

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

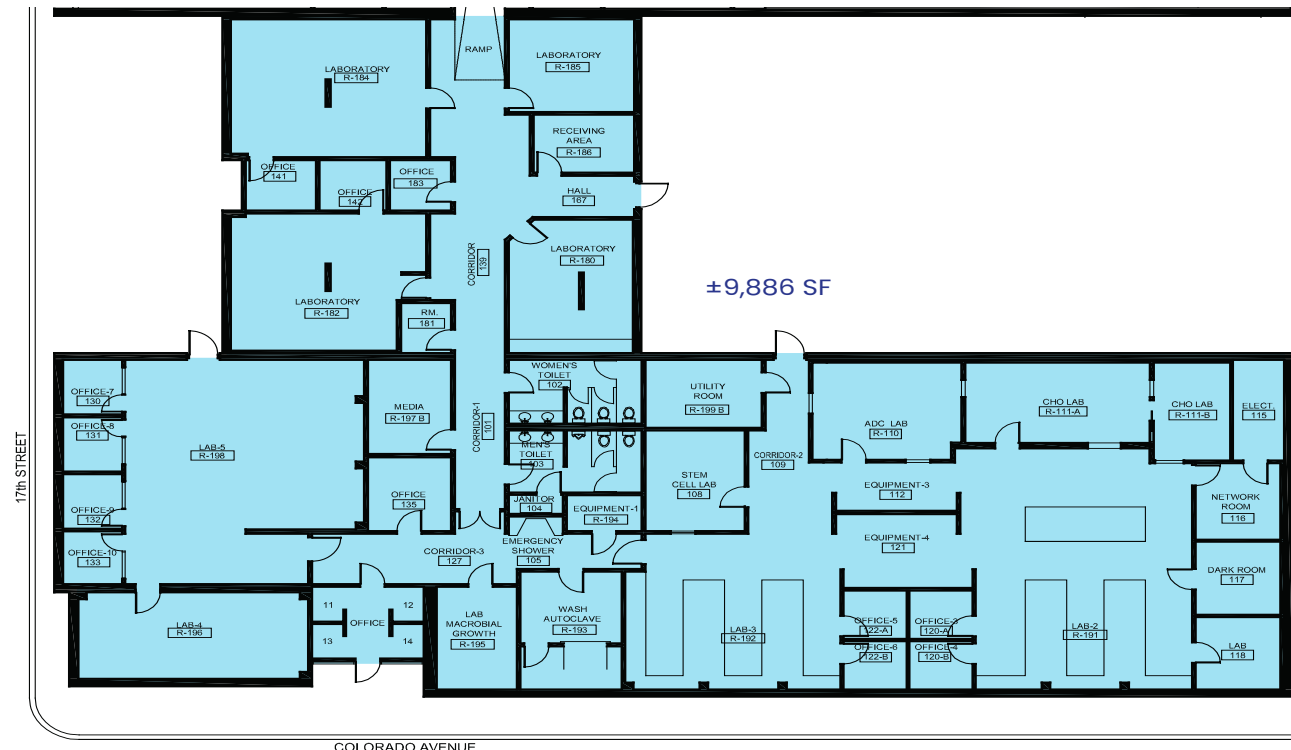
Cold Room, Autoclave/Wash Area, and Freezer Backup

Private Offices, Reception, and IT Rooms

Efficient Layout With Open Collaboration Zones and Well-Placed Utilities



FLOOR PLAN



COLORADO AVENUE

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:**

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CBRE

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