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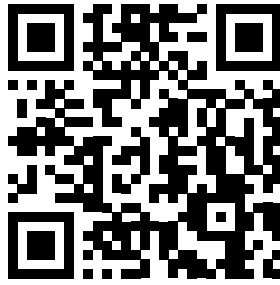
FOR LEASE/SALE
±20,259 to 45,244 RSF
PERFECT OWNER / USER OPPORTUNITY
NEW CONSTRUCTION

Colorado Ave Santa Monica



INDUSTRY

Scan QR Code to watch
a video tour



Details.

| Available Area | Occupancy | Lease Rate | Purchase Price | Parking |
|---|-----------|---------------------|----------------|---|
| Retail — ±2,427 RSF Office — Ste A ±22,557 RSF Office — Ste B ±20,260 RSF | Immediate | Inquire for Details | Withheld | 2.75 per 1,000 SF on-site <i>subterranean garage</i> |
| Total: ±45,244 RSF | | | | |

Contact.

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About.

Located in Santa Monica, just steps away from the Metro E-Line, the newly built three-story creative office building seamlessly blends functionality and style. The ground floor's office or retail spaces can provide on-site amenities for the convenience of office users, while the offices themselves feature high-end finishes and floor-to-ceiling glass. This iconic structure, with its modern design, stands as a landmark that symbolizes the future of urban work and leisure in the area.

Scan QR for Matterport
3D Tour



Features.

- Remarkable design
- World-class screening room with adjacent lounge + bar area
- Subterranean studio space
- High-quality finishes
- 19-foot deck-to-deck ceiligs
- Abundant secure, on-site parking
- EV chargers & bike racks
- Solar roof system
- Steps away from the Metro E-Line
- Private outdoor deck w/kitchen
- Built-in custom reception with statement spiral stairway
- Countless amenities within walking distance
- 87/100 Walkscore & 90/100 Bikescore

Sustainability & Features.



Solar Panels

Private Subterranean Parking Garage

10 on-Site EV Chargers

Stormwater management system capturing rainwater

Low-Flow fixtures and faucets

High-performance double glazed windows to minimize heat transfer

Landscaped courtyard and edges contributing to improved air quality

Private Outdoor Patios

Rolls Royce backup generator on-site

Double-Height Glass Facade + Operable Doors and Windows

35 Bike Parking Stalls Within Lobby

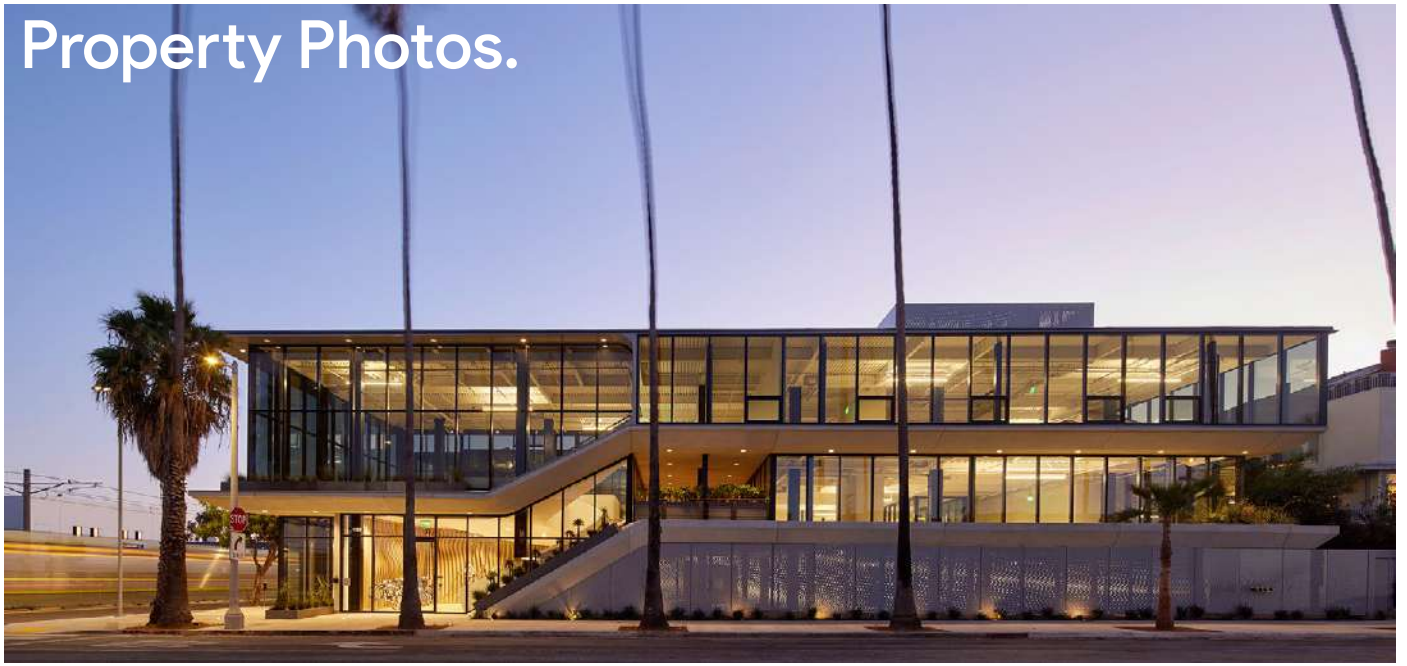
Metro E-Line
2-min walk to 17th St Stop

Stand Alone Building with direct access from Street & Parking

Property Photos.

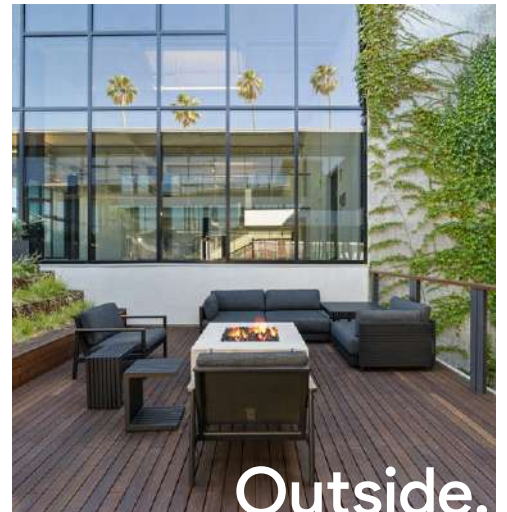


Property Photos.



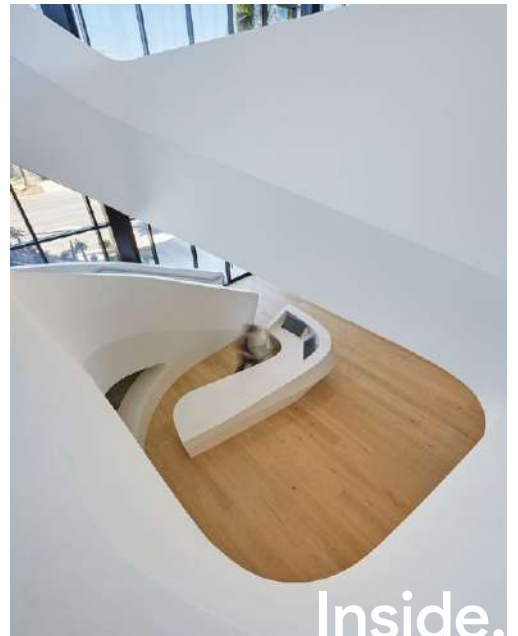
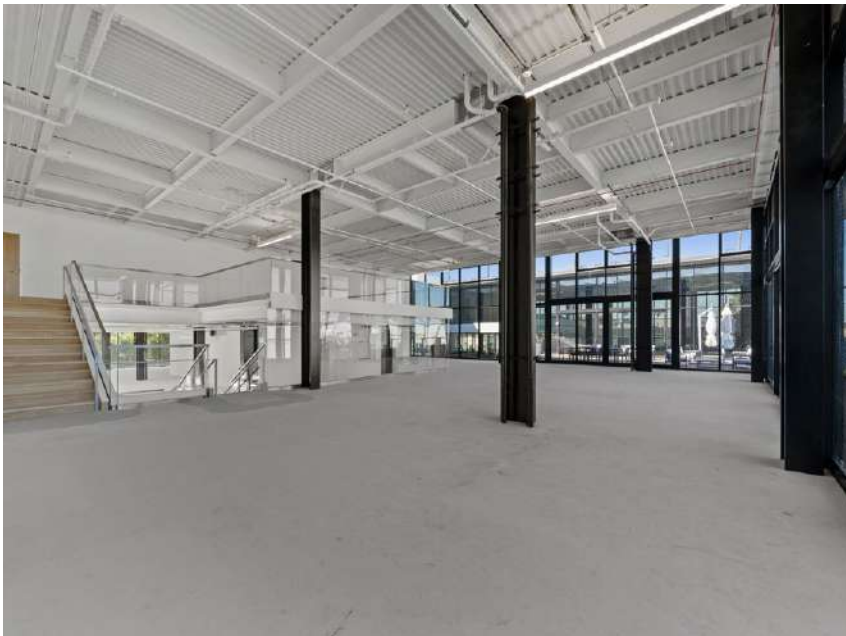
Outside.

Property Photos.

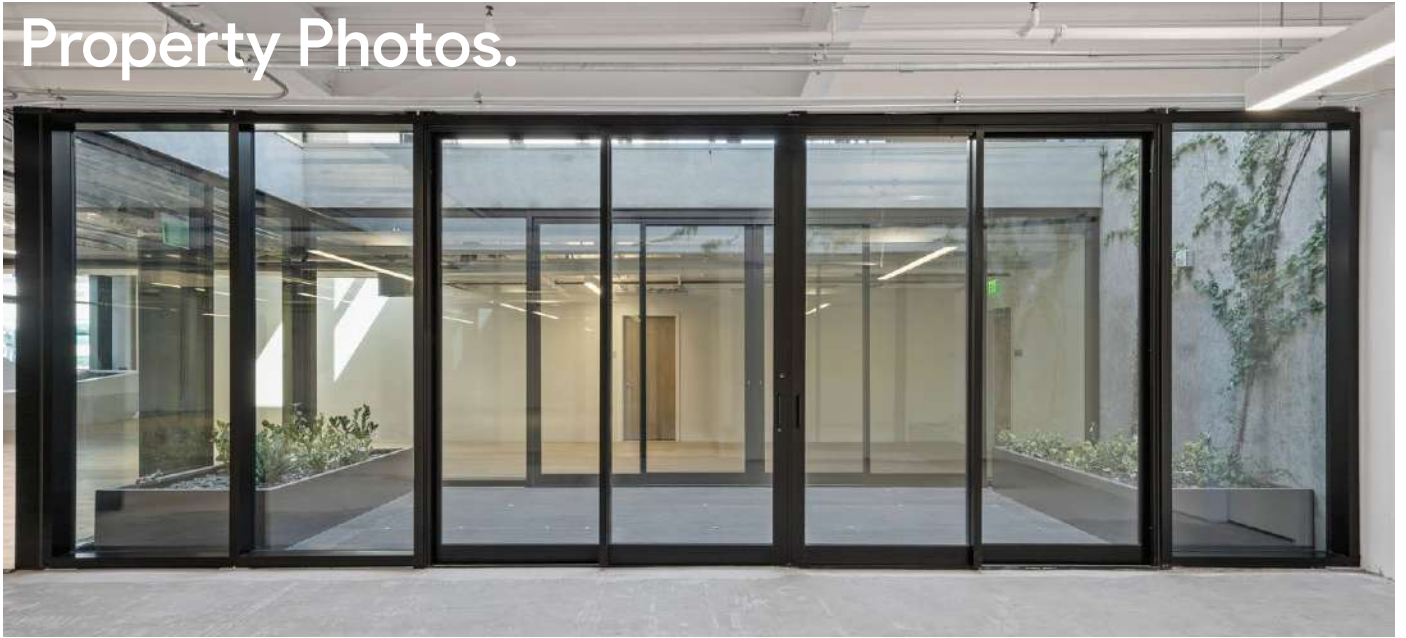


Outside.

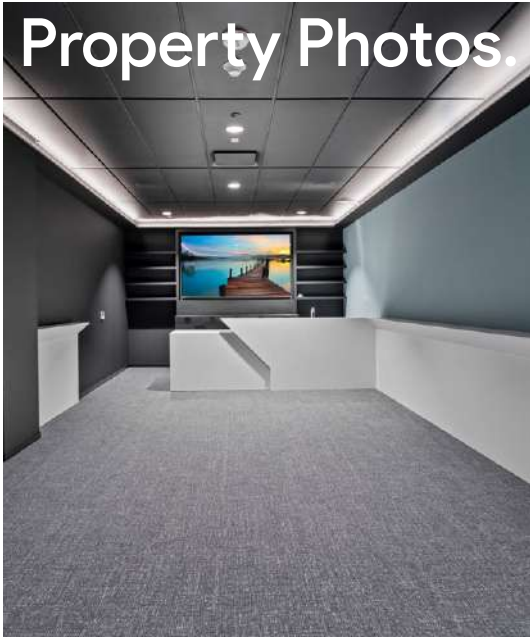
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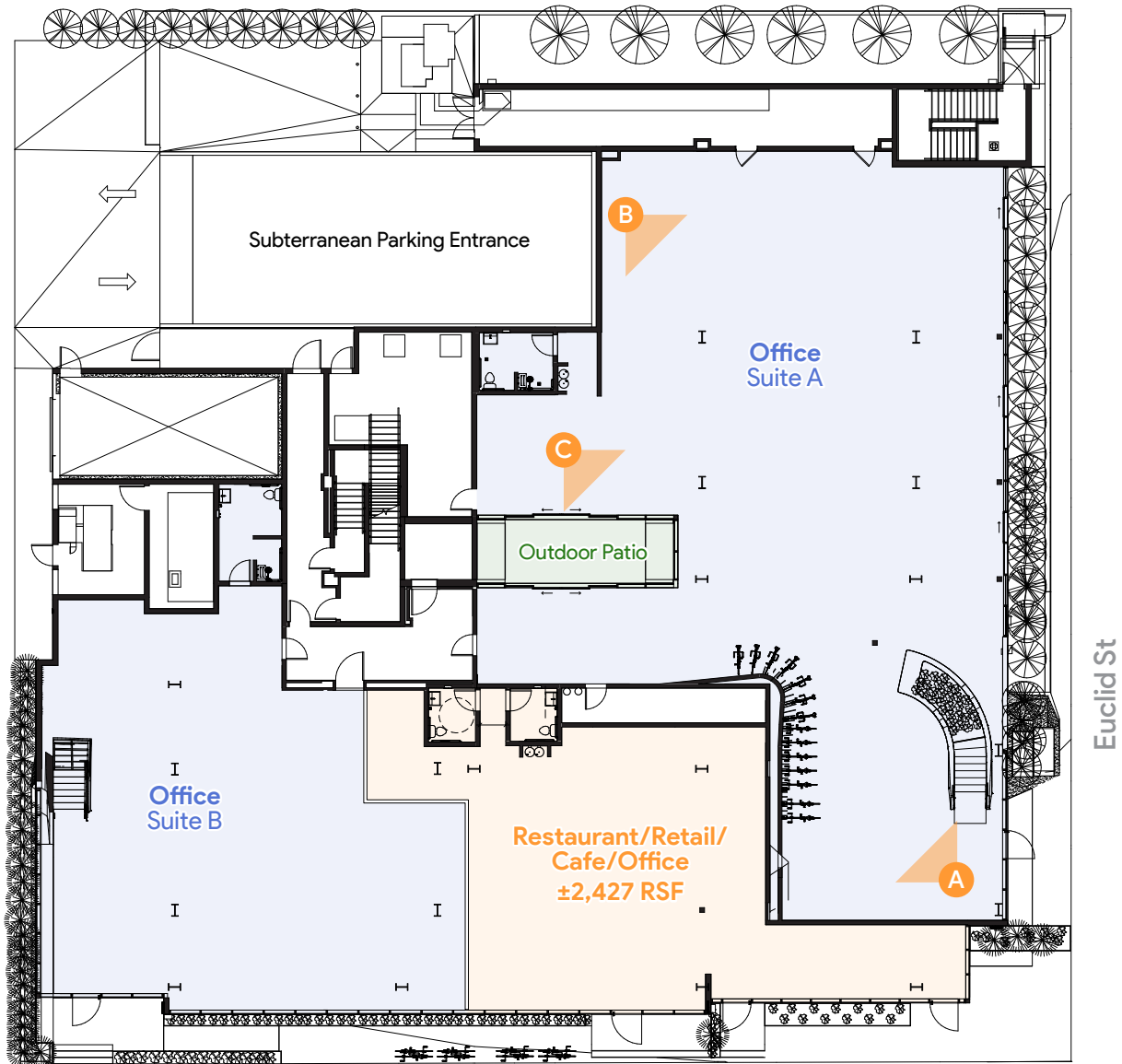
Property Photos.



Floor Plans.

Ground Floor

Scan QR for
Matterport
3D Tour



Colorado Ave.



A



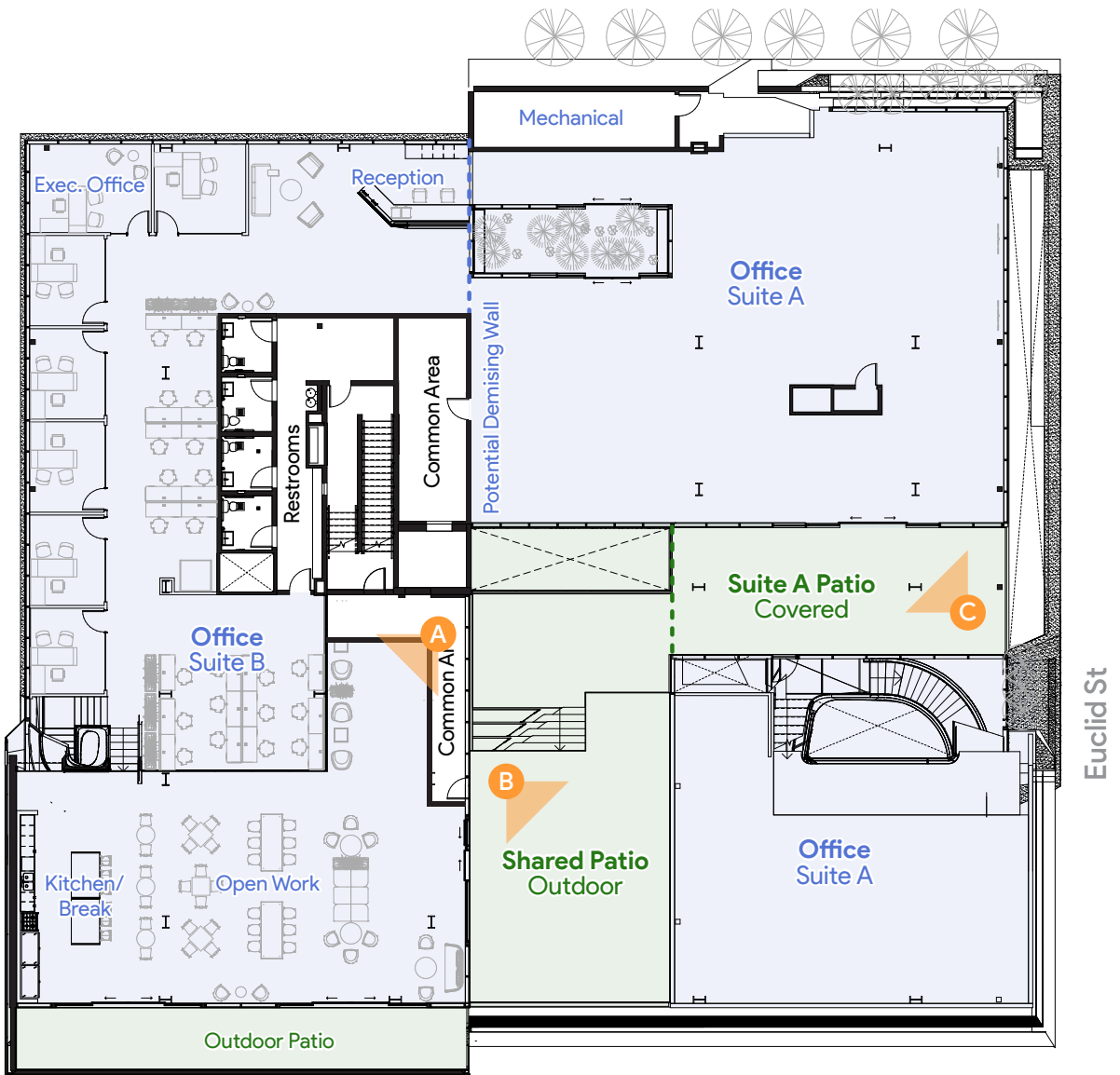
B



C

Floor Plans.

Second Floor

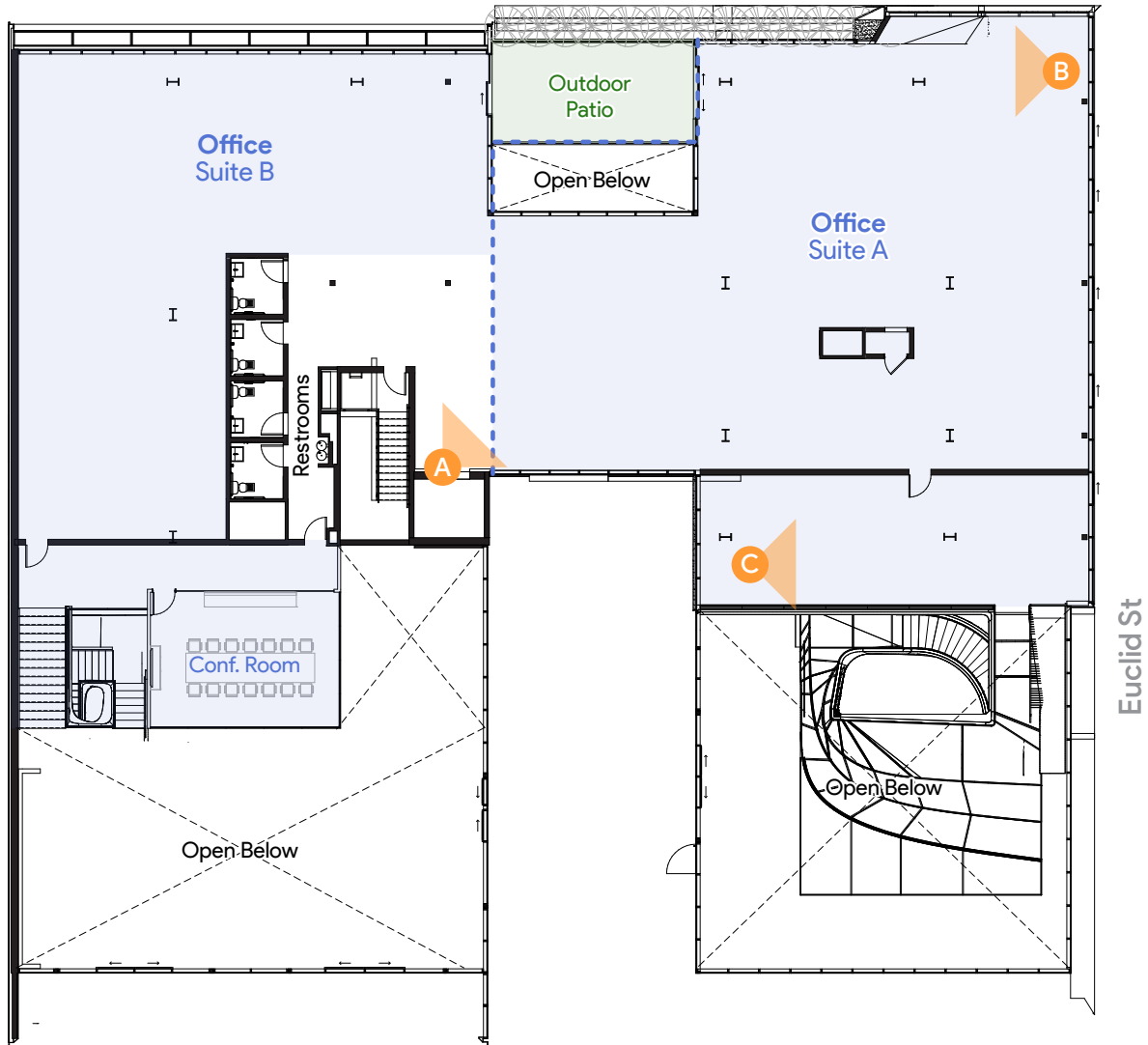


Colorado Ave.



Floor Plans.

Mezzanine

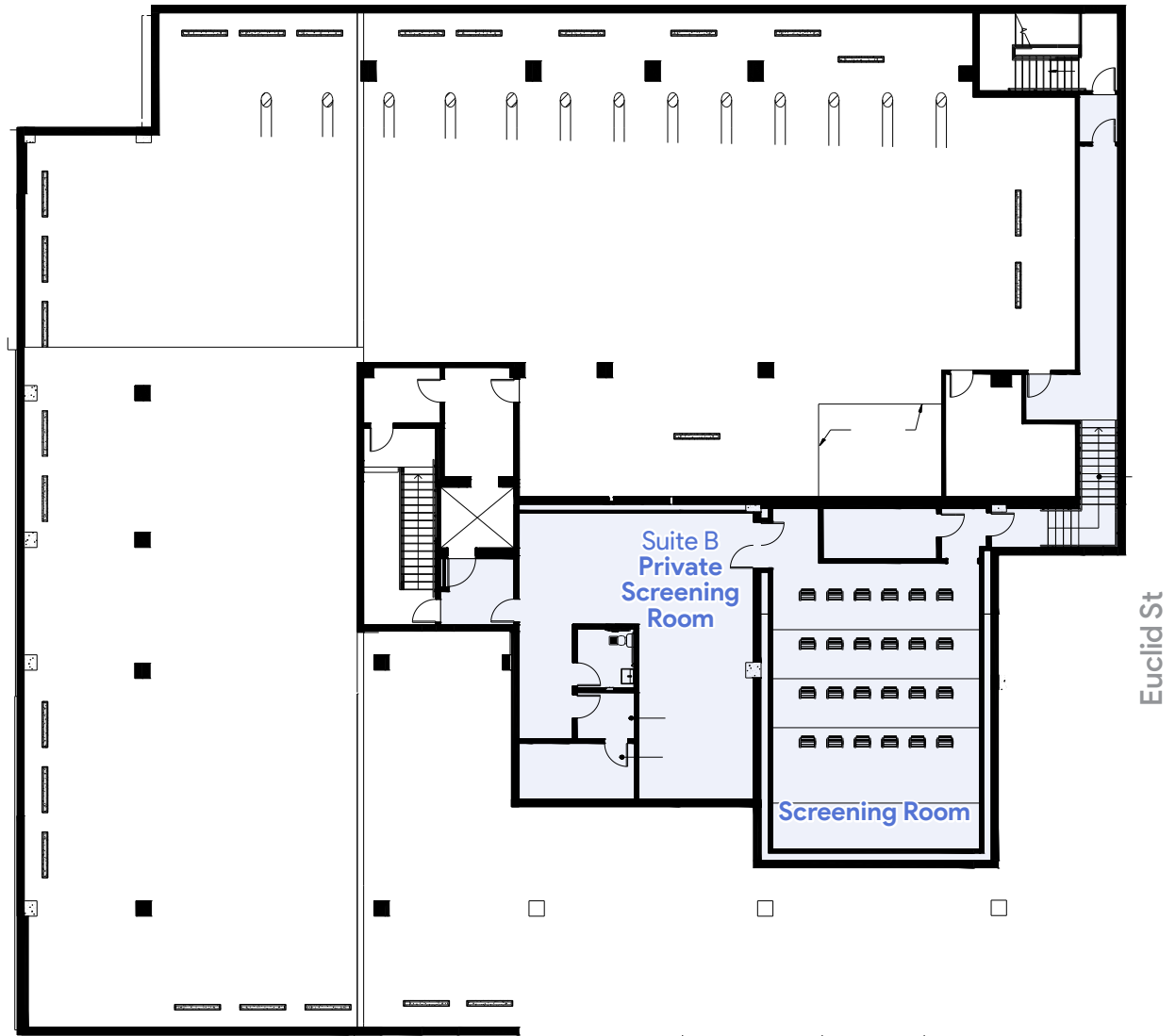


Colorado Ave.

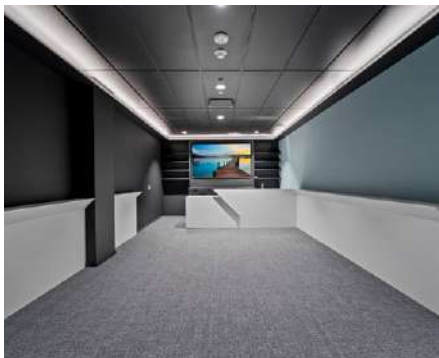


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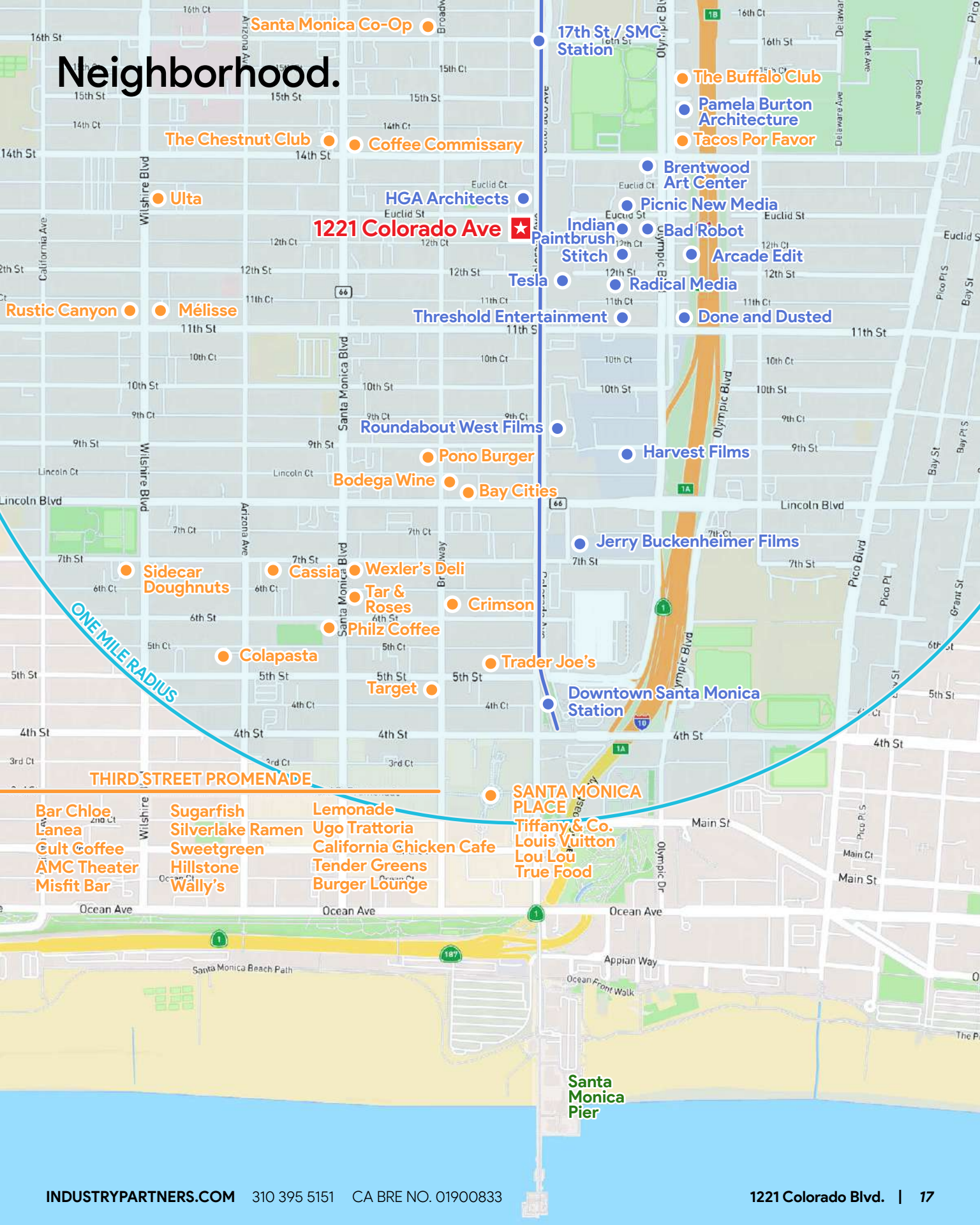
L3 Basement Screening/Production Space



Colorado Ave.



Neighborhood.



Santa Monica Co-Op

17th St / SMC Station

The Buffalo Club
Pamela Burton Architecture
Tacos Por Favor

The Chestnut Club
Coffee Commissary

Ulta

HGA Architects

Brentwood Art Center
Picnic New Media

1221 Colorado Ave

Indian Paintbrush
Stitch

Bad Robot
Arcade Edit

Rustic Canyon
Mélisse

Tesla

Threshold Entertainment

Done and Dusted

Roundabout West Films

Harvest Films

Pono Burger
Bodega Wine
Bay Cities

Jerry Buckenheimer Films

Sidecar Doughnuts

Cassia

Wexler's Deli

Tar & Roses

Crimson

Philz Coffee

Trader Joe's

Downtown Santa Monica Station

ONE MILE RADIUS

THIRD STREET PROMENADE

Bar Chloe
Lanea
Cult Coffee
AMC Theater
Misfit Bar

Sugarfish
Silverlake Ramen
Sweetgreen
Hillstone
Wally's

Lemonade
Ugo Trattoria
California Chicken Cafe
Tender Greens
Burger Lounge

SANTA MONICA PLACE
Tiffany & Co.
Louis Vuitton
Lou Lou
True Food

Santa Monica Pier

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