SHOWROOM / ADVERTISING / PRODUCTION SPACE FOR LEASE

LWLA

1745 BERKELEY STREET
SANTA MONICA, CA 90404

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SANTA MONICA, CA 90404

PREMISES	± 10,610 SF
RENT	$4.65/SF, NNN (Nets Approx. $1.10/SF)
TERM	3 - 10 Years
PARKING	Four (4) Spaces On Site and Off Site at Market Rates (Pavemint and ParkMe Apps)
FEATURES	- Showroom / Advertising / Production - Exposed Double Bow Truss Ceiling - Factory Steel Windows - Skylights - High Ceilings - Natural Light - Polished Concrete Floors - Full Kitchen - Easy Access to Santa Monica 10 Freeway and Pacific Coast Highway - Near Bergamont and Bundy Expo Stations

CONTACT

Brad McCoy
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BKR DRE 01938098

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AGT DRE 00822760

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LWLA

A DIVISION OF LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

NOT ACTUAL PROPERTY BUT REPRESENTATIVE OF WORK IN PROGRESS

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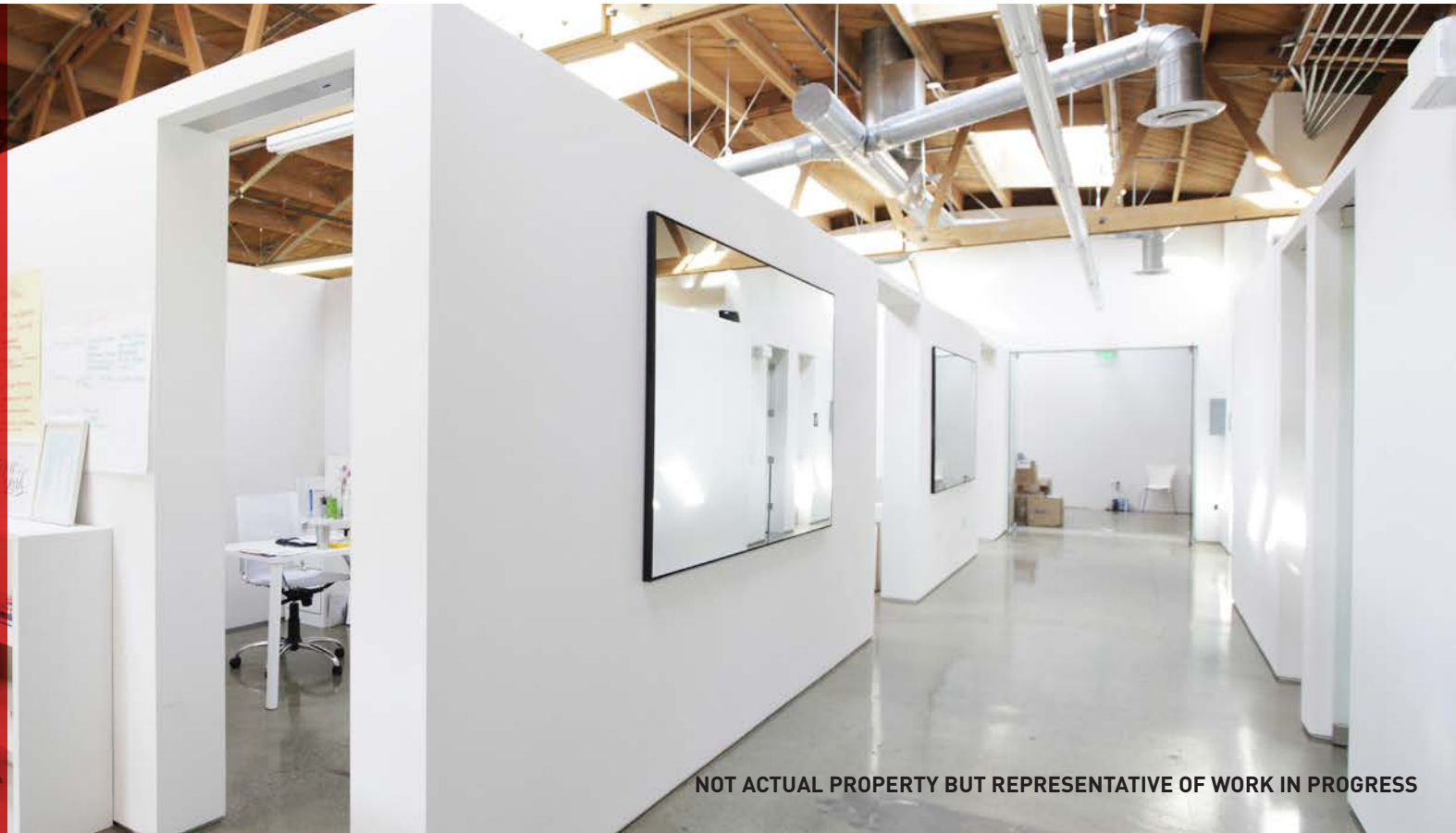

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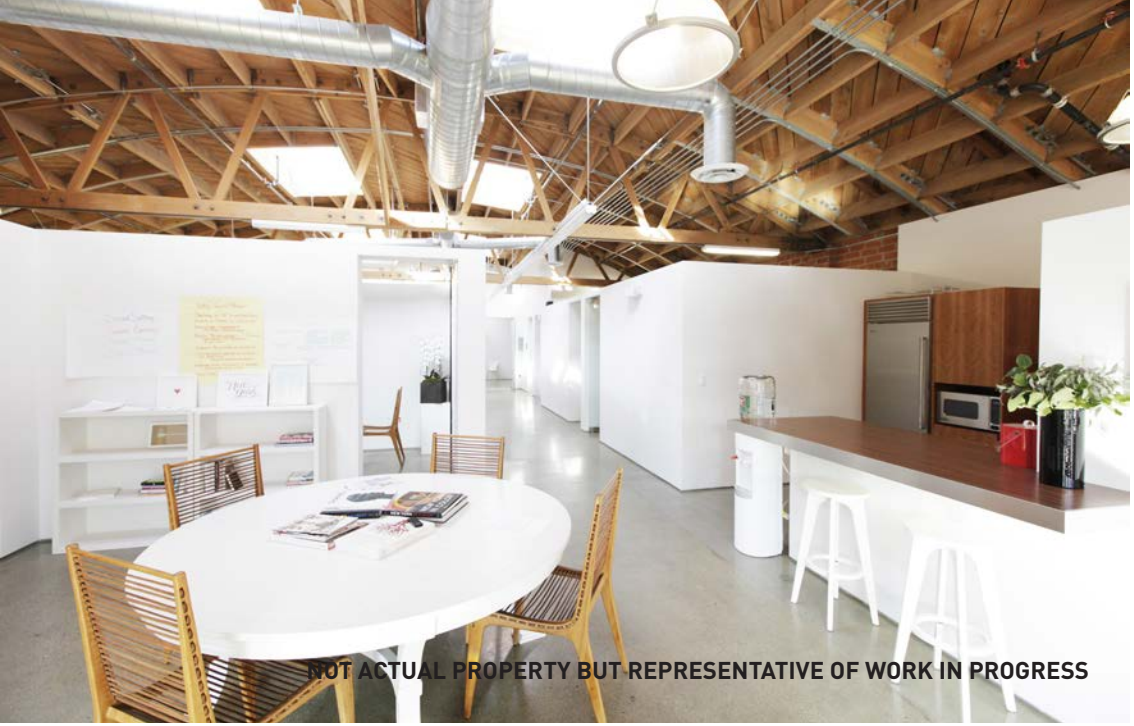

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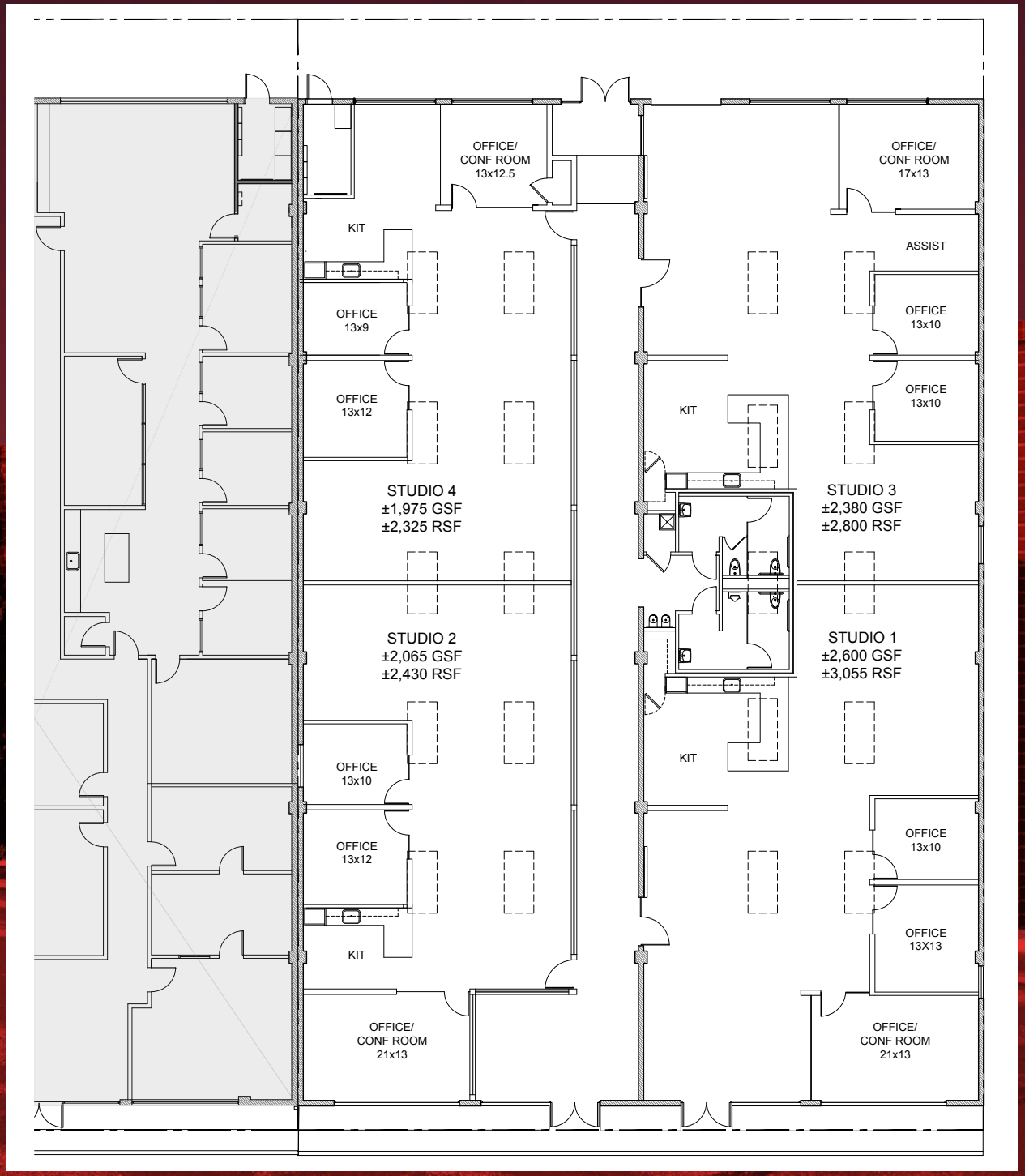
FLOOR PLAN



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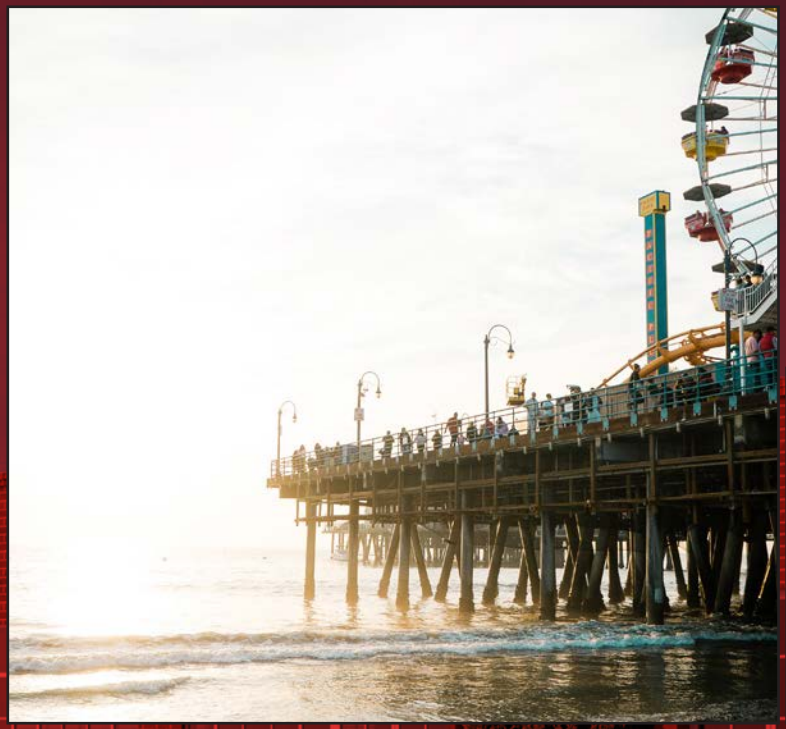
NEARBY AMENITIES
SANTA MONICA



Bondi Harvest

Bergamot Station

Tiato

YogaGlo

Daily Grill

Trader Joe's

Bergamot Cafe

Lunetta All Day

Milo + Olive

Santa Monica Brew Works

Lo/Cal Coffee

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83 **BIKE SCORE:** BIKEABLE

79 **WALK SCORE:** VERY WALKABLE

TRANSIT :
MANY NEARBY PUBLIC TRANSPORTATION OPTIONS AVAILABLE

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