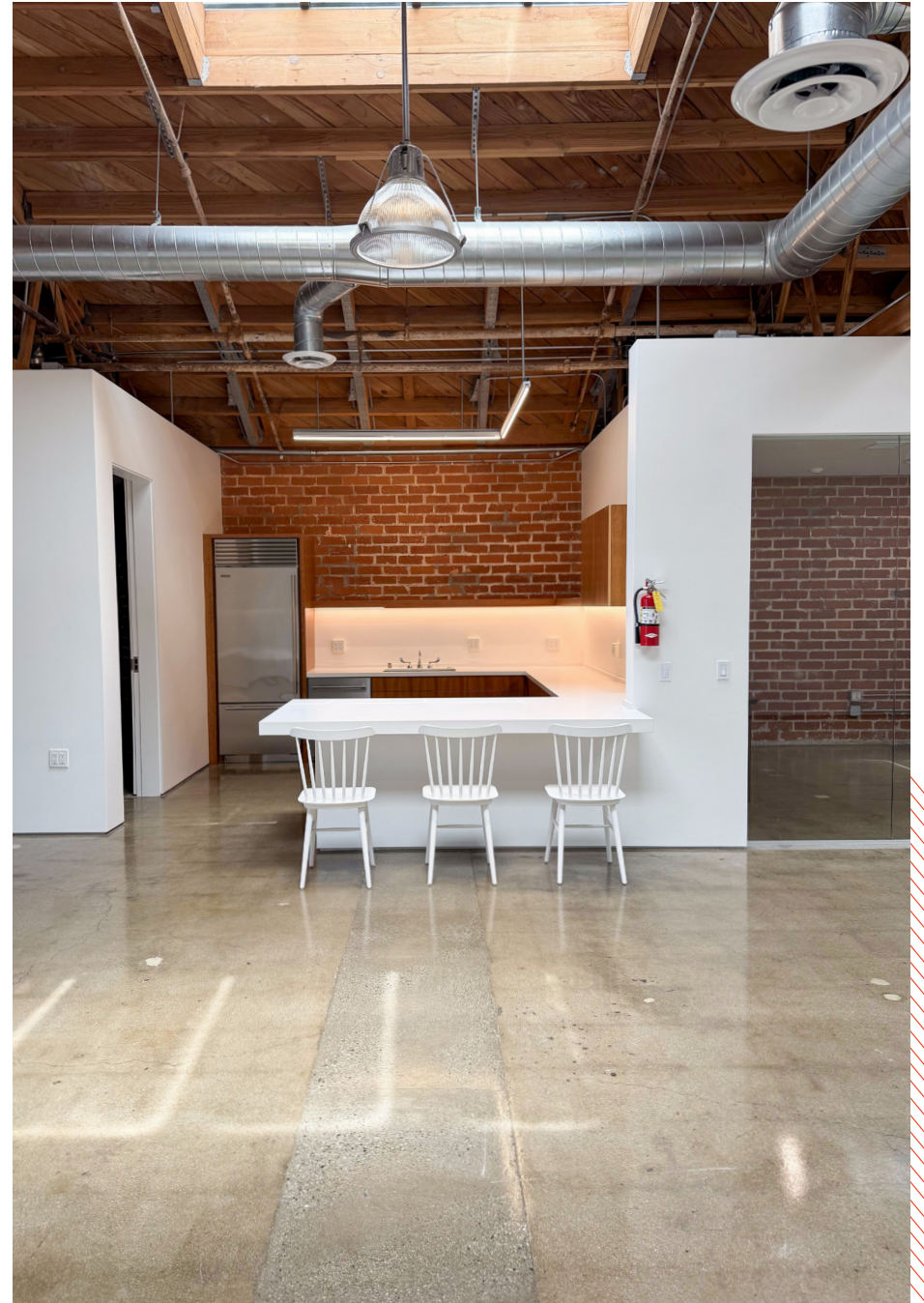
FEATURES

- Adaptive reuse completed in 2021 with new building systems
- Exposed double bow truss ceilings
- Factory steel windows
- Skylights and abundant natural light
- High ceilings
- Polished concrete floors
- Full kitchen with Sub-Zero appliances
- Upgraded mechanical, electrical, and HVAC systems

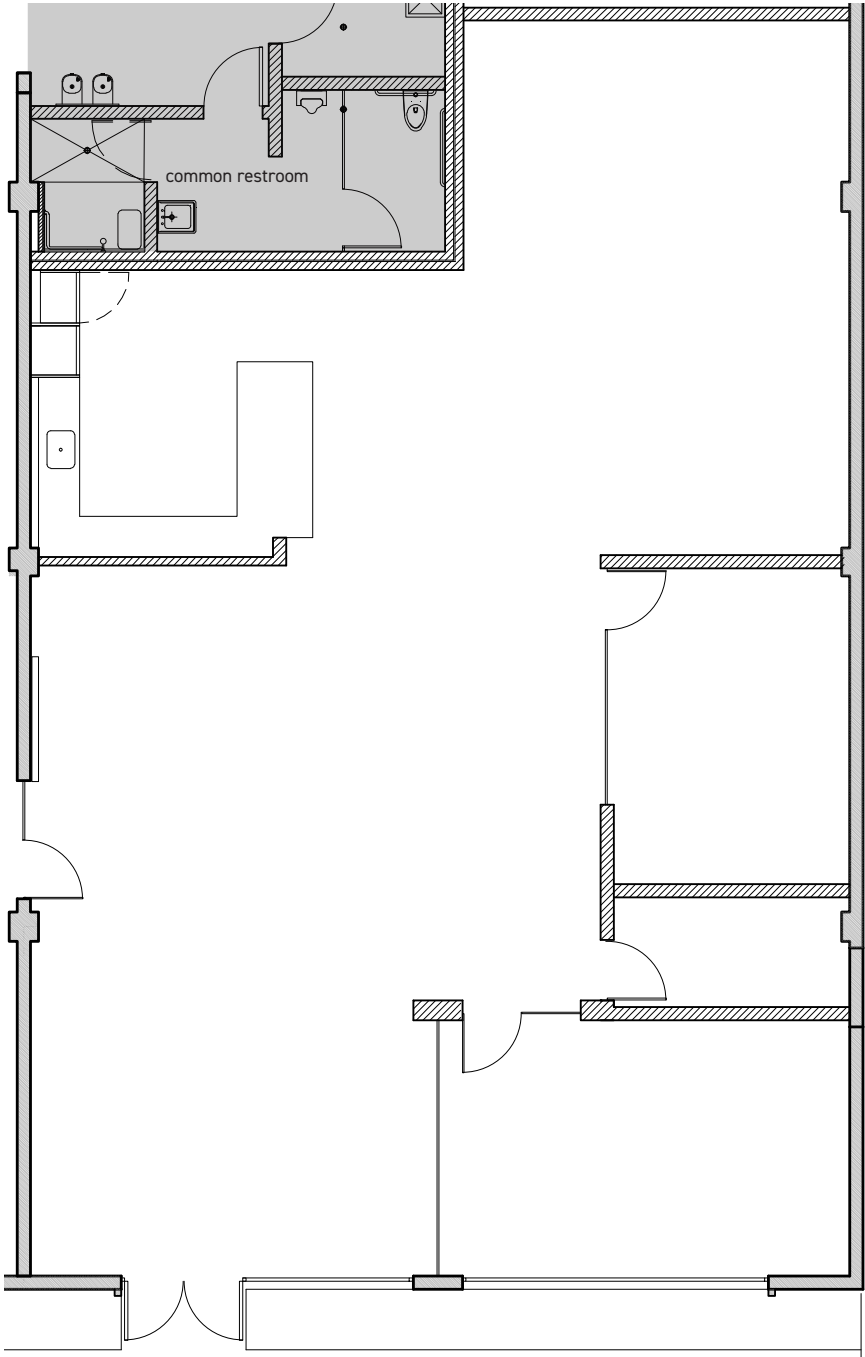
LOCATION

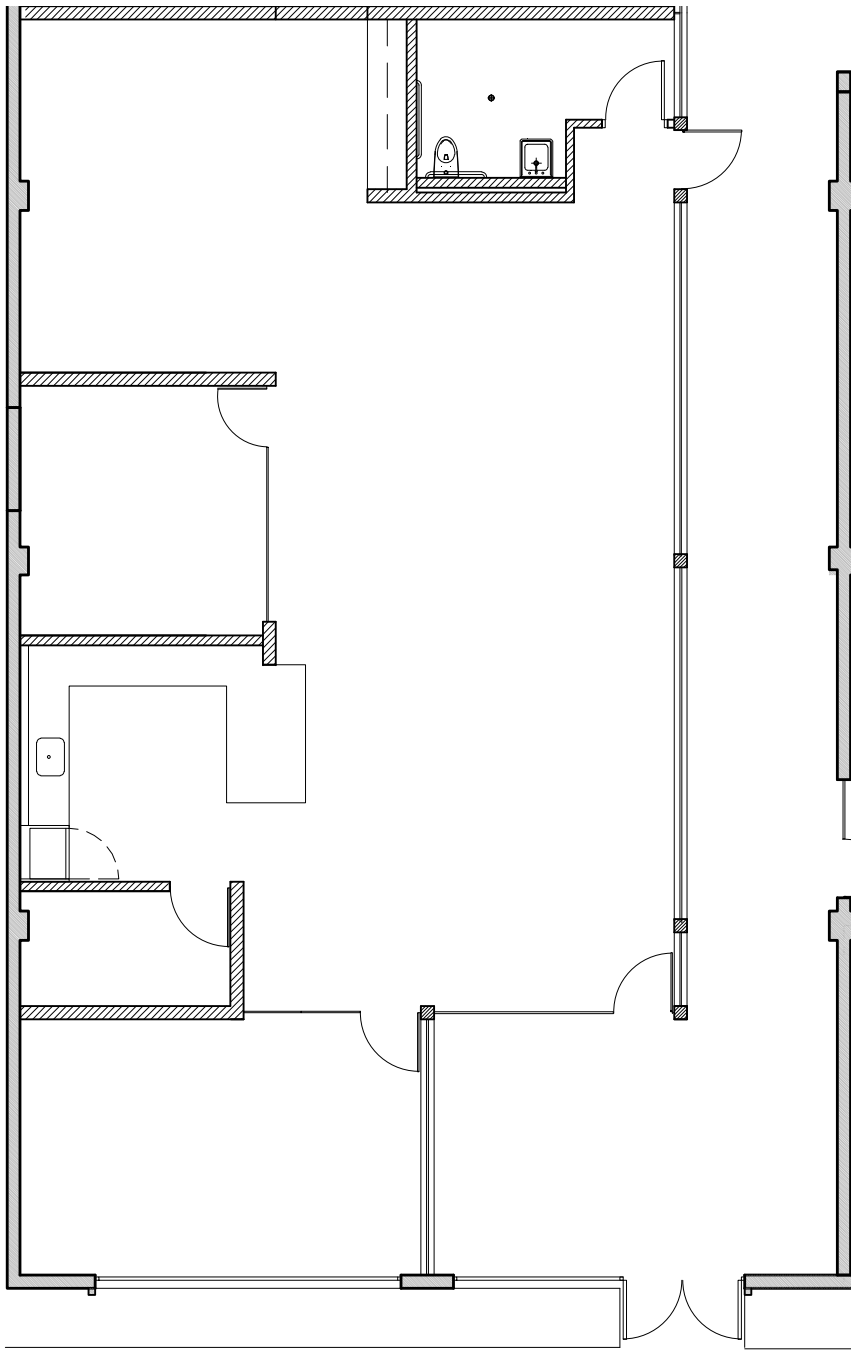
- Near Bergamot and Bundy Expo Stations
- Easy access to the 10 Freeway and Pacific Coast Highway













SANTA
MONICA
PLACE

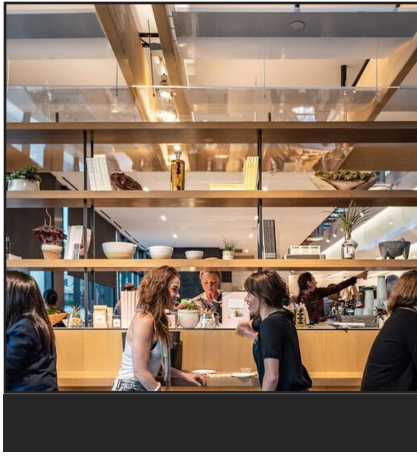
THIRD ST
PROMENADE

MONTANA
AVENUE

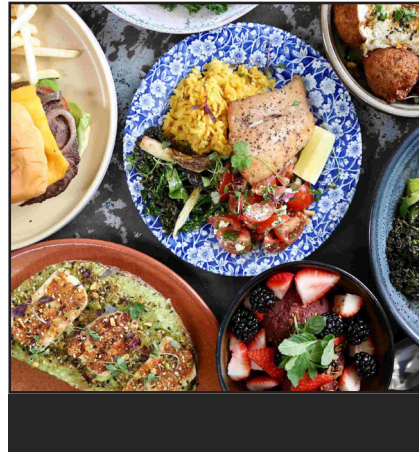
METRO
E - LINE

EREWHON

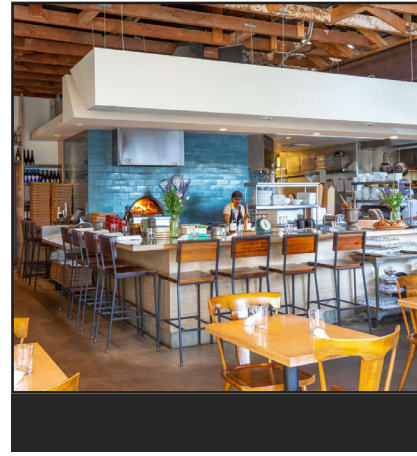
1745
BERKELEY



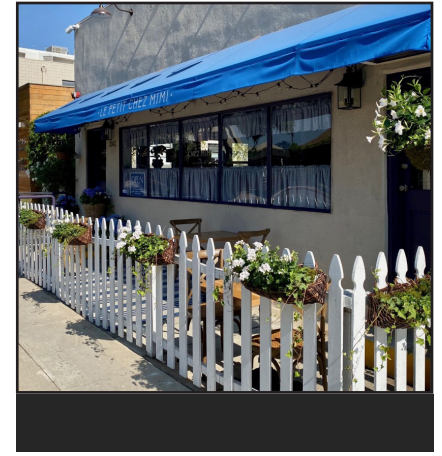
Erewhon Santa Monica is a premier organic market offering elevated groceries, prepared foods, and a refined wellness experience.



Bluey's Kitchen is a relaxed neighborhood spot for fresh, locally sourced food and great coffee, from weekday mornings to weekend brunch.



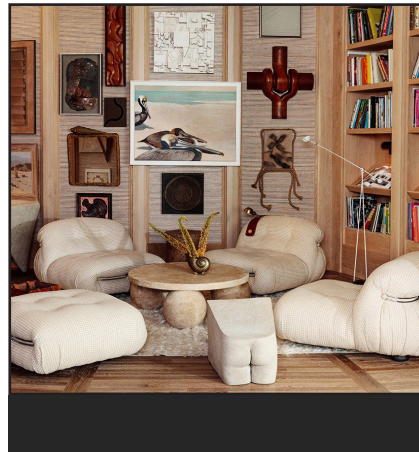
Milo + Olive brings together handcrafted breads, rustic pastries, and classic and seasonal pizzas made with organic, farmers' market ingredients in a warm, all-day neighborhood setting.



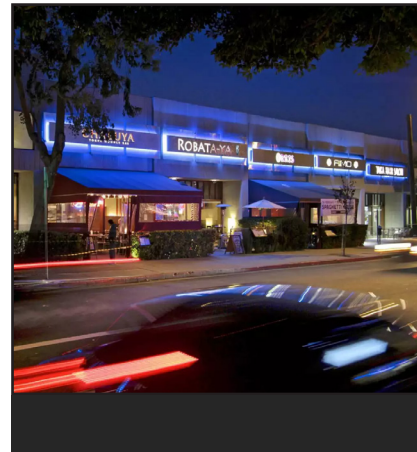
Le Petit Chez Mimi is a charming, family-run bistro serving homestyle French country fare in an unfussy, compact space.



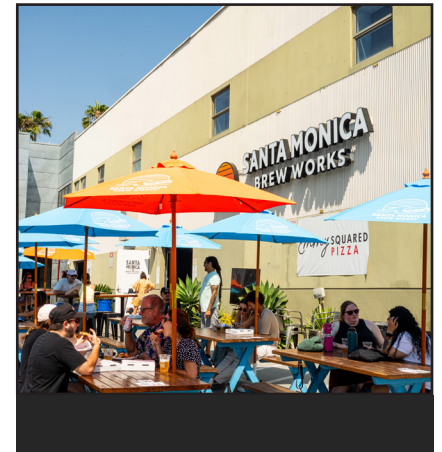
Petitgrain Boulangerie by the sea specializes in croissants, french and mexican pastries baked with california's best grains and produce.



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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