

# 1701 COLORADO AVENUE

SANTA MONICA, CA 90404



9,886 SF Move-in Ready Wet Lab  
Sublease Opportunity

CBRE

# MOVE-IN READY WET LAB SPACE

Located in the highly desirable submarket of Santa Monica, 1701 Colorado Avenue offers tenants a 9,886 SF move-in ready life sciences facility with both chemistry and biology space. The building is conveniently located directly across the street from the Metro stop and nearby a variety of cafes, restaurants, and fitness studios.



## SPACE OVERVIEW



Building Size:  
**9,886 SF**



Asking Rate:  
**Reach out for  
information**



Sublease Term:  
**Through  
August 31, 2026**



Available:  
**Immediately**



Parking:  
**13 Surface Parking  
Stalls & 1 ADA**



Power:  
**3200 Amps**

# BUILDING & LAB FEATURES



7 Walk-In Fume Hoods & 3 Bench-Top Fume Hoods  
(The Fume Hood Quantity is Subject to Change)



4 Eyewash Stations &  
1 Emergency Shower



Copper Plumbing  
for Gas Supply



Dark Room for  
Light-Sensitive Work



Outside Waste  
Storage Shed



Backup Generator  
for Critical Systems



Lab Glassware  
Dishwasher



# HIGHLIGHTS

Dedicated Labs for Fermentation, Chemistry, Analytical Equipment, and Gas Handling

## Two Separate Walk-In Fume Hood Rooms

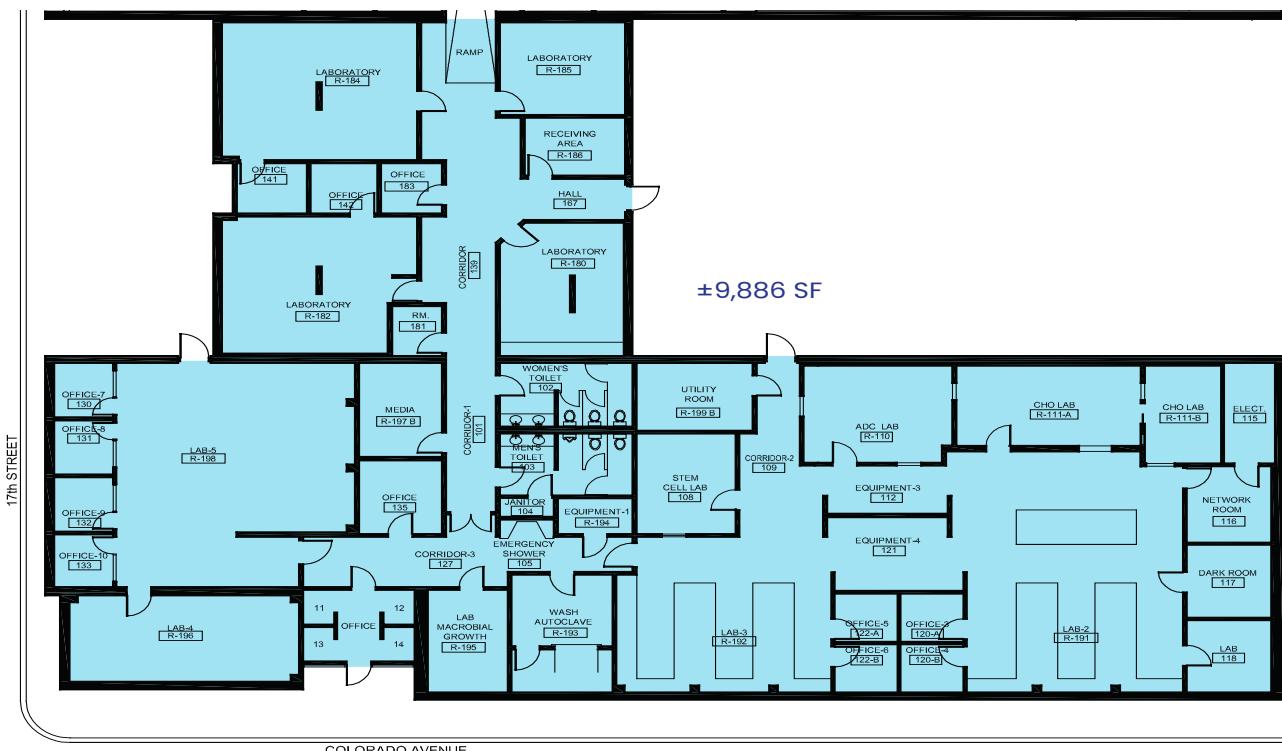
## Cold Room, Autoclave/Wash Area, and Freezer Backup

## Private Offices, Reception, and IT Rooms

## Efficient Layout With Open Collaboration Zones and Well-Placed Utilities



# FLOOR PLAN



# PRIME LOCATION & ACCESS

Directly across from a Metro stop, 1701 Colorado is ideally located for commuter access. Nearby destinations include:

**0.9 Miles**  
Downtown Santa Monica

**3.5 Miles**  
Abbot Kinney

4.0 Miles  
UCLA

**5.9 Miles**  
Culver City

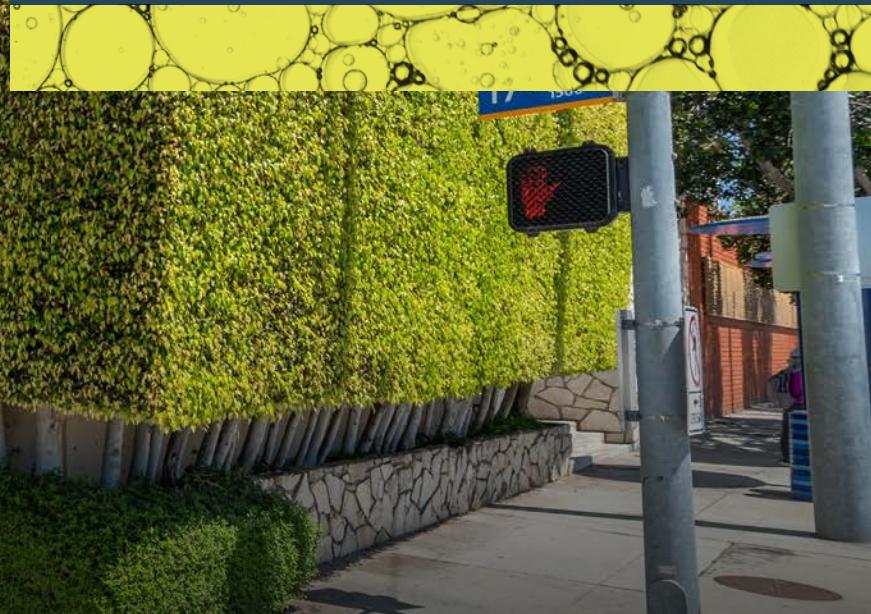
## 6.7 Miles Playa Vista

9.4 Miles  
LAX





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**FOR MORE  
INFORMATION,  
PLEASE CONTACT:**

**ANDREW RILEY**  
Executive Vice President  
Lic. 01918619  
+1 310 550 2586  
[andrew.riley@cbre.com](mailto:andrew.riley@cbre.com)

**JEFF PION**  
Vice Chairman  
Lic. 00840278  
+1 310 550 2537  
[jeff.pion@cbre.com](mailto:jeff.pion@cbre.com)

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