



820 BROADWAY

SANTA MONICA, CA 90401

Creative Office For Lease
2nd Floor - ±9,905 RSF

PREMISES

2nd Floor ± 9,905 RSF

RENT

\$4.85/SF, Modified Gross

OCCUPANCY

Immediate

TERM

3 - 10 Years

PARKING

\$185/Space/Month

Gated Surface Lot and Subterranean Parking

Parking Ratio 3:1000

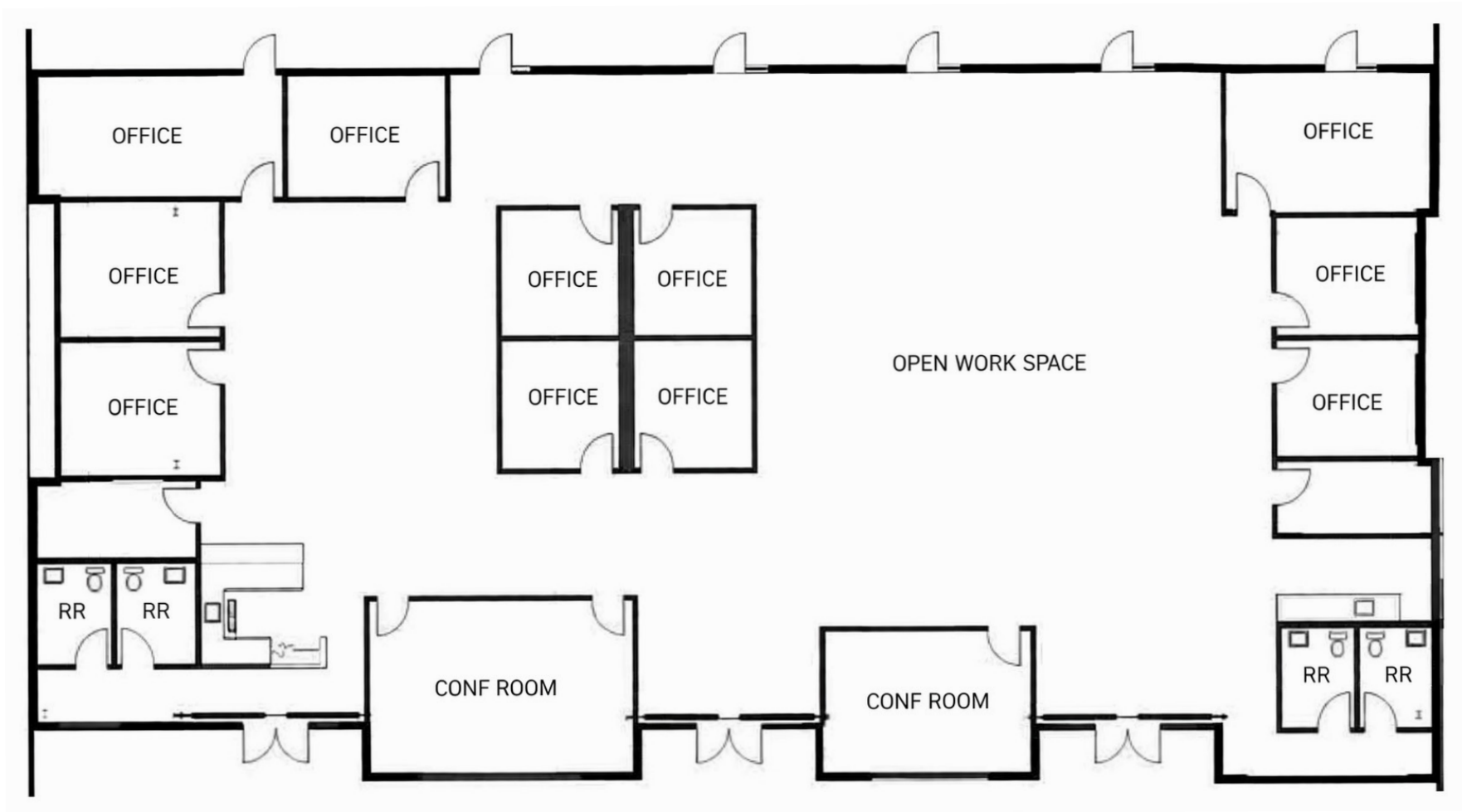
FEATURES

- Mix of private offices and open collaborative workspace
- Expansive wrap-around balconies for meetings and breakout areas
- Operable doors providing ocean breeze and abundant natural light
- Excellent access to Lincoln Blvd, Santa Monica Blvd, PCH, and I-10
- Prime Santa Monica location near Downtown and the beach
- Walkable to popular restaurants, cafes, and neighborhood amenities
- Building signage opportunity available
- Secure, gated on-site parking
- Ideal layout for creative, media, or tech users

LOCATION

Situated in the heart of Santa Monica, 820 Broadway offers immediate access to Downtown Santa Monica, the beach, and a wide range of walkable dining and retail amenities. The property also provides convenient connectivity to Lincoln Blvd, Santa Monica Blvd, Pacific Coast Highway, and the I-10 Freeway, making commuting throughout the Westside seamless.

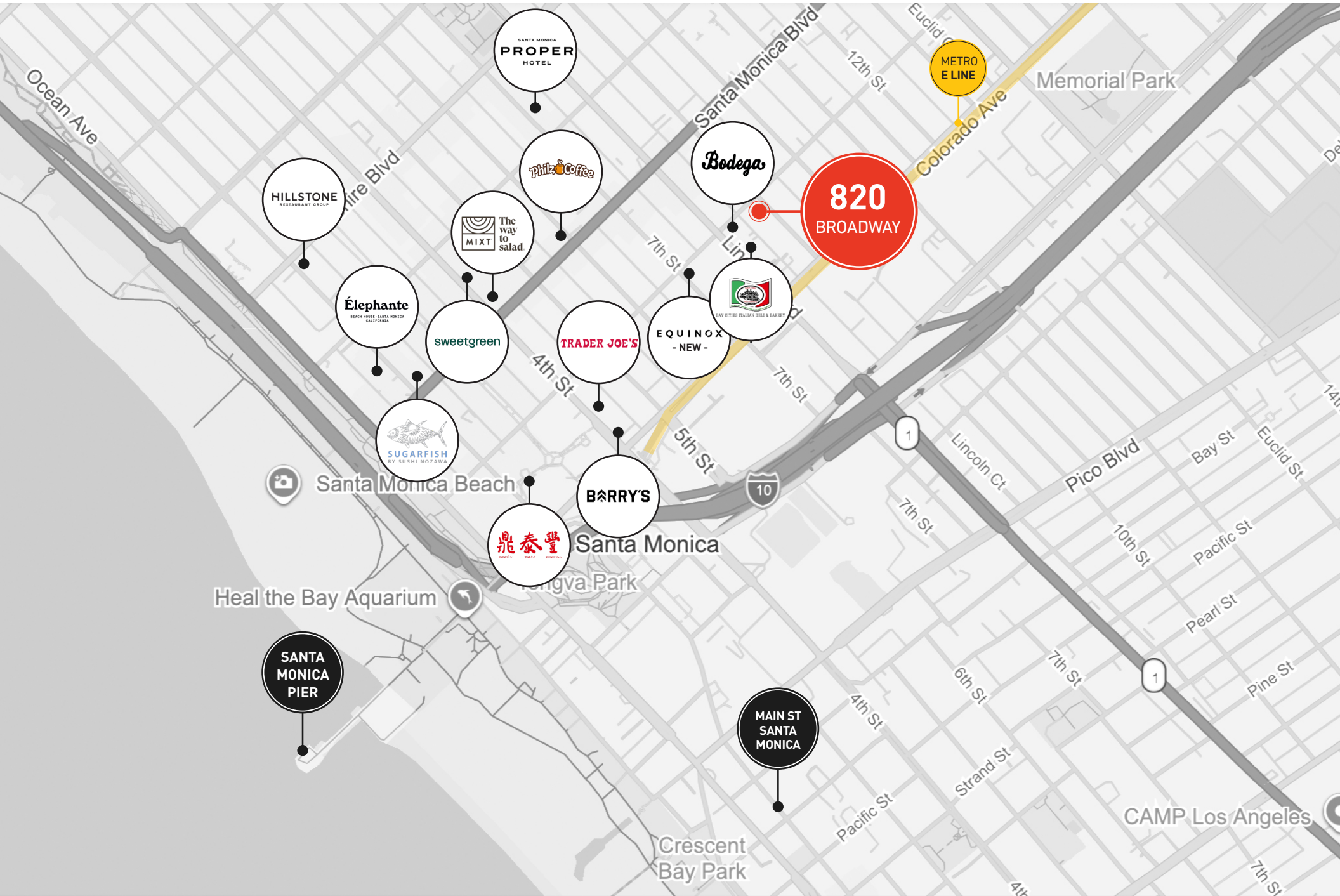


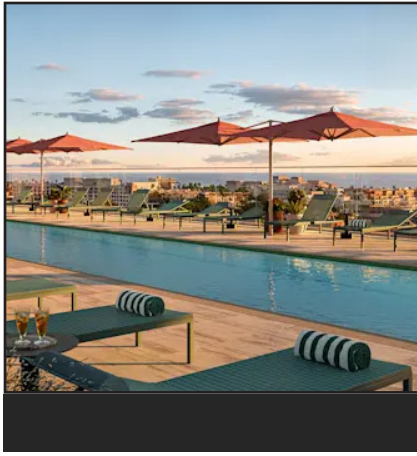




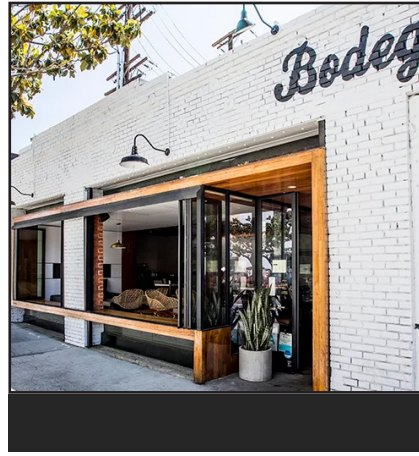




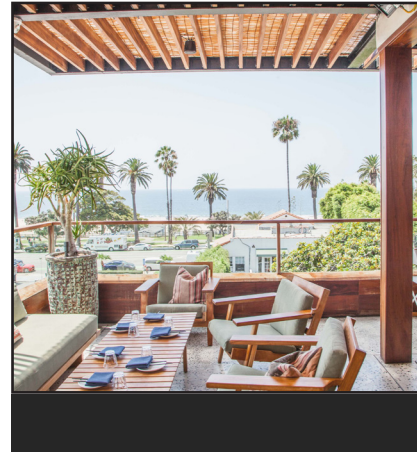




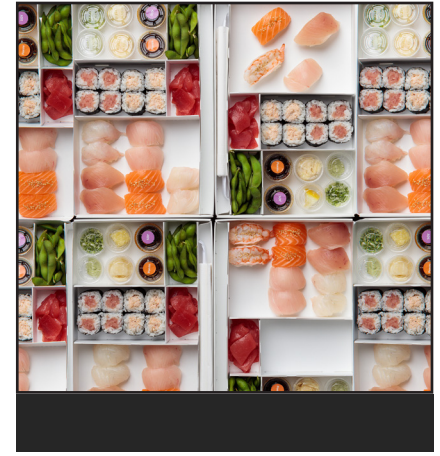
Euinox Santa Monica East is a premier luxury fitness club offering state-of-the-art equipment, elite training, and high-energy group classes in a sleek, modern setting near the beach.



Bodega Wine Bar is a neighborhood-focused wine destination offering curated small-production wines, craft beers, and elevated small plates in a relaxed, coastal Santa Monica setting.



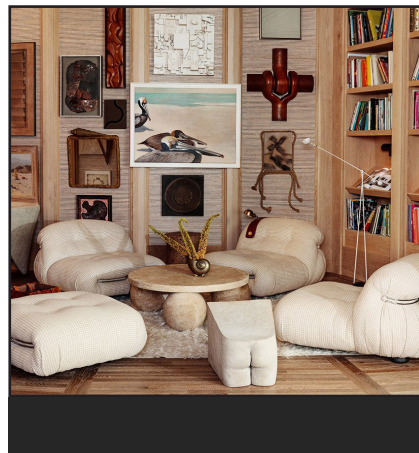
Elephante is a chic rooftop restaurant offering Mediterranean-inspired dishes, craft cocktails, and sweeping coastal views.



Sugarfish is a popular Santa Monica sushi destination known for its high-quality fish, simple fixed menus, and consistently fresh, minimalist Japanese dining experience.



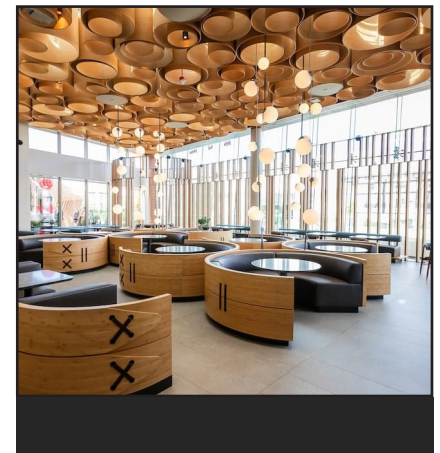
Hillstone is a Santa Monica favorite known for its polished atmosphere, consistently excellent American cuisine, and warm, upscale dining experience just moments from the beach.



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.



Bay Cities Italian Deli & Bakery is a beloved Santa Monica institution known for its legendary sandwiches, imported Italian specialties, and bustling neighborhood market atmosphere.



Din Tai Fung is a globally renowned Taiwanese restaurant celebrated for its handcrafted soup dumplings, precision-made dishes, and elevated yet approachable dining experience.



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