



# 520 Broadway



## Space availability summary

WeWork @ 520 Broadway  
Los Angeles, LA

wework

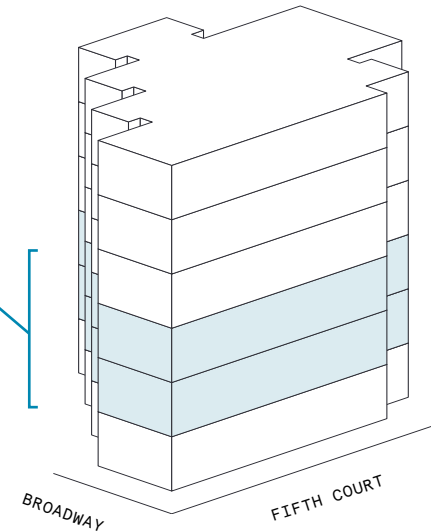
[VIEW VIRTUAL TOUR](#)

3rd Floor 16,625 RSF

2nd Floor 16,146 RSF

40,848 RSF

TOTAL WEWORK RSF



520 Broadway

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Private suites available from 35 to 2,144 RSF

Move-in ready suites-furnished & wired

6

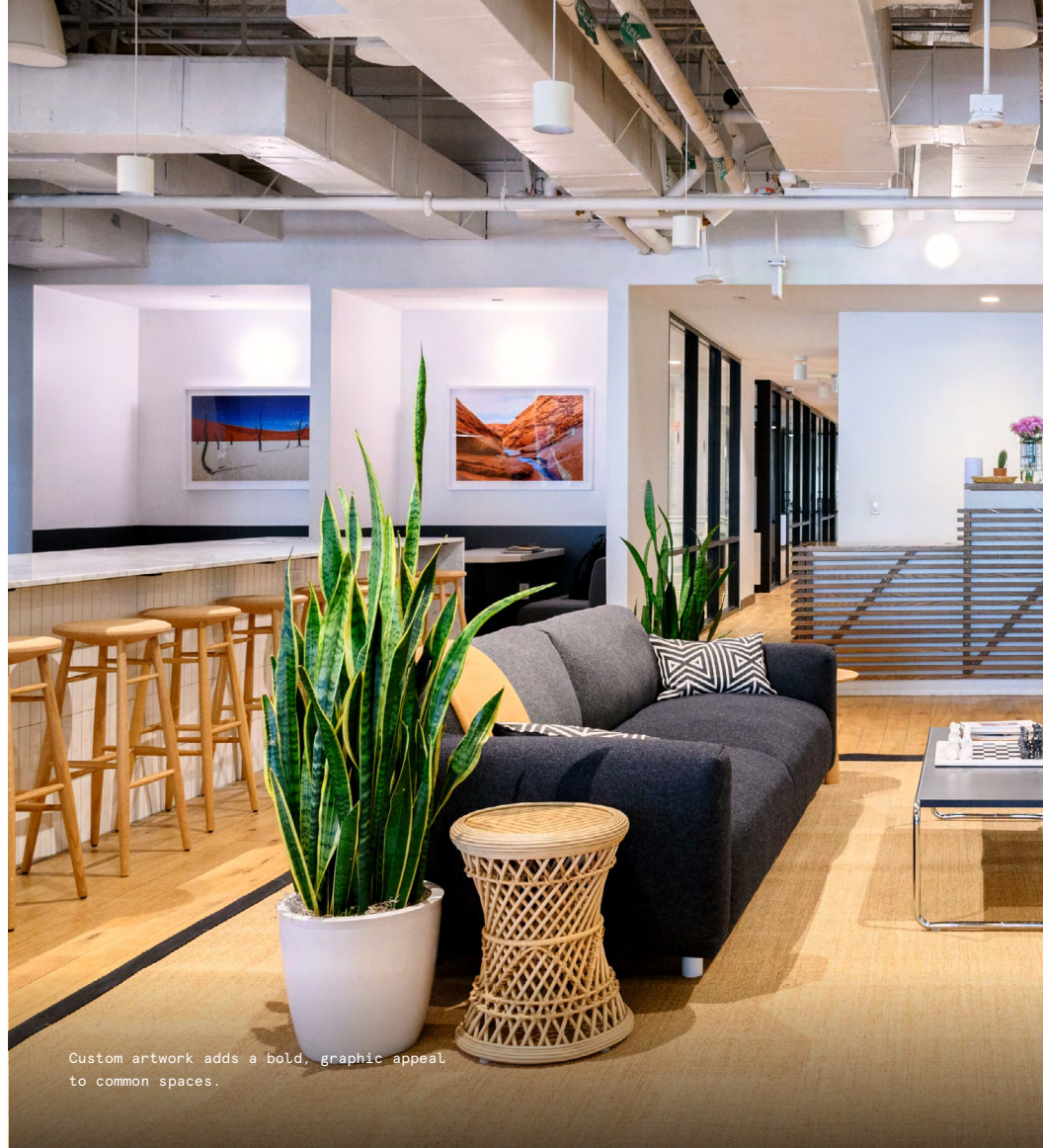
TOTAL BUILDING FLOORS

112,987

TOTAL BUILDING SQ FT

All dimensions are approximate and subject to variances. It is your obligation to independently verify the particulars of the property. WeWork reserves the right to make changes.





## Sunny Santa Monica workspace with oceanfront views

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520 Broadway is a six-story, Class-A office building in the heart of Santa Monica. Built in 1981 and renovated in 2013, WeWork's flexible workspace boasts high ceilings, bright natural light, and expansive city and ocean views.

WeWork's flexible workspace within 520 Broadway spans two floors and features a mixture of sleek private offices, inviting lounges, and sunny workspaces and meeting rooms.





Community pantries offer areas for members to gather, refresh, and recharge.



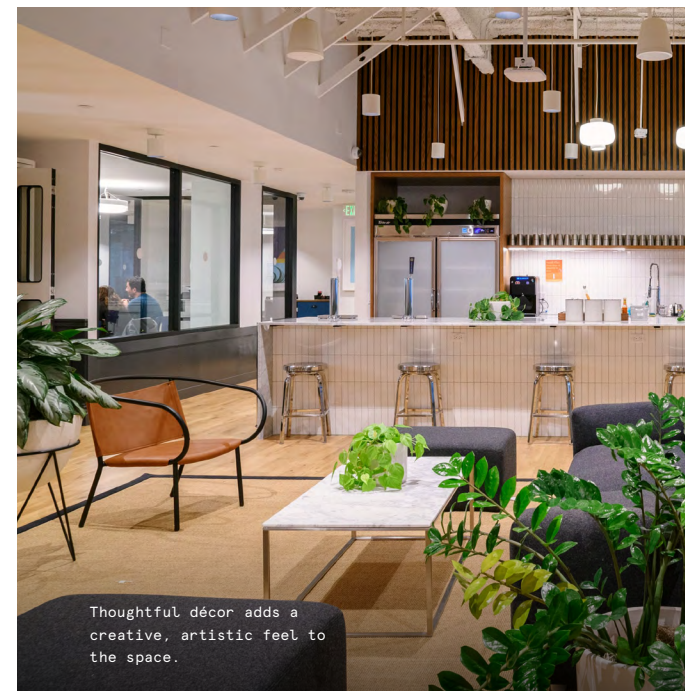
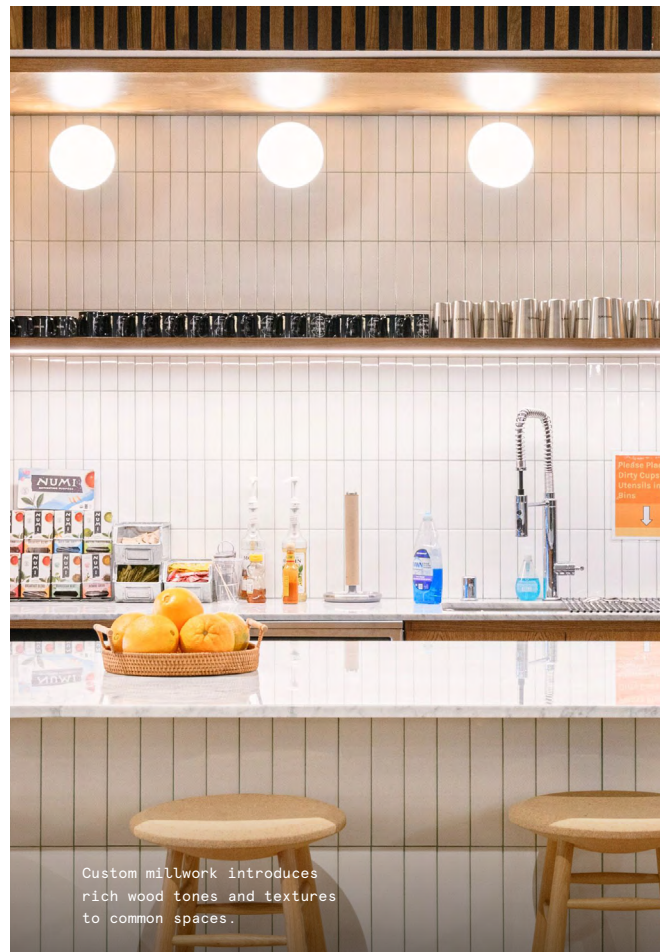
Meeting rooms allow members and teams to connect and collaborate.



# Bright, bold, and inviting

520 Broadway's eclectic atmosphere draws inspiration from the laid-back attitudes and creative spirit of Santa Monica itself. Combining a fresh, modern space with bright accent tones, custom millwork, and rich upholstery and textiles, the result is a welcoming space that encourages creativity, productivity, and collaboration.

- Open floor plans and oversized windows allow bright natural light to fill common areas, private offices, and meeting rooms
- Locally inspired artwork, textiles, and décor accent the space's largely neutral palette
- Custom millwork features prominently throughout the space, bringing a warm, natural feel to common areas and meeting rooms
- A mix of modern and retro-inspired furnishings gives the space a polished, timeless feel







A wraparound Community Desk welcomes members and visitors into the space.



A white tile backsplash complements wooden open shelving and a waterfall counter island in this community pantry.

## On-site amenities

- 24/7 security
- Electronic keycard access
- Web-based visitor access
- Business-class printers
- Professional events and programming
- Stocked pantry
- Messenger center
- US mail drop
- On-site staff
- Meeting rooms
- New parent's room
- Phone booths
- Wellness/meditation room
- Dog-friendly spaces
- Bicycle storage
- On-site parking
- Access to car charging stations
- Emergency back-up power
- Supplemental HVAC and electric

# Building specifications

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## Hours of operation

Monday – Friday: 8am–5pm



## Security

24/7 CCTV monitoring



## HVAC

Monday – Friday: 7am–6pm



## Building history

Built in 1981  
Renovated in 2013  
Designed by Herbert Nadel AIS & Partners  
Developed by Barry Associates



## Elevators

3 passenger elevators with  
a capacity of 4,000 lbs



## Fire strategy

Fully-sprinklered floors



## Building size

6 stories  
112,987 SF



## Certifications





Energy Star certified

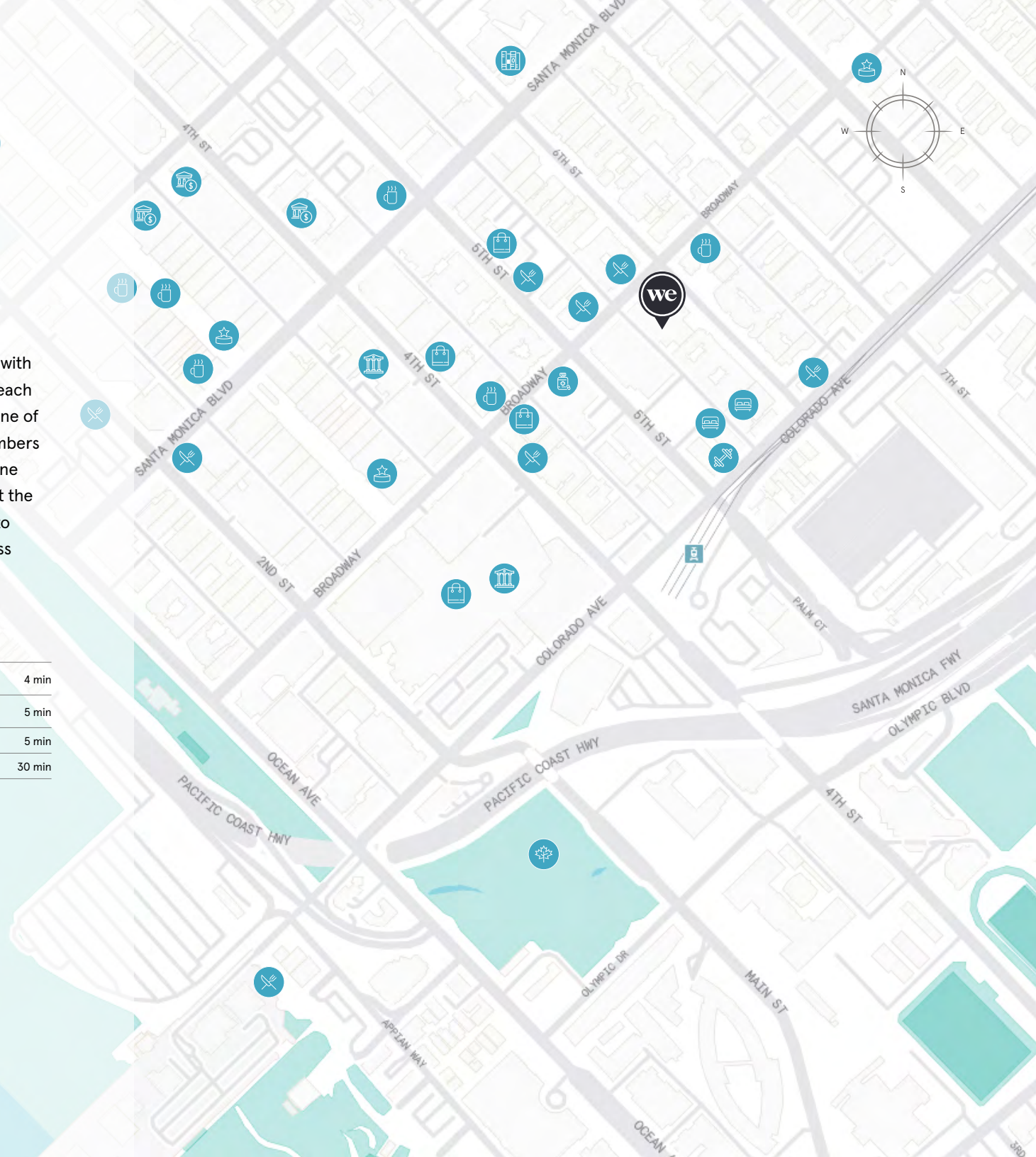


# Experience the heart of Santa Monica

Thanks to its central location, 520 Broadway lets members do and see all Santa Monica has to offer with ease. Restaurants, movie theaters, bars, and the beach are just blocks away from this convenient spot in one of LA's most pedestrian-friendly neighborhoods. Members can stroll along the Santa Monica Pier, shop and dine at the 3rd Street Promenade, or explore exhibits at the 3DAR Trick Art Museum nearby. Plus, easy access to several transportation options makes for a seamless commute.

## Distance to WeWork

Downtown Santa Monica station / Expo Line	 Walk	4 min
10 Freeway	 Walk	5 min
Santa Monica Public Parking Structure	 Drive	5 min
LAX airport	 Drive	30 min





# 2nd Floor

16,146 RSF

7

MEETING ROOM(S)

5

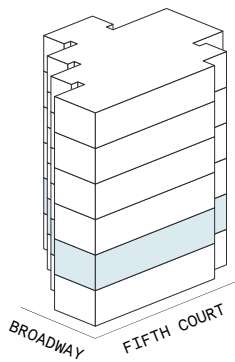
SHARED WORKSPACE(S)



SIXTH STREET

BROADWAY

FIFTH COURT





# 3rd Floor

16,625 RSF

7

MEETING ROOM(S)

7

SHARED WORKSPACE(S)

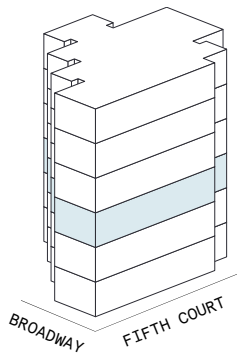


BROADWAY

SIXTH STREET



FIFTH COURT





# Contact

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For leasing inquiries please reach out to our team.



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