

# 3002 PENNSYLVANIA AVENUE

SANTA MONICA, CA 90404



FOR SUBLEASE



A DIVISION OF



STUDIO BAU:TON DESIGNED  
RECORDING STUDIO





# FEATURES

- Studio Contains a Small Library, Live Room, Large Control Room Plus Small Control Room and Reception Office
- Designed by Studio bau:ton
- Abundance of Power Coming into the Building
- Climate Controlled Machine Room
- Natural Light / Skylights Throughout
- Exposed Wood-Beam Ceilings with Lots of Clearance
- Polished Concrete Floors
- Storage Area with Separate Storage Closet
- Operable Torrance Steel Windows Throughout
- Hard Corner Location
- Located in the Heart of the Santa Monica Media District
- Walking Distance from Many Eateries and Food Trucks
- Surrounded by High-profile Tenants
- Easy Access to the 10 Fwy, Olympic Corridor & West LA / Santa Monica



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.

## PREMISES

Studio 102  
± 1,400 SF

## RENT

\$8,700 / Month, NNN

## TERM

Through 9/19/2025  
(Longer Term Available)

## PARKING

1 Reserved Space Included



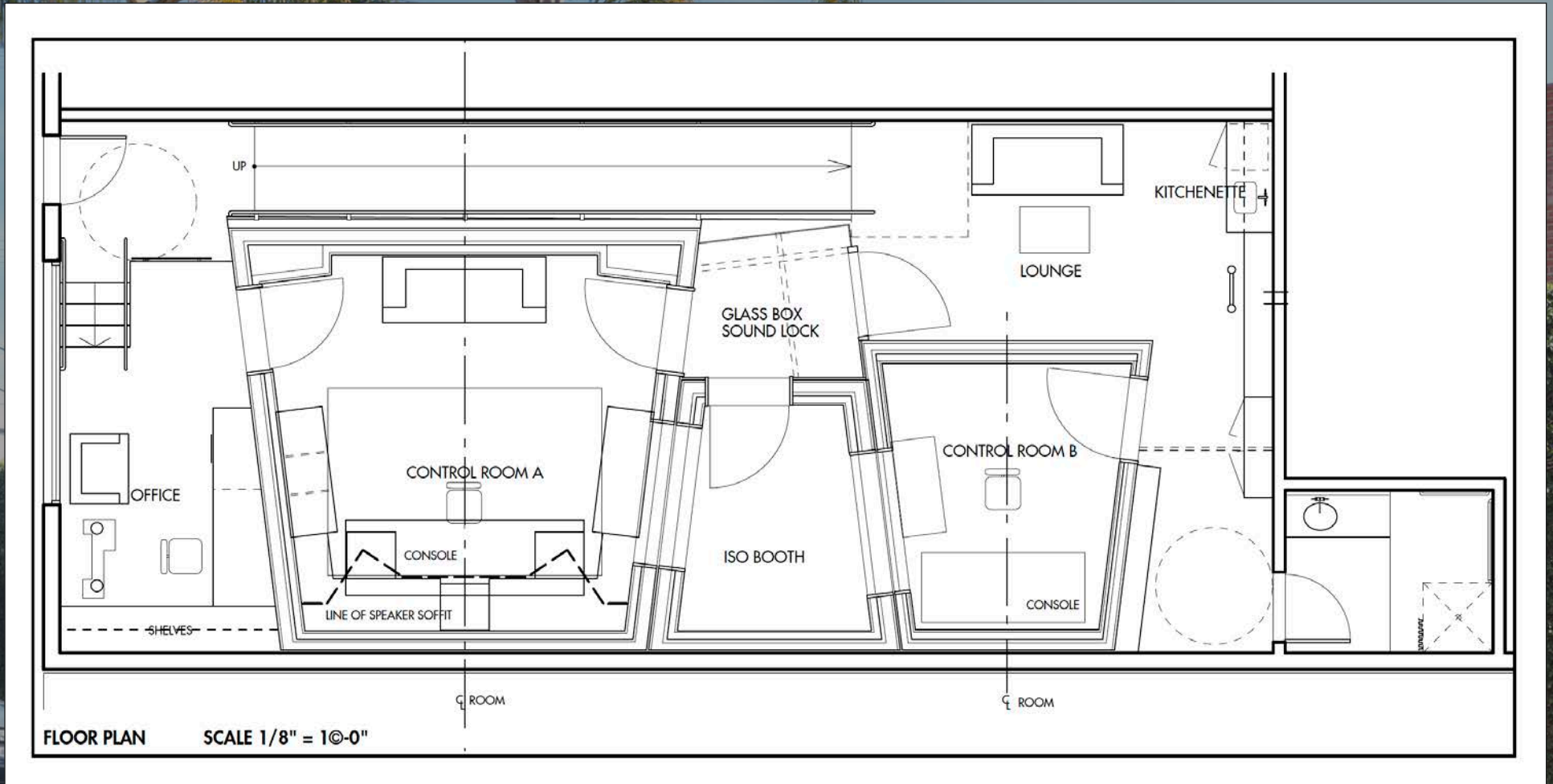








# FLOOR PLAN





# NEARBY MAJOR TENANTS

## WEST OLYMPIC CORRIDOR

Bad Robot  
Indian Paintbrush  
Final Cut  
JBC Music  
Arsenal FX Color  
Digital Nation Entertainment  
Cutters  
Parks Mac Donald  
Planet Blue HQ  
Radical Media  
Threshold Entertainment

## BROADWAY PLACE

General Editorial  
TigerConnect  
Cut + Run  
Cosmo Street Editorial  
Apache

MAD Architects  
Rock Paper Scissors  
Cross Creek Entertainment

## COLORADO CENTER

HULU  
HBO  
Bird  
ShoeDazzle

## PENN FACTORY/PENN STATION

GoodRX  
Kite Pharma  
Redbull North America HQ  
Tala  
Center for Media & Design

## 3002 PENNSYLVANIA AVE.

## COLORADO CORRIDOR

Viacom  
Lionsgate  
Interscope Records  
Illumination  
Gameshow Network  
Universal Music Group  
Starz Entertainment  
Simple Practice  
Goop  
The Honest Company  
FIGS  
Reddit

## WATER GARDEN

Amazon Studios  
CBS  
AMC Networks  
Oracle

## BERGAMOT STATION

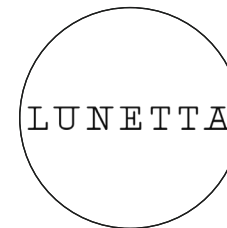
FIG Gallery  
Ikon Limited Fine Art  
Montalba Architects  
Sulkin Studio Architecture

## BERKELEY SM EAST

Blackbear Pictures  
Blue Bonsai  
Jenni Kayne  
Soundbox  
Apogee Electronics  
Cartel  
Yoga Glo



# AREA AMENITIES



# CONTACTS

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