

# 1205

## Colorado Ave Santa Monica

**FOR SALE**  
**SINGLE-TENANT NET LEASED INVESTMENT**  
**BUILDING: ±23,432 RSF**  
**LAND: 22,477 RSF**

**100% LEASED**  
**TO FORTUNE**  
**10 COMPANY**  
**THROUGH JUN '29**



**INDUSTRY**

# Details.

| Available Area                         | Price               | Stories | Occupancy                               | APN          | Year Built/<br>Renovated | Parking  |
|--|---------------------|---------|---|--------------|--------------------------|--|
| ±23,432 RSF Building<br>22,477 SF Land | Call for<br>Details | 2       | 100% Leased<br>to Fortune 10<br>Company | 4282-032-016 | 1969 / 2018              | 1.2 per 1,000 SF<br>(27 Surface Spaces<br>On-Site) |

[Click here](#) to sign CA. Submit a scanned signed copy to Rich Maloof [rm@industrypartners.com](mailto:rm@industrypartners.com) to review Lease Summary information.

## Contact.

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# Features.

- Standalone creative office building 100% leased by Fortune 10 Company
- Renovation Design by Belzberg Architects
- Outdoor Patio Terrace with Panoramic Views
- Private gated parking
- Adjacent to Metro E-Line
- Exposed Brick walls
- 11 to 24-foot ceilings
- All-new floor to ceiling windows
- Drought tolerant landscaping
- 4 Showers, Bike Storage and Laundry
- 75' Frontage on Colorado



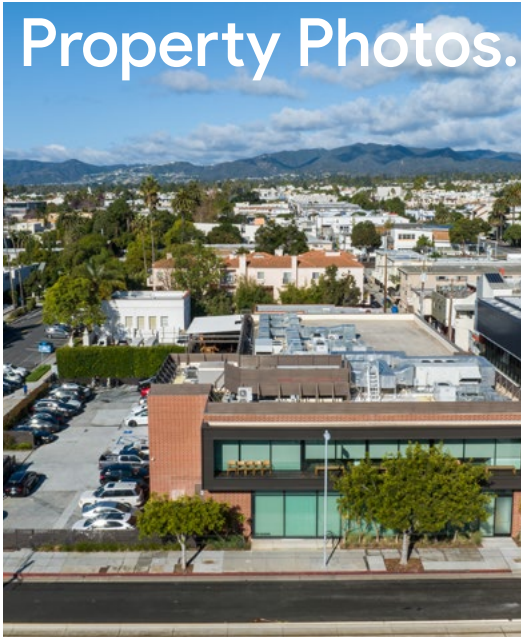
# Property Photos.



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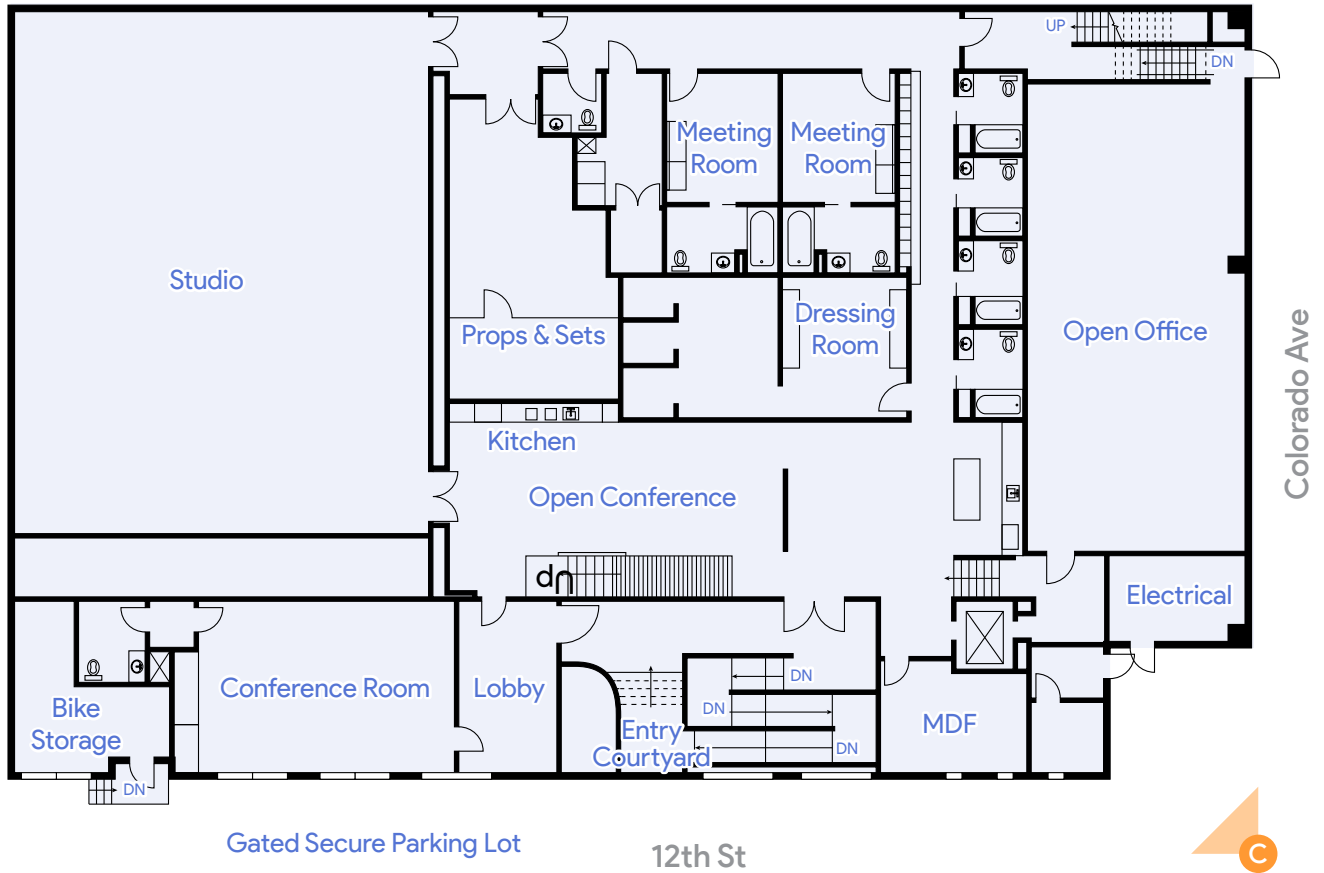


# Property Photos.



# Floor Plans.

Ground Floor



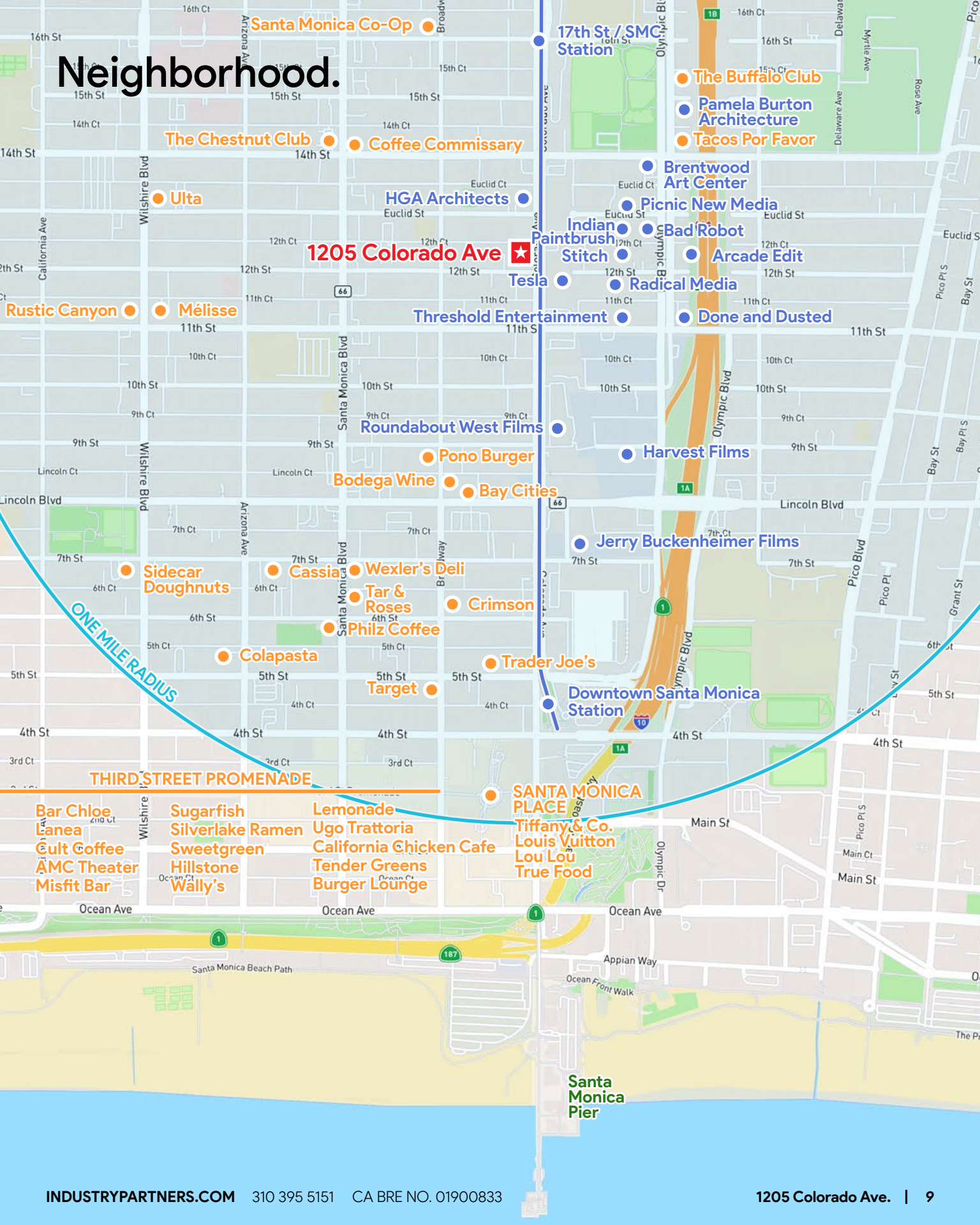
# Floor Plans.

Second Floor





# 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  
Indian Paintbrush  
Bad Robot  
Arcade Edit

1205 Colorado Ave

Tesla

Threshold Entertainment

Radical Media  
Done and Dusted

Rustic Canyon  
Mélisse

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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