

INDU
STRY

CREATIVE OFFICE
2ND FL ±6,983 RSF
3RD FL ±5,016 RSF

409 SANTA
MONICA BLVD
SANTA MONICA

FOR LEASE

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

AVAILABLE SF

2nd Fl	±6,983 RSF
3rd Fl PH*	±5,016 RSF
TOTAL	±11,999 RSF

*Penthouse suite offers outdoor private decks with ocean & city views

OCCUPANCY

Q4 2023
Q2 2023

RATE

\$6.50/SF per Mo. / MG
\$6.75/SF per Mo. / MG

TERM

Negotiable

PARKING

Per separate agreement-abundant city and private garage available.

Best-in-class creative office conversion building

FEATURES

New Buildout

Located in the heart of Downtown Santa Monica, adjacent to the Third Street Promenade

Historic architectural building, with exposed brick detail and high ceilings

Building tenants include Blue Bottle, Impasta and Mixt

Surrounded by high-quality dining and retail options

Easy access to the 10 freeway, Pacific Coast Highway and the nearby Downtown Santa Monica Expo Line Station at 4th St and Colorado



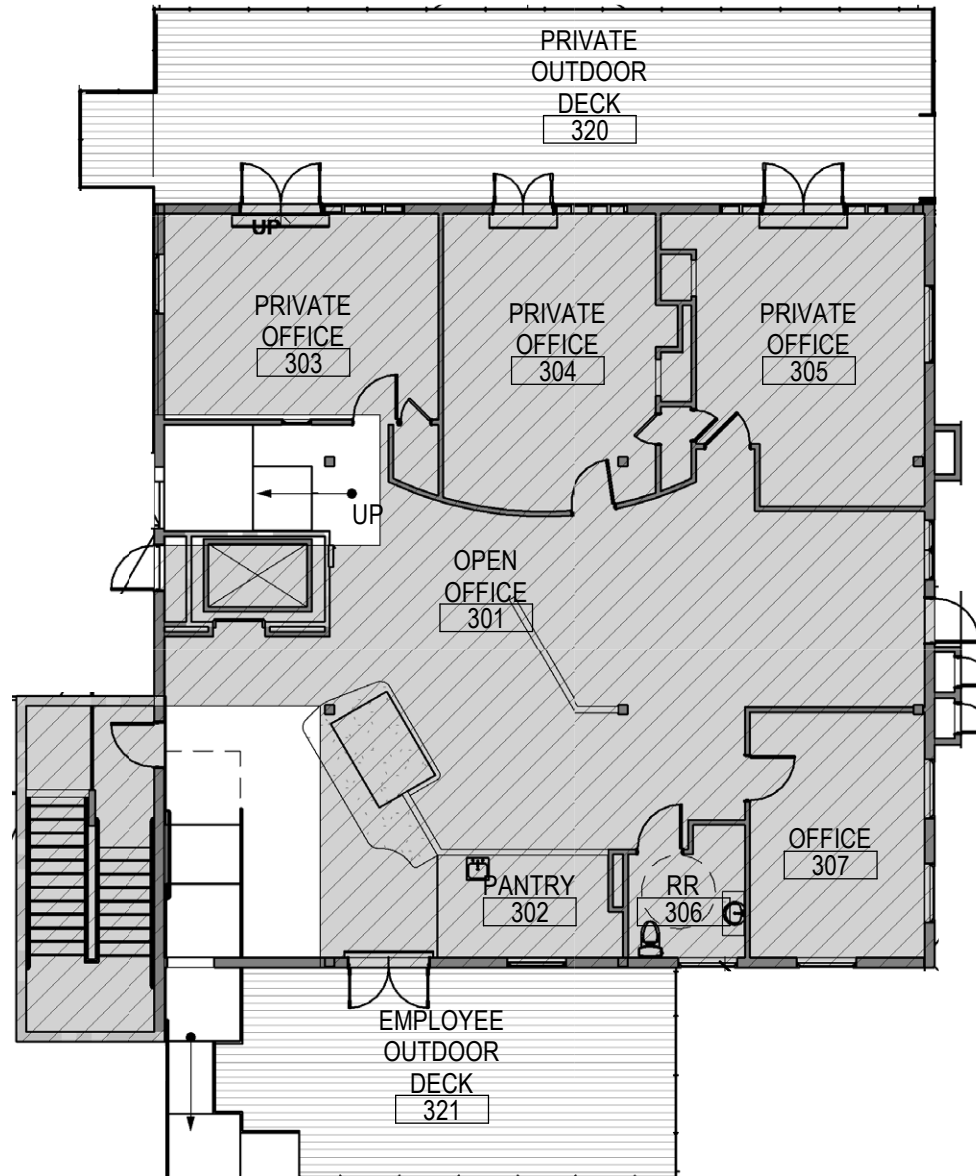
2ND FLOOR
±6,983 RSF

4th STREET



SANTA MONICA BLVD

3RD FLOOR
±5,016 RSF





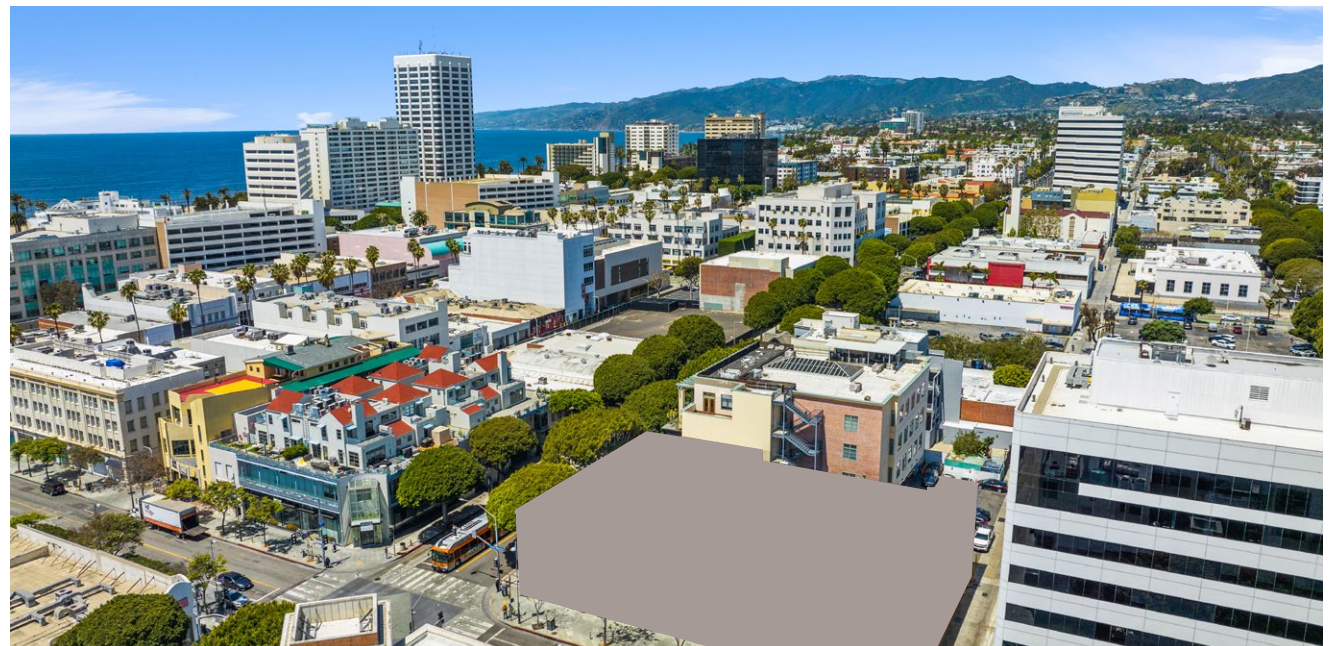
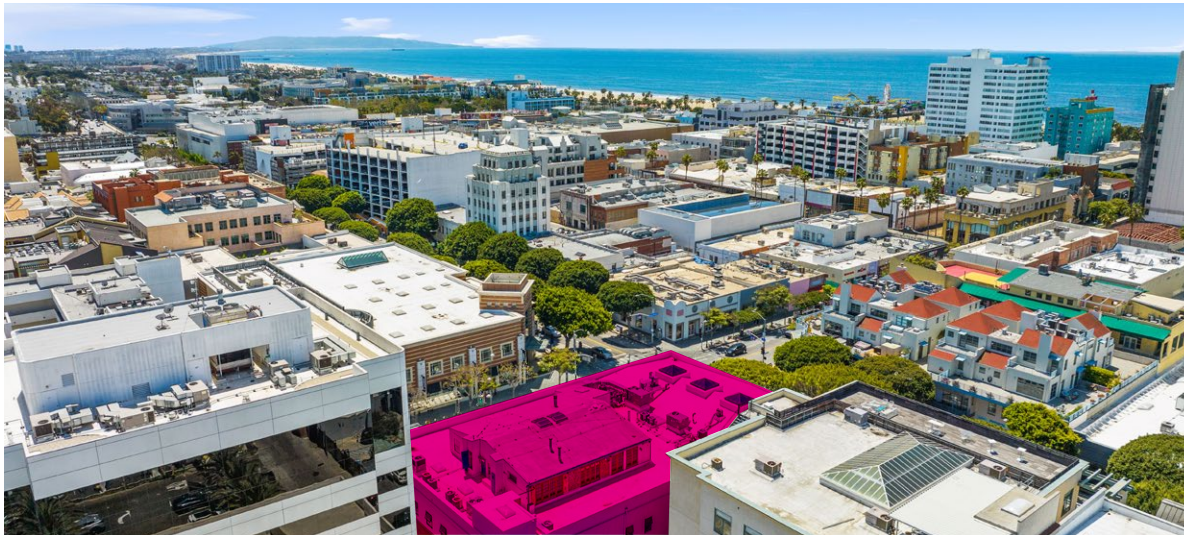


FOR LEASE

CREATIVE OFFICE

409 SANTA MONICA BLVD SANTA MONICA CA 90401

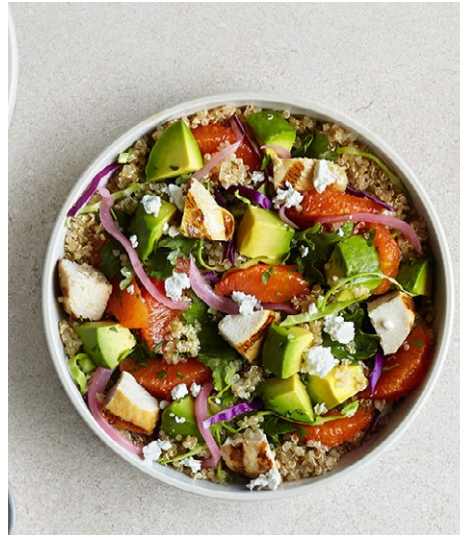
AERIAL PHOTOS





Blue Bottle Coffee

Blue Bottle Coffee is a world-class coffee roaster and retailer headquartered in Oakland, California, United States. With Blue Bottle Coffee, you can get fresh premium coffee that is made from freshly roasted beans. You can get premium drip coffee that is made from single-origin coffee beans for as low as \$5. This means you can get excellent quality coffee at an affordable price point.



MIXT

MIXT is the OG salad joint offering only the freshest, locally-sourced ingredients in its innovative salads, sandwiches and grain bowls.

MIXT serves the best available products, only sourcing from trusted farms and purveyors. That means pesticides, chemicals, and GMO's stay out of their recipes, so the focus can be on the good stuff.



Impasta

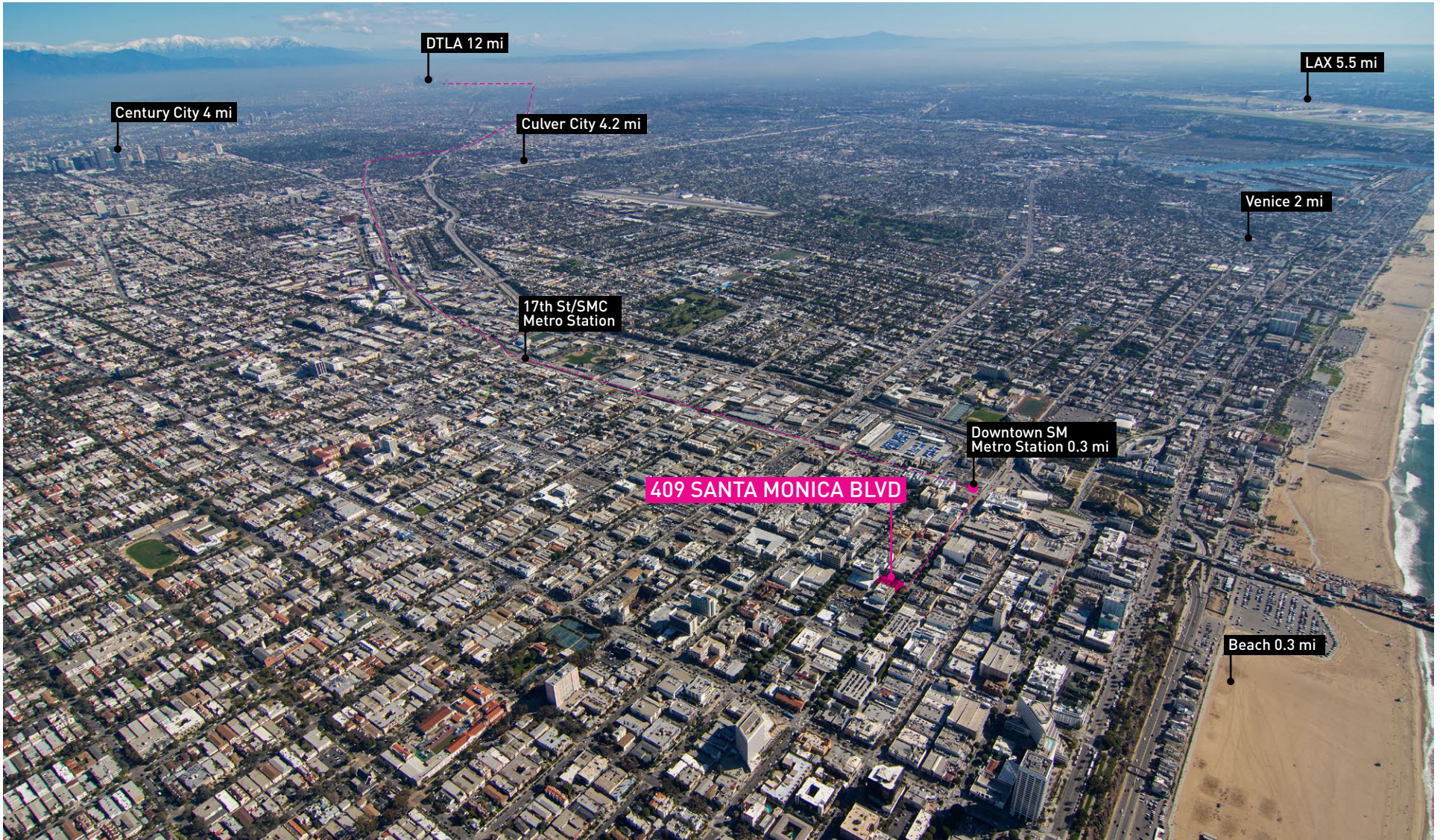
Impasta is set out to find a way for people to eat the pasta we all love, without the carbs and gluten we don't.

All of Impasta's dishes are compatible with low-carb and gluten-free diets, without compromising flavor. Their menu offers a variety of classic pasta and pizza recipes made with zero to low carb noodles options, cauliflower crusts, sauces, and proteins to choose from. Their ingredients are organic and carefully sourced from farmers who know what they're doing. No single-use plastic, no red meat.



Wake & Late

Wake & Late is a chef-inspired, fine-casual breakfast restaurant featuring build-your-own breakfast burritos made from scratch. They use a "co-created", assembly line format in their kitchen that lets guests customize one of their signature breakfast burritos or create their own, choosing from a wide selection of fresh, artisanal add-ons--most included for no extra charge!



About the neighborhood

A vibrant community of tech and creative companies situated in a unique beach-urban setting.

In Downtown Santa Monica, you're spoiled for choice. Grab coffee at Philz or Refinery on the way in. Power through some errands. Walk to the Pier and "brown bag" it with an ocean view. Spin, gym, yoga, Pilates, Barre, boot camp, repeat. Treat the clients to a two-star Michelin dinner. It's all here.

In close proximity to the Santa Monica 10 Freeway.

7-MIN WALK TO EXPO LINE TERMINUS
95/100 WALKSCORE

