

1730-1740 BERKELEY STREET

SANTA MONICA, CA 90404



FOR LEASE



A DIVISION OF



DESIGN | CREATIVE OFFICE | PRODUCTION



FEATURES

- Street-facing windows with notable Berkeley Street frontage
- Well maintained suite(s), all recently renovated
- Convenient connectivity to major freeways and transit options
- Gated, secured parking on the roof deck
- Open, creative-style high ceilings
- Exclusive private restrooms in each suite
- Dedicated entry and exit access
- Kitchenettes

PREMISES: **1730:** ± 3,820 SF

Suite A: 2,760 SF

Suite B: 1,060 SF

1740: ± 3,740 SF

RENT: \$2.95/SF, MG (Year 1-2, Year 3+ Negotiable)

TERM: Flexible

OCCUPANCY: Immediate

PARKING: 3 Stalls / 1,000 SF - \$200/Month

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

VTBS Architects' new design studio breathes new life into a 1960s brick-and-concrete warehouse, blending timeless mid-century character with bold, modern design. A soaring 32-foot atrium, open creative workspaces, and a mezzanine level maximize light, space, and collaboration. Warm, inviting, and sustainable at its core, the studio showcases green building principles while delivering a dynamic environment where innovation thrives.

Grand Award
PCBC Gold Nugget Awards 2009 Outstanding Adaptive Reuse Project



Grand Award
VTBS Architects Offices
Santa Monica, CA
Builder: Cannon Constructors
Developer/Architect: Van Tilburg, Banvard & Soderbergh, AIA

Judges Statement:

This rehab from industrial to office use, begins with restrained yet clever changes to the street experience. However, once you arrive at the upper level guest entry, the full extent of the transformation begins to reveal itself. Large expanses of north facing windows and a roof patio serve to greet you. These together with the new openings cut from the upper level to the ground level serve to bring much needed natural light to the core of the space. Glass railings maximize light penetration, while also giving an open expansive feel to both the upper and new mezzanine levels. In all, the building has been cleverly modified and organized to take maximum advantage of new natural light sources and natural ventilation, providing a sustainable, functional and exciting working environment.



SUITE 1730



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SUITE 1730



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SUITE 1740



SUITE 1740



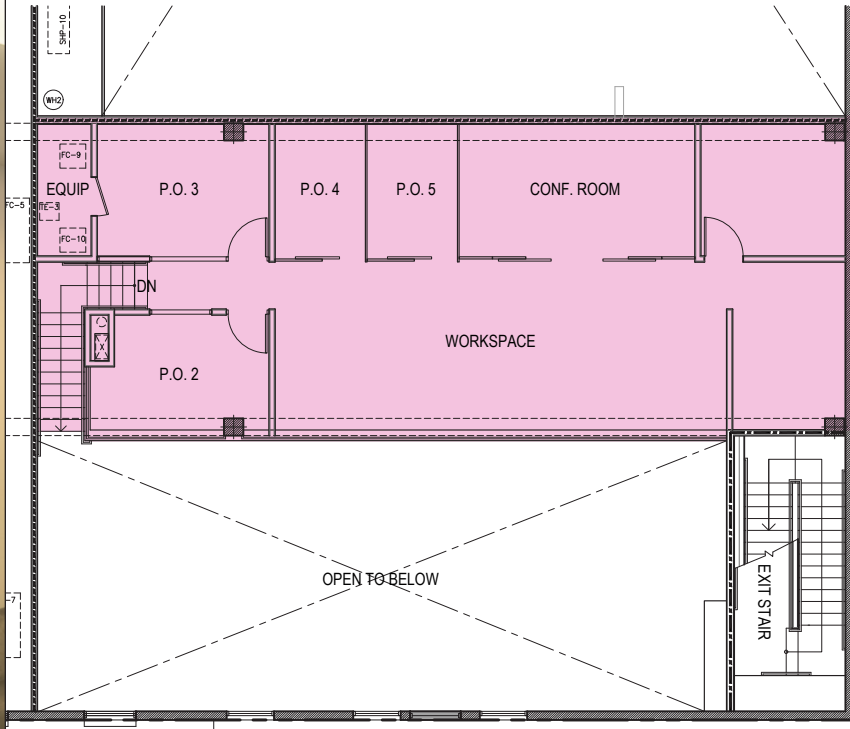
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SUITE 1740



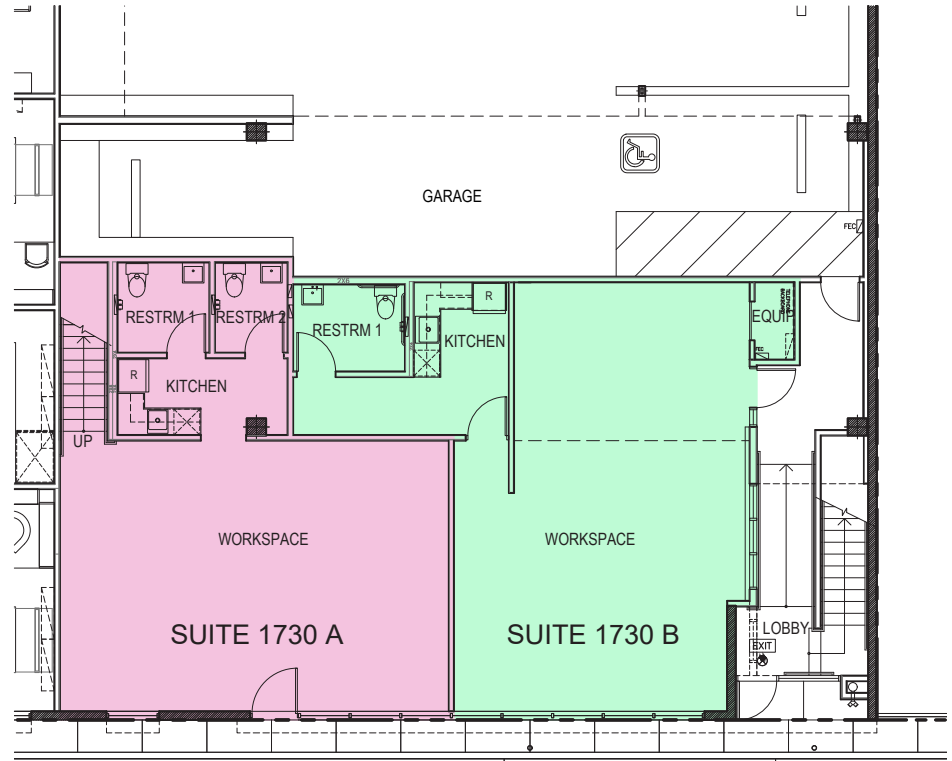
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1730 - FLOOR PLAN - SUITE A & SUITE B



BERKELEY STREET

**1730 BERKELEY ST
MEZZANINE FLOOR**



BERKELEY STREET

**1730 BERKELEY ST
GROUND FLOOR**

SUITE 1730 A:
GROUND FLOOR: 1,035 SF
MEZZANINE: 1,725 SF
TOTAL: 2,760 SF

SUITE 1730 B:
GROUND FLOOR: 1,060 SF
TOTAL: 1,060 SF

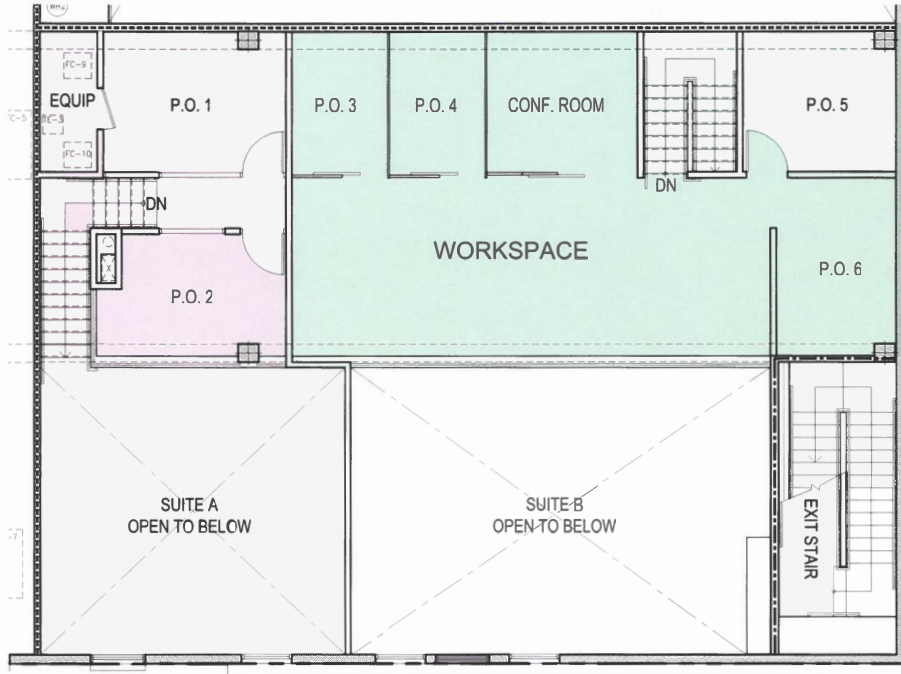
SCALE: 1" = 10'-0"

0' 5' 10' 20'



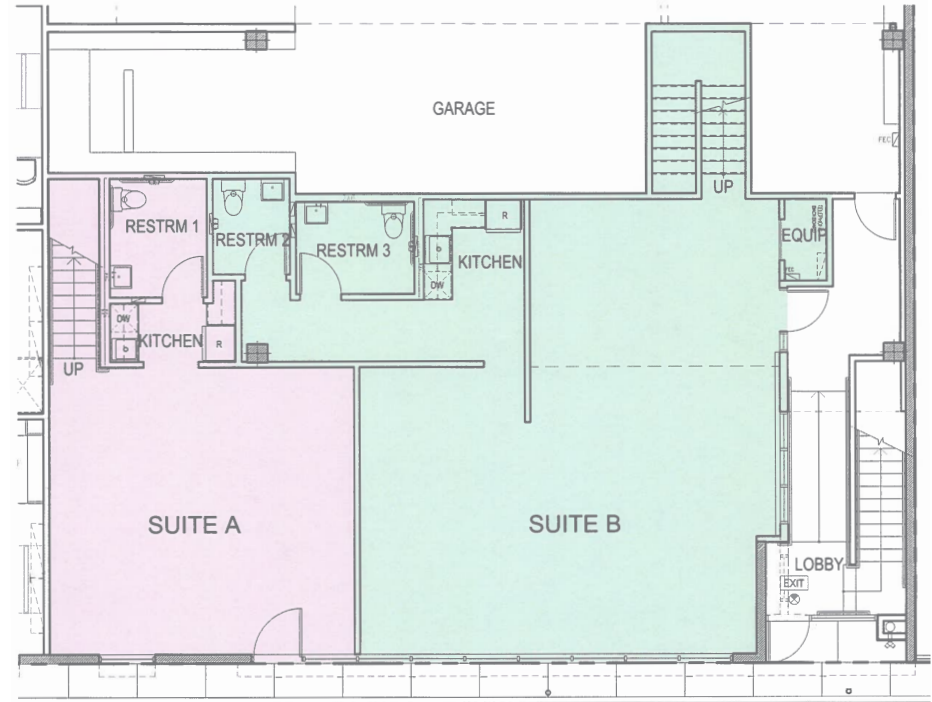
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1730 - DIVISIBLE FLOOR PLAN - SUITE A & SUITE B



BERKELEY STREET

**1730 BERKELEY ST
MEZZANINE FLOOR**



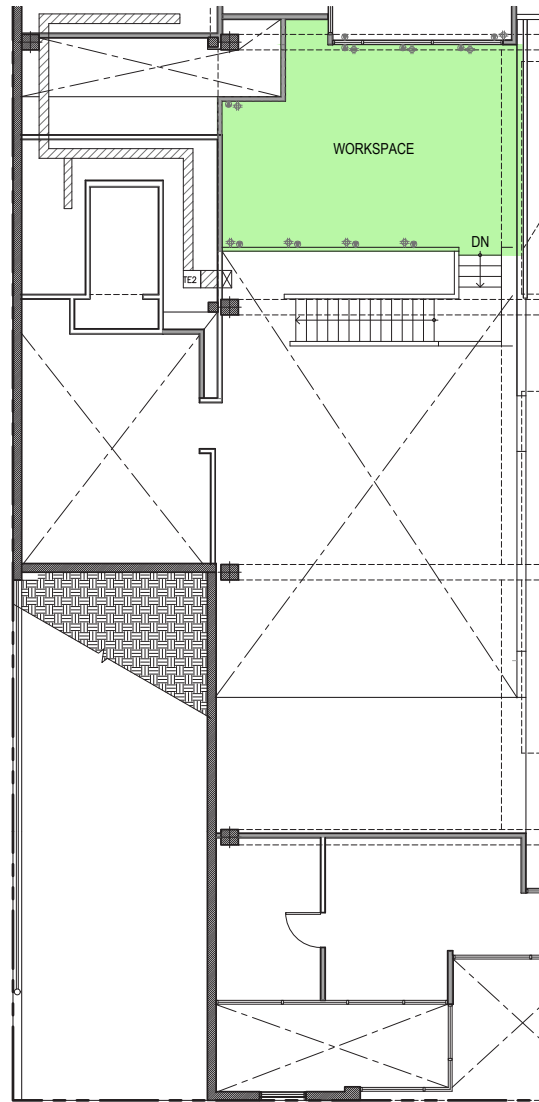
BERKELEY STREET

SUITE A
1,290 SF

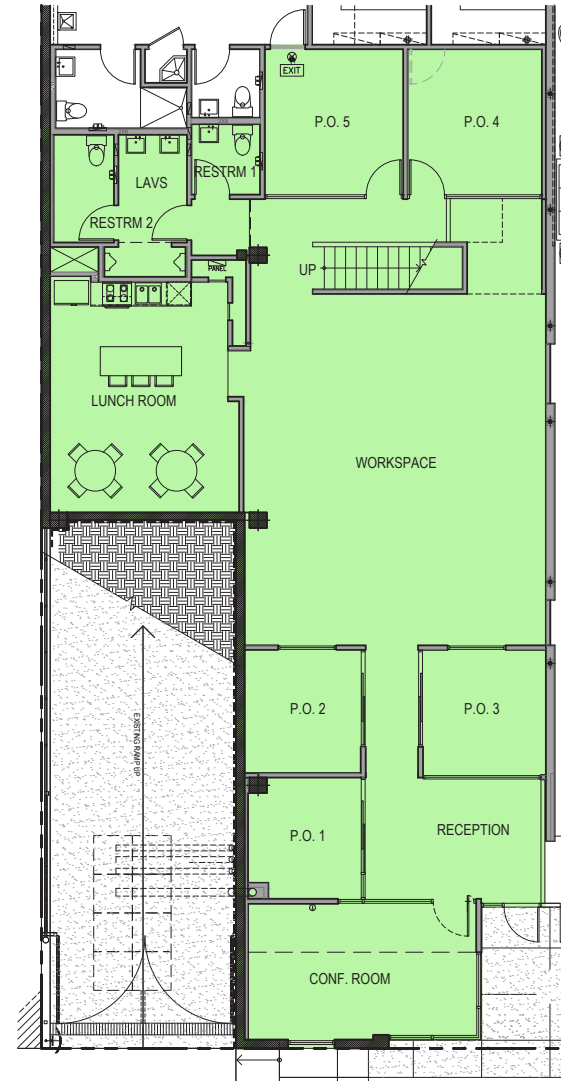
SUITE B
2,670 SF

**1730 BERKELEY ST
GROUND FLOOR**

1740 - FLOOR PLAN

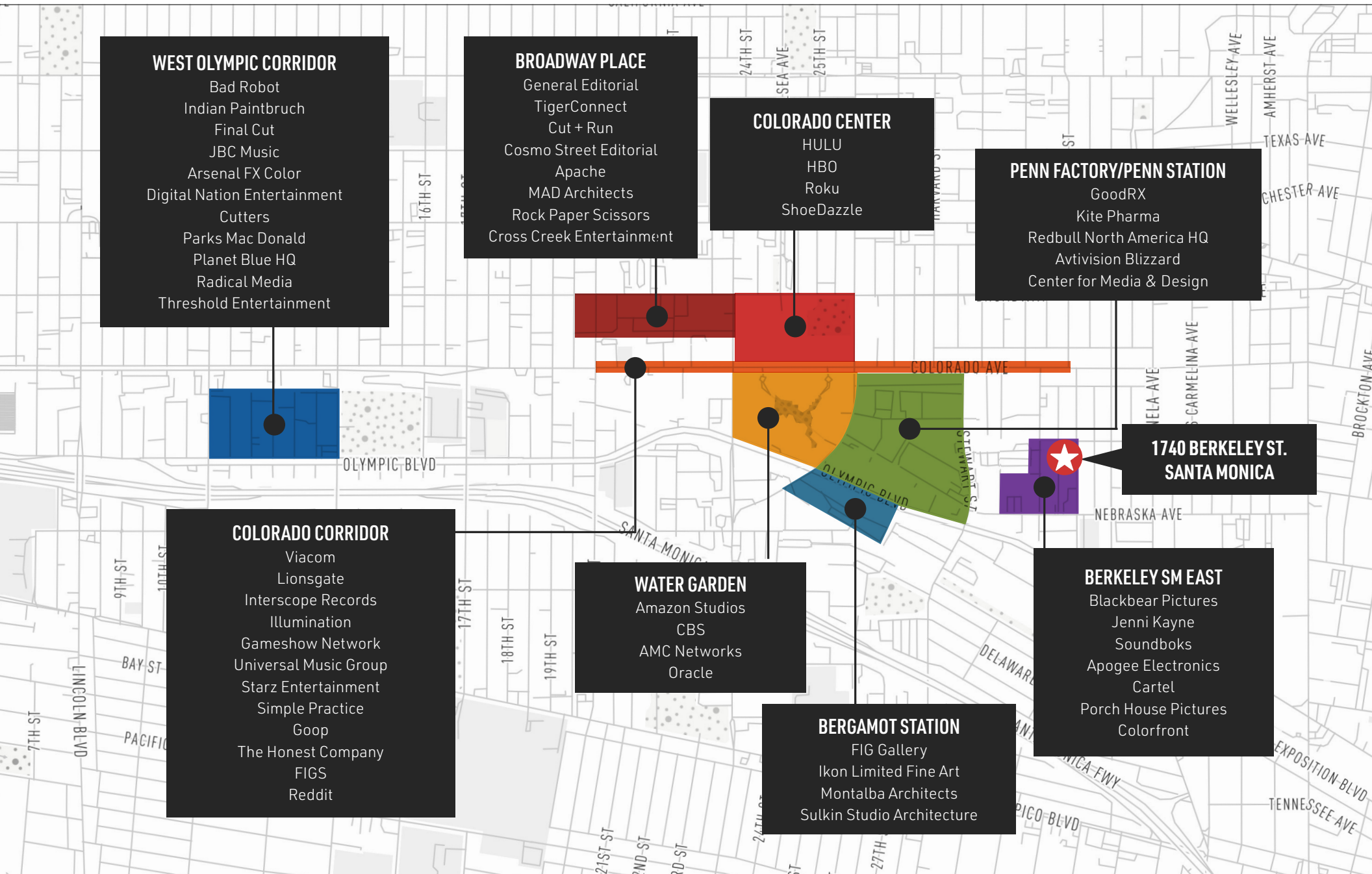


BERKELEY STREET
**1740 BERKELEY ST
MEZZANINE FLOOR**



BERKELEY STREET
**1740 BERKELEY ST
GROUND FLOOR**

NEARBY MAJOR TENANTS



WEST OLYMPIC CORRIDOR
 Bad Robot
 Indian Paintbrush
 Final Cut
 JBC Music
 Arsenal FX Color
 Digital Nation Entertainment
 Cutters
 Parks Mac Donald
 Planet Blue HQ
 Radical Media
 Threshold Entertainment

BROADWAY PLACE
 General Editorial
 TigerConnect
 Cut + Run
 Cosmo Street Editorial
 Apache
 MAD Architects
 Rock Paper Scissors
 Cross Creek Entertainment

COLORADO CENTER
 HULU
 HBO
 Roku
 ShoeDazzle

PENN FACTORY/PENN STATION
 GoodRX
 Kite Pharma
 Redbull North America HQ
 Avtivation Blizzard
 Center for Media & Design

COLORADO CORRIDOR
 Viacom
 Lionsgate
 Interscope Records
 Illumination
 Gameshow Network
 Universal Music Group
 Starz Entertainment
 Simple Practice
 Goop
 The Honest Company
 FIGS
 Reddit

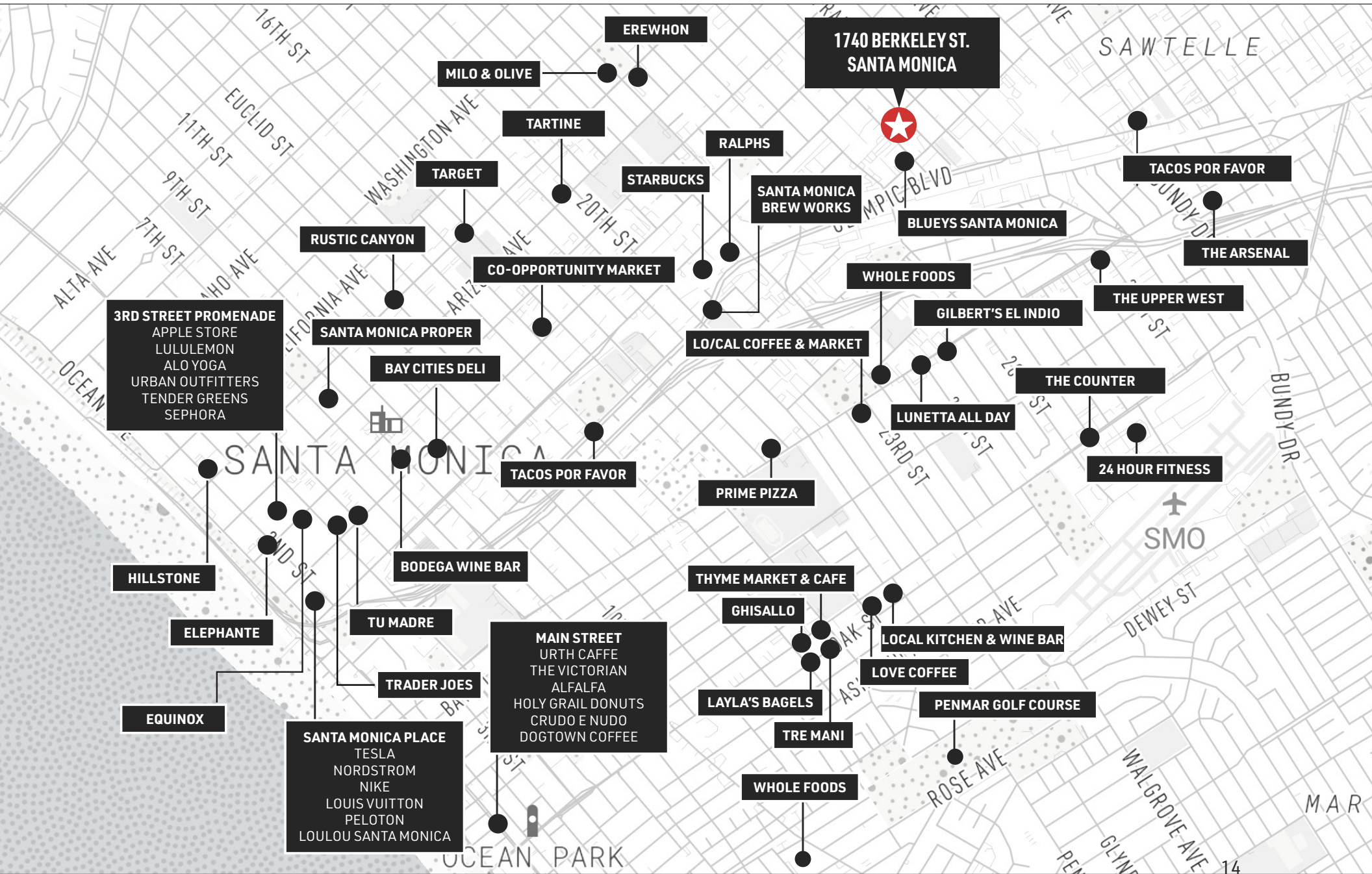
WATER GARDEN
 Amazon Studios
 CBS
 AMC Networks
 Oracle

BERGAMOT STATION
 FIG Gallery
 Ikon Limited Fine Art
 Montalba Architects
 Sulkin Studio Architecture

**1740 BERKELEY ST.
 SANTA MONICA**

BERKELEY SM EAST
 Blackbear Pictures
 Jenni Kayne
 Soundboks
 Apogee Electronics
 Cartel
 Porch House Pictures
 Colorfront

AREA AMENITIES



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