



1707 BERKELEY ST

SANTA MONICA, CA 90404

±3,500 RSF
Creative Studio
For Lease

1707 Berkeley is a 3,500 rsf creative studio that went through a complete frame off restoration in the 2010s. The space has never been marketed due to the fact it has maintained 100% occupancy since CofO. This studio features ultra high end finishes including steel framed operable windows both inside and outside, a fully restored 1940s bungalow, walnut custom doors, and a high-end kitchen.

PREMISES
± 3,500 RSF

RENT
\$4.95/SF NNN

TERM
3 - 5 + Years

PARKING
5 spaces On-Site \$165/Space/Month
5 - 10 Spaces Off-Site at the Prevailing Rates

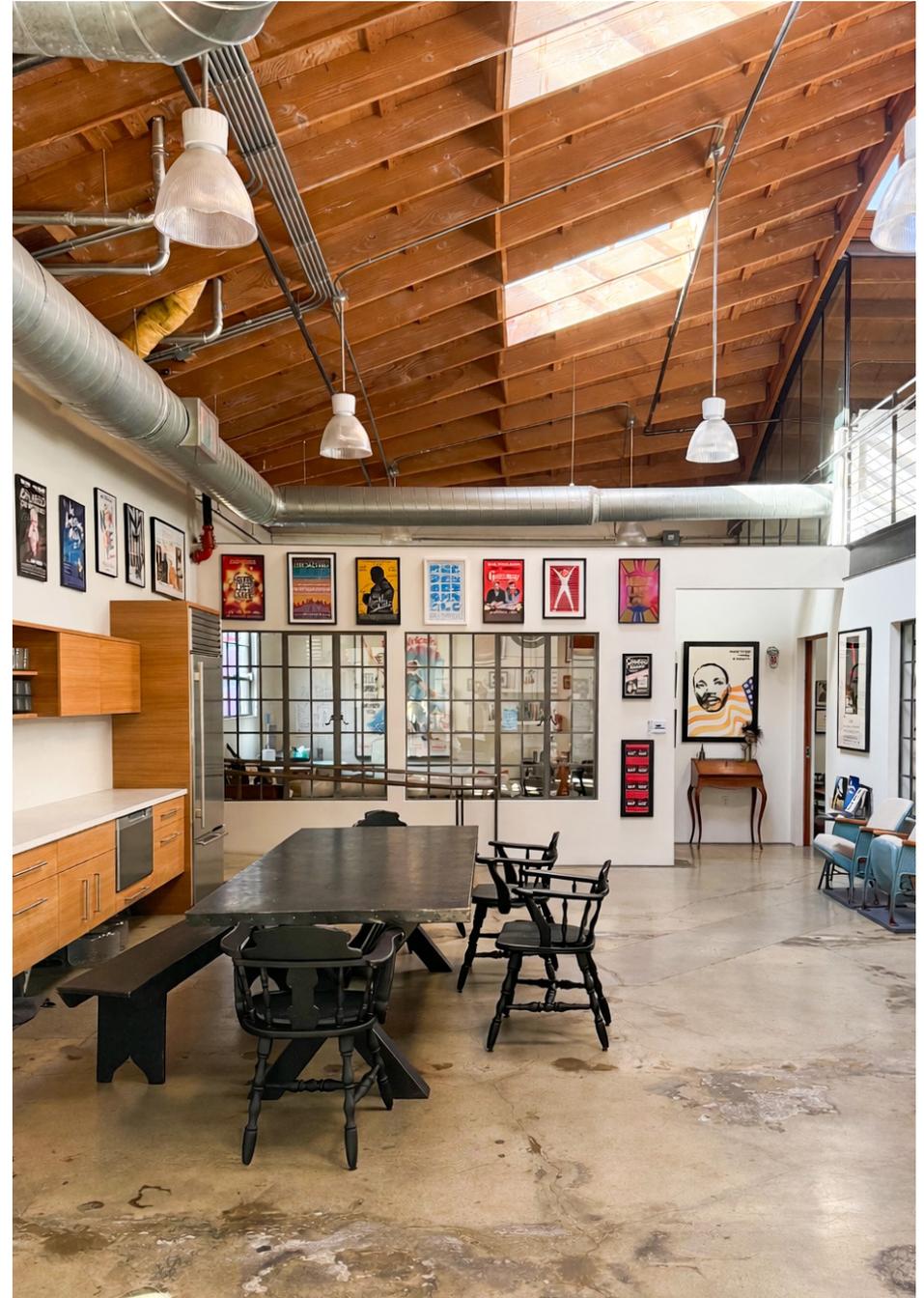
OCCUPANCY
June 1st, 2026

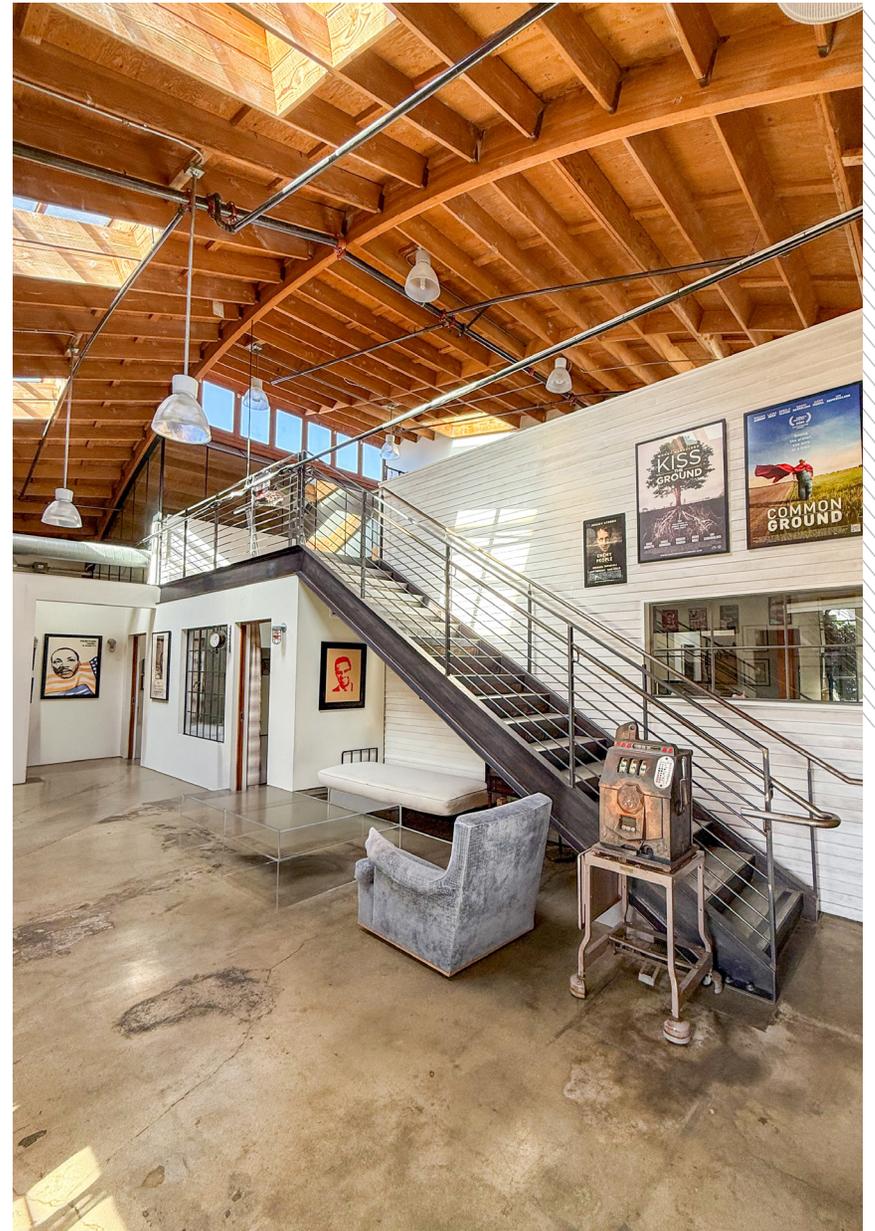
FEATURES

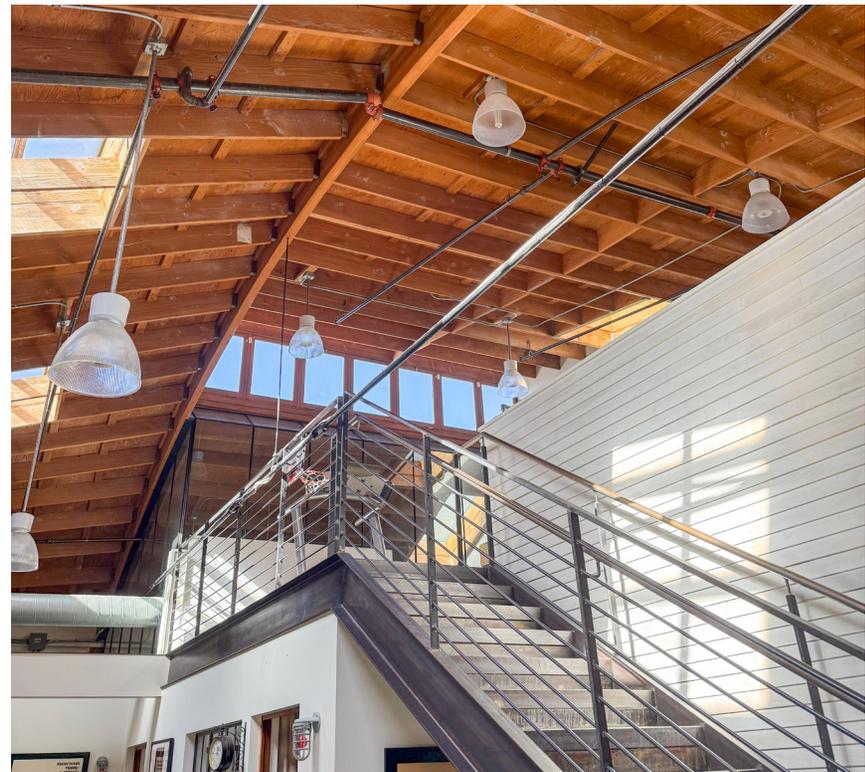
- Exposed 20'+ Ceiling
- Northern ClearStory Skylights
- Polished Concrete Floors
- High End Kitchen w/ SubZero Fridge
- Two Restrooms (Shower)
- Restored 1940s Bungalow Attached to Bowtruss Studio

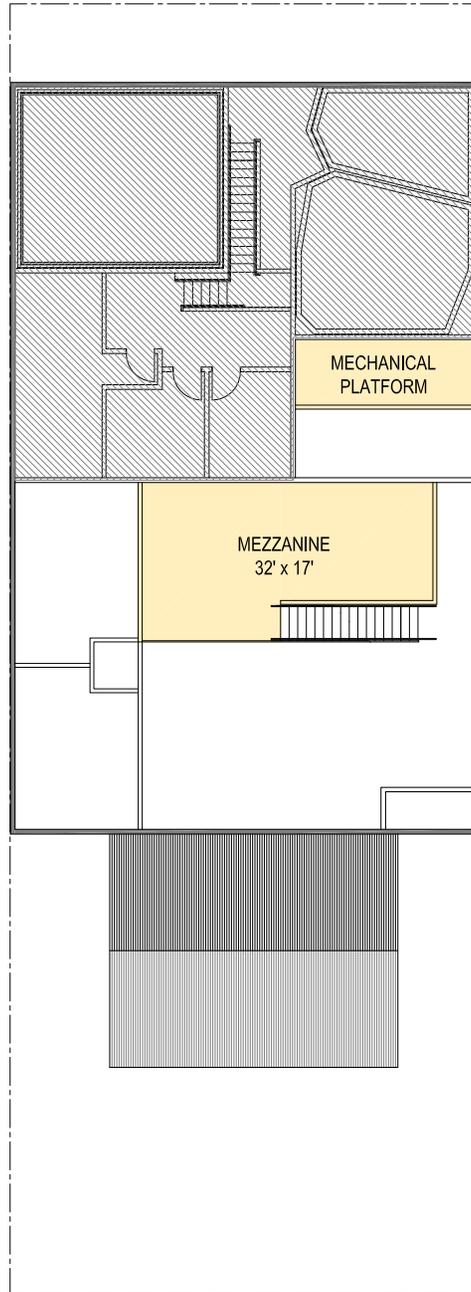
LOCATION

Located in the heart of the Santa Monica Media District, surrounded by high-caliber tenants: Cartel, Jenni Kayne, Apogee Music, Beatycounter, Colorfront, O PositiV, and more.

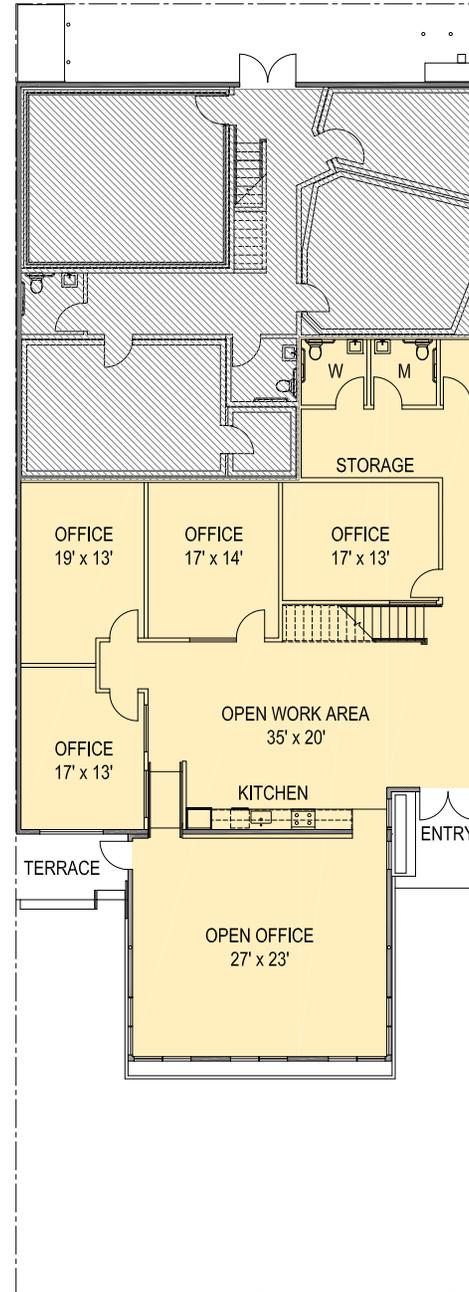




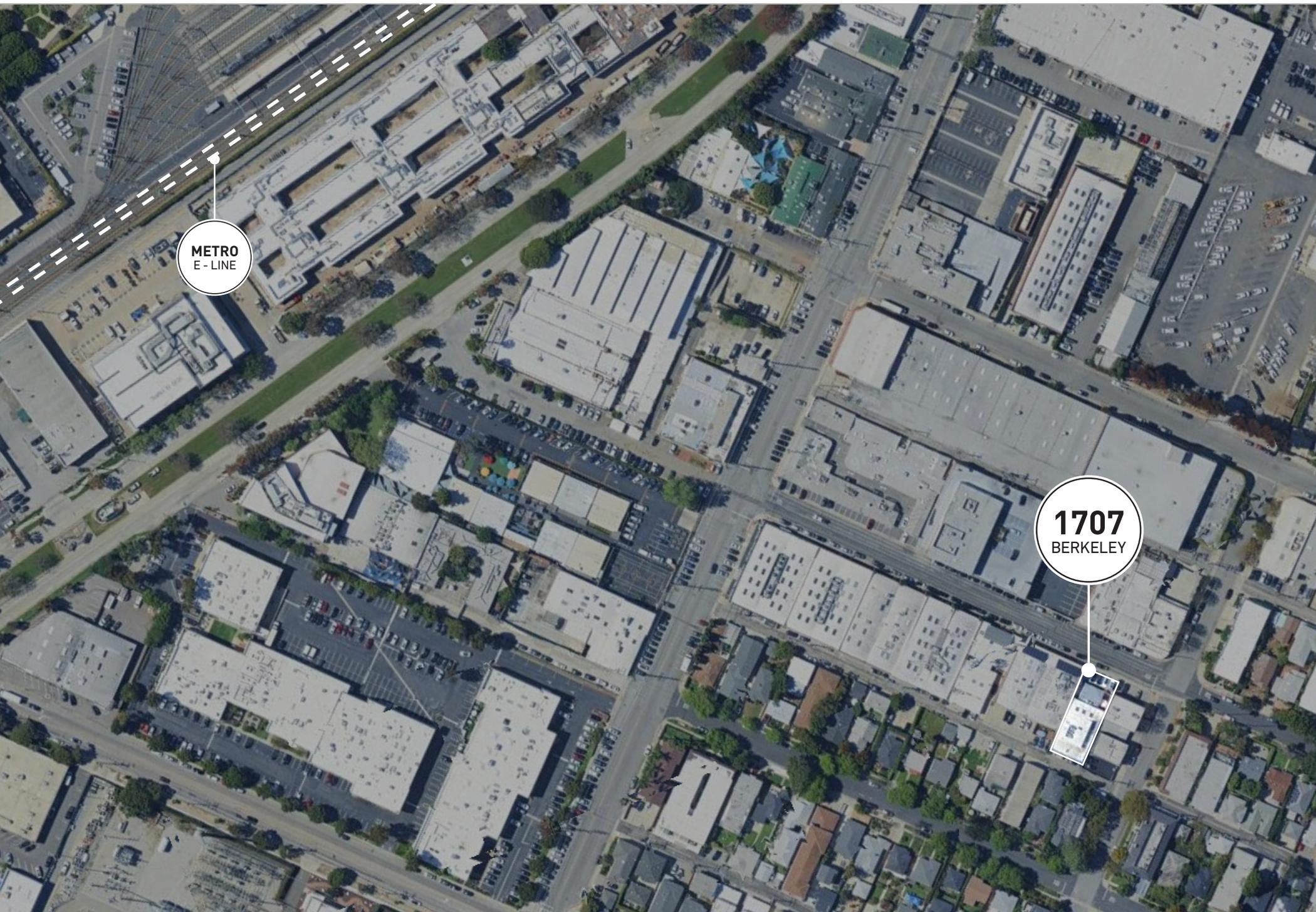




MEZZANINE PLAN

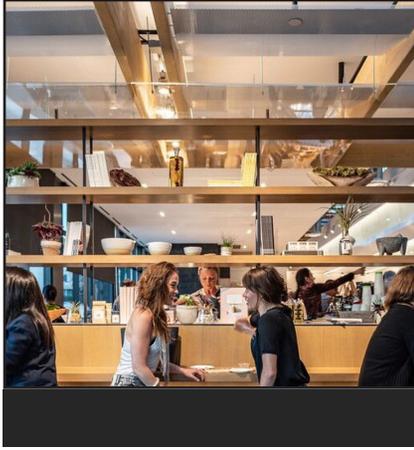


FIRST FLOOR PLAN

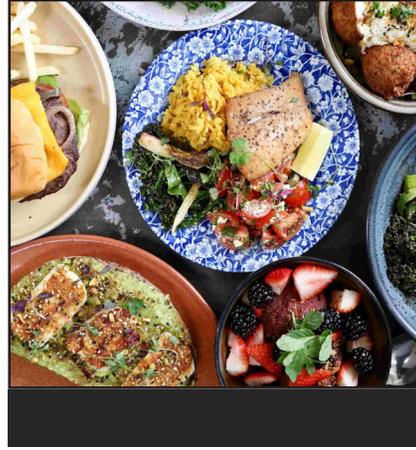


**METRO
E-LINE**

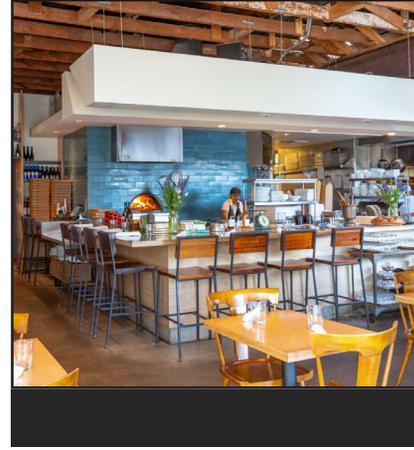
**1707
BERKELEY**



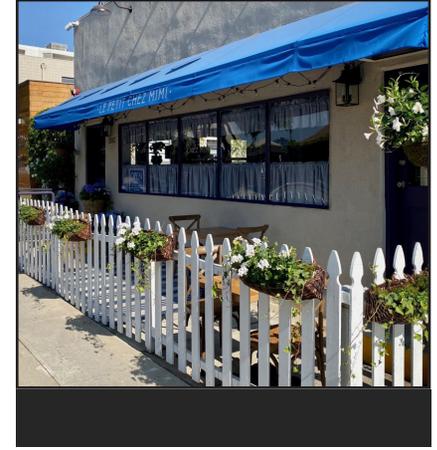
Erewhon Santa Monica is a premier organic market offering elevated groceries, prepared foods, and a refined wellness experience.



Bluey's Kitchen is a relaxed neighborhood spot for fresh, locally sourced food and great coffee, from weekday mornings to weekend brunch.



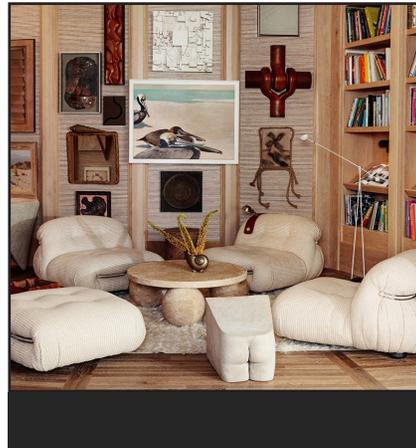
Milo + Olive brings together handcrafted breads, rustic pastries, and classic and seasonal pizzas made with organic, farmers' market ingredients in a warm, all-day neighborhood setting.



Le Petit Chez Mimi is a charming, family-run bistro serving homestyle French country fare in an unfussy, compact space.



Petitgrain Boulangerie by the sea specializes in croissants, french and mexican pastries baked with california's best grains and produce.



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.



Sawtelle Japantown is a lively cultural district known for its diverse food scene, eclectic shops, and a vibrant blend of traditions and modern urban culture.



Santa Monica Brew Works is a craft brewery in Santa Monica known for its innovative small-batch beers, relaxed tasting room, and community-focused atmosphere.



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