

FOR LEASE

Creative Office

1738 Berkeley Street
Santa Monica, CA 90404



PROPERTY DESCRIPTION

Site Address

1738 Berkeley St, Santa Monica CA 90404

Parking

\$200/space

Zoning

SMLMSD* (per Title) / CCS*

Year Built

1963, renovated in 2007

Use

Creative Office, Media, Entertainment, Production

Both Creative Office spaces feature:

- Window line and frontage on Berkeley Street
- Prime location in the Santa Monica Media District with spectacular building identity
- Easy access to freeways and public transportation
- Red brick construction, fully renovated and in 2007
- Creative high ceilings
- Private restrooms
- Independent identity and ingress/egress

Space 2 – \$3.95 MG

4,608 SF (Partial Ground Floor + Mezzanine)

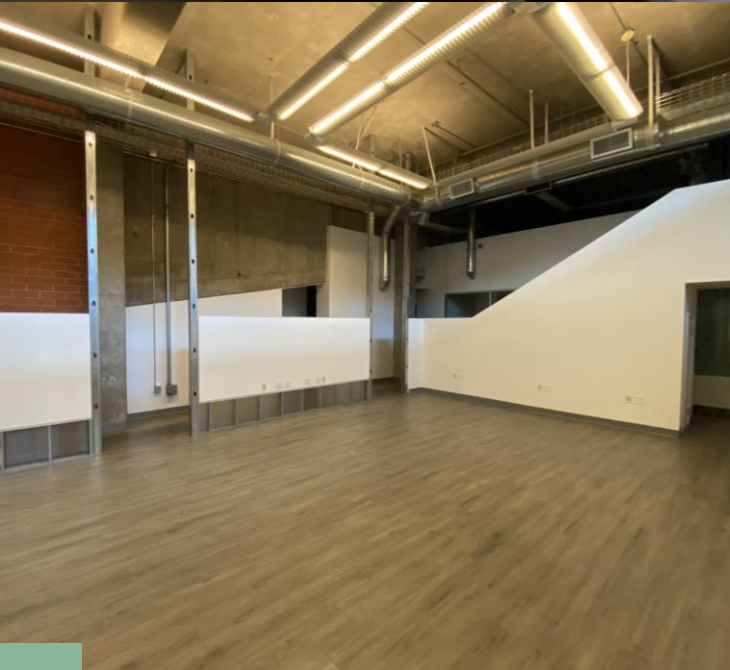
- 3,605 SF Ground Floor + 1,003 SF Mezzanine + Glass Conference Room
- 10 Parking Spaces (\$200/space)
- Gated, secure parking: rooftop and grade level garage parking available

Space 4 – \$4.25 MG

3,972 SF (Partial Ground Floor + Mezzanine)

- 2,230 SF Ground Floor + 1,742 SF Mezzanine + Private Kitchen
- 10 Parking Spaces (\$200/space)
- Gated, secure parking: rooftop and grade level garage parking available

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Space 4 – \$4.25 MG

3,972 SF (Partial Ground Floor + Mezzanine)

- 2,230 SF Ground Floor + 1,742 SF Mezzanine + Private Kitchen
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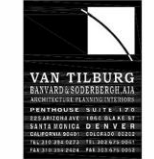
FLOOR PLANS

Scheme A
Mezzanines

SHEET 2 OF 3



SCALE: 1"=16'-0"
0 8' 16'
August 29, 2024



26011



LOCATION DESCRIPTION

SANTA MONICA MEDIA DISTRICT

Santa Monica has emerged as the Westside's premier submarket, attracting a diverse array of successful retailers and innovative companies, particularly in the tech, social media, and entertainment sectors. Affirming its status as a dynamic economic center, Santa Monica boasts affluent residential communities, renowned hospitals, vibrant art venues, and high-profile corporate headquarters. Silicon Beach, Santa Monica's tech hub, has become synonymous with industry giants like Google, Microsoft, Facebook, and YouTube, as well as burgeoning venture capital funded startups, all contributing to the city's reputation as a leading destination for tech innovation. Currently, Snap and Universal Music are among the largest occupiers in the Santa Monica Media District submarket.

With its rich history, central location, and beachside ambiance, Santa Monica offers a unique blend of tradition, diversity, and economic opportunity. Its picturesque landscapes, world-class shopping, dining, and entertainment options further solidify its standing as one of the country's top sightseeing cities and most visited tourist destinations.

Santa Monica's combination of strategic location, diverse economy, innovation culture, quality of life, cultural vibrancy, sustainability efforts, and superior amenities make it an irresistible choice for business owners looking to establish or expand their presence in Southern California's dynamic commercial landscape.

FOR THE RECORD

Opened in 1939, Rainbo Records of Los Angeles was the oldest and largest in-house manufacturer of Vinyl, CDs, and DVDs. With a rich history, Rainbo Records was the exclusive supplier of vinyl to the U.S. Treasury Dept for recordings during WWII. In 1974 Rainbo Records moved to 1738 Berkeley in Santa Monica and installed state-of-the-art automatic pressing and high-speed production equipment, and by 1994 they began expanding to in-house CD manufacturing, while staying true to their vinyl pressing roots. Following their relocation to the San Fernando Valley, Rainbo Records closed their doors in January 2020.

SANTA MONICA NOTABLE BUSINESSES

Santa Monica is home to the headquarters of many notable business, such as Hulu, Illumination, Lionsgate, Miramax, CBS Media Ventures, Saban Capital Group, Fatburger, Beachbody, Otter Media, the RAND Corporation, Universal Music Group, TOMS Shoes, ZipRecruiter, and the Recording Academy (which presents the annual Grammy Awards). VCA Animal Hospitals headquarters is just outside the eastern city limit.

Additionally, Atlantic Aviation is located at the Santa Monica Airport, and the National Public Radio member station, KCRW, is on the Santa Monica College Campus.

Numerous game development studios are now based in Santa Monica, as well, making it a major location for the booming gaming industry. Some include Activision, Blizzard, Riot Games (creator of League of Legends), Cloud Imperium Games, Naughty Dog (creators of Crash Bandicoot, Uncharted, and The Last of Us franchises), PUBG Corporation, Treyarch, and Santa Monica Studio (creators of the God of War franchise).



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