

Arboretum Courtyard

2120-2150 COLORADO AVE, SANTA MONICA



2120

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A WORLD-CLASS ENTERTAINMENT & MEDIA CAMPUS

Arboretum Courtyard is a two-building, four-story campus comprised of over 147,000 square feet of class A creative office space in West LA's coveted Santa Monica and Media Entertainment District. The property features open, flexible floor plates, usable balconies and operable windows, and three floors of secured, underground parking. Located minutes from the I-10 Santa Monica Freeway, and just two blocks away from the Bergamot Train Station, Arboretum Courtyard offers commuters and tenants quick access to West LA, Culver City and Downtown Los Angeles.

The property's serene Santa Monica campus provides easy access to the beach, over 150 restaurants and bars within a one-mile radius and is situated within a short distance of executive communities, first-class hotels and high-end retail shopping areas. The surrounding Santa Monica Media and Entertainment District is home to the highest concentration of technology, advertising, media and entertainment firms on the Westside.

- Serene campus setting
- Beautifully landscaped courtyard
- Open floor plates
- Usable balconies and operable windows
- 24-hour state-of-the-art security system
- Multi-zoned HVAC
- Immediate access to high-end amenities
- Easily accessible by rail and car
- ZO. Lounge
- Fitness Center

LOCATION

2120-2150 Colorado Avenue, Santa Monica, CA 90404

YEAR CONSTRUCTED

1999

BUILDING ARCHITECT

DFH Architects

FINISHED CEILING HEIGHT

9'

SLAB-TO-SLAB CEILING HEIGHT

12'

FIRE/LIGHT SAFETY

Building is fully equipped with sprinklers; alarm detection and remote monitoring

NUMBER OF FLOORS

4

RENTABLE AREA

147,022 SF

FLOOR PLATE SIZES

12,400 SF – 22,400 SF

ELEVATORS

4 Passenger elevators

HVAC

DX Systems with hot water re-heat, VAV zone controlled, DDC Controls


PARKING

3/1,000
-Unreserved: \$210/month
-Reserved: \$285/month

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AVAILABILITIES

| BUILDING | SUITE | SIZE | AVAILABILITY | PLANS | TOUR |
|-------------------|-----------|-----------|--------------|----------------------------|--|
| 2120 Colorado Ave | Suite 110 | 2,514 SF | Immediately | Floor plan |  |
| 2120 Colorado Ave | Suite 170 | 2,547 SF | Immediately | Floor plan | |
| 2120 Colorado Ave | Suite 220 | 5,521 SF | Immediately | Floor plan | |
| 2120 Colorado Ave | Suite 230 | 9,199 SF | Immediately | Floor plan | |
| 2120 Colorado Ave | Suite 240 | 3,925 SF | Immediately | Floor plan | |
| 2150 Colorado Ave | Suite 150 | 5,616 SF | Immediately | Floor plan | |
| 2150 Colorado Ave | Suite 200 | 15,161 SF | Immediately | Floor plan | |



ZO. REDEFINING THE WORKPLACE WITH OUR AMENITY PROGRAM

Global Amenity Network

Powered by ZO, Tishman Speyer's global amenities network, we provide tenants with access to our world-class spaces, services and experiences both on-site and globally to reimagine the role of the workplace.

From programming and access to an on-site ZO Lounge, to building and neighborhood updates, to countless lunch options and convenient services, ZO provides 24/7 access to world-class amenities, experiences and events designed to improve your life.

- ZO Lounge
- Fitness Center
- Parking
- Passenger Elevators
- Landscaped Courtyard



The ZO app has all your workplace needs in one easy-to-use platform.
Learn more at www.tishmanspeyer.com/zo.



ZO LOUNGE



FITNESS CENTER



TENANT TERRACE



TENANT TERRACE



TENANT TERRACE



FIREPLACE LOUNGE



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