

820 BROADWAY
SANTA MONICA

FOR LEASE - 2ND FLOOR
CREATIVE OFFICE
±9,905 RSF

INDU
STRY



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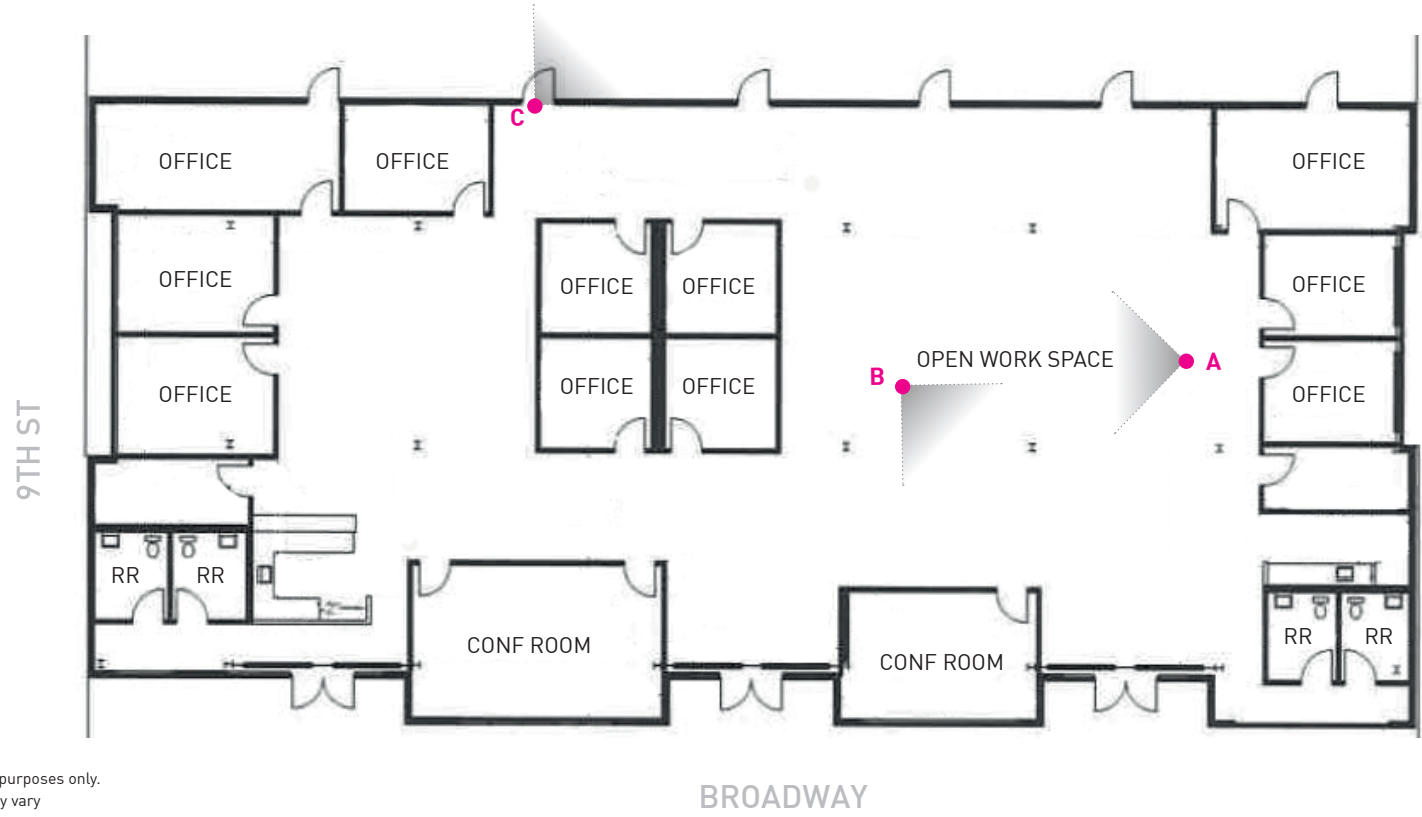
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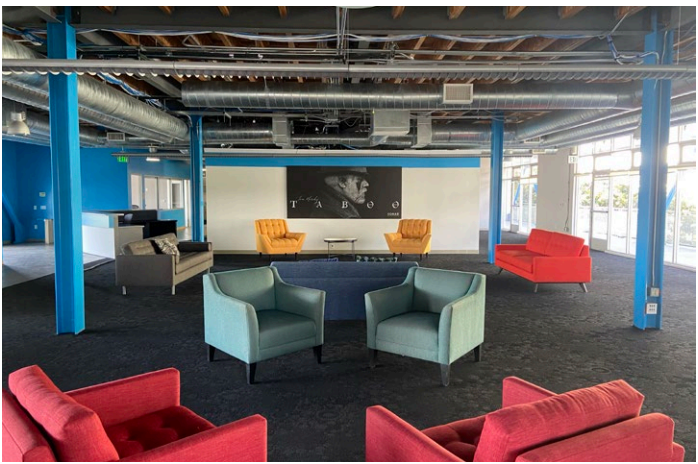


AVAILABLE RSF	RATE	FEATURES
2nd Floor ±9,905 RSF	\$3.95/SF per Mo NNN	Second Floor
OCCUPANCY	PARKING	<ul style="list-style-type: none">• Mix of Offices and open space with extensive wrap-around balconies for outdoor meetings.• Operable doors for ocean breeze and abundant natural light.
Immediate	3:1,000 SF	Additional Features
TERM	Gated & Highly Secure	<ul style="list-style-type: none">• Easy access to Lincoln Blvd, Santa Monica Blvd, PCH, and I-10.
3-10 Years		<ul style="list-style-type: none">• High walk-score near restaurants and shops, including Bodega, Sweetfin, Pono Burger, and Bay Cities Deli.• Building signage available• Secure, gated parking

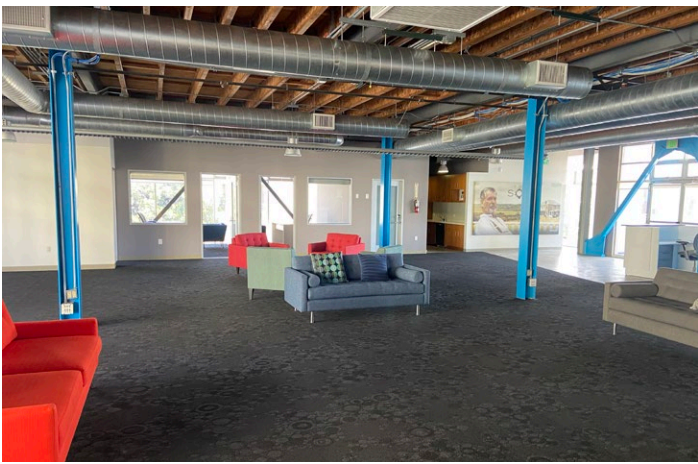
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NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



A— Office Interior



B— Office Interior



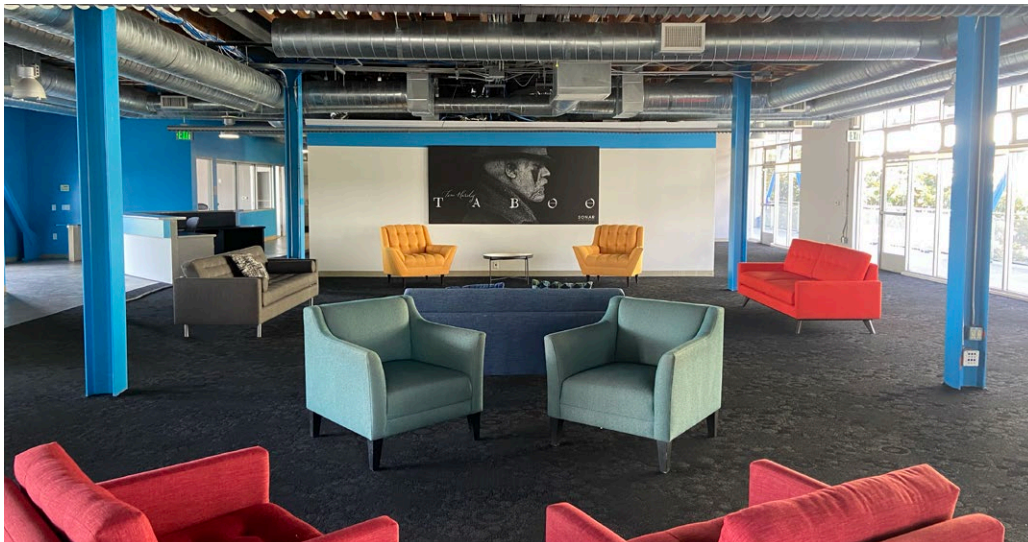
C— Outdoor Area

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820 BROADWAY SANTA MONICA CA 90401

2ND FLOOR PHOTOS

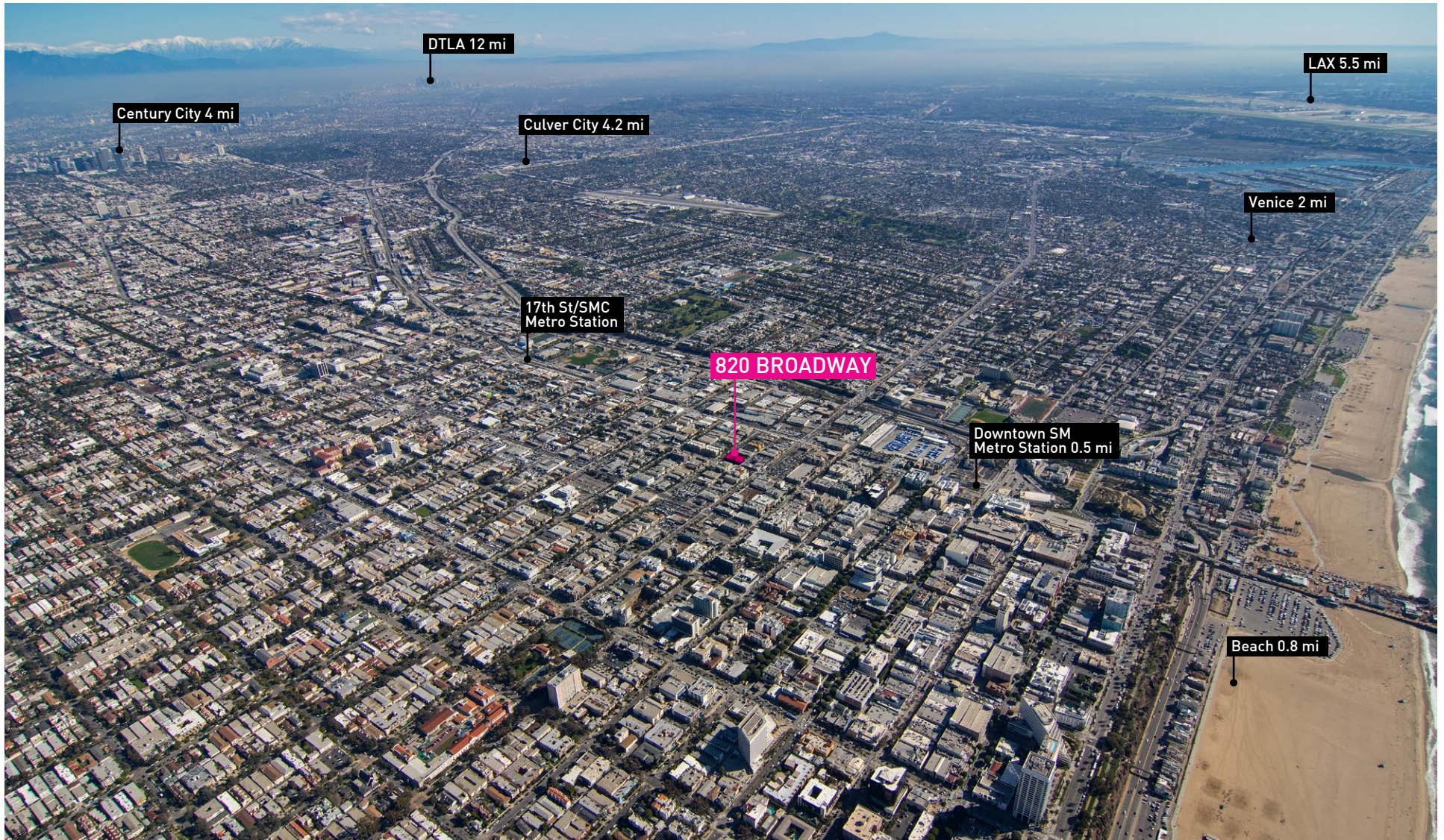


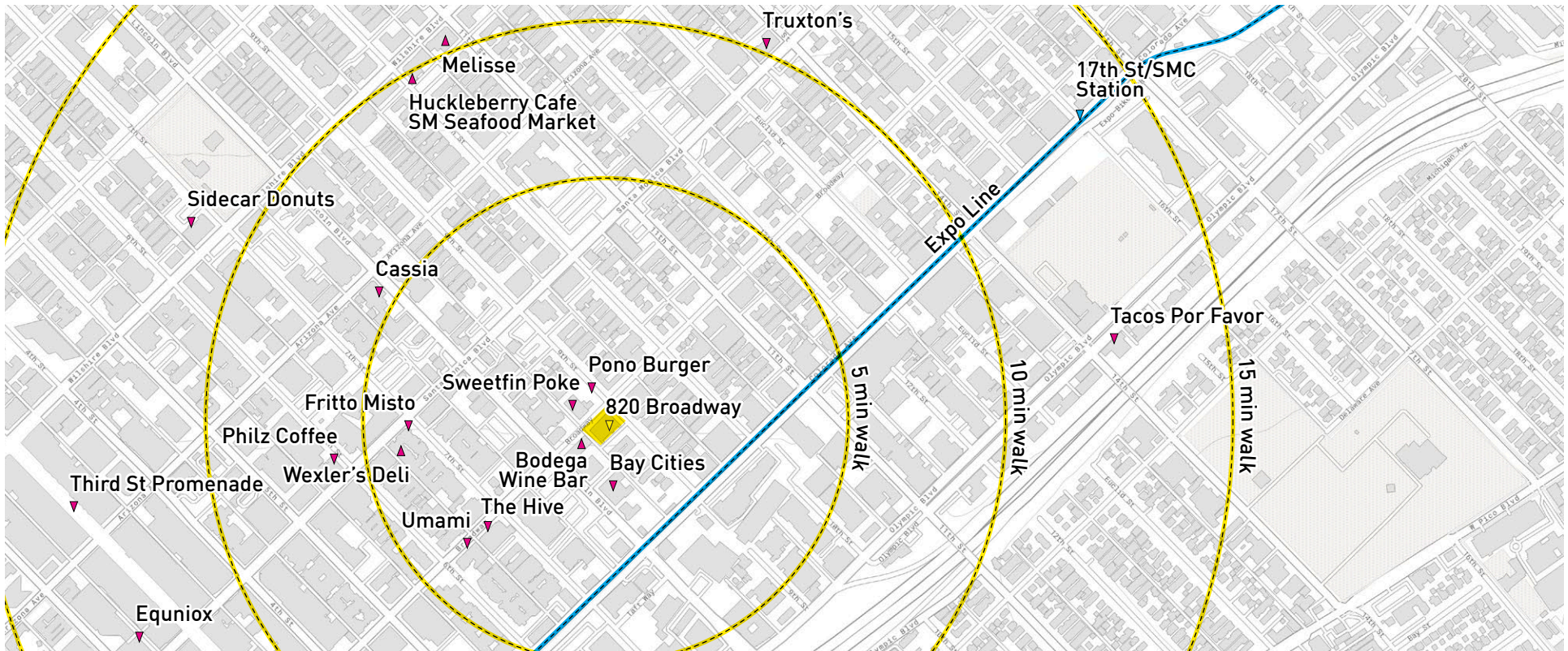
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LOCATION





Your day in the neighborhood

7:00 AM — Morning Workout

Get the morning started by taking a visit to Equinox for outdoor or indoor training, or take a class with an instructor in one of the best body workouts.

8:30 AM — Arrive to Work

Metro's Expo Line is only 4 blocks away, the Downtown Santa Monica stop of the expo line is the most efficient way to get to work, stretching all the way to Downtown L.A.

9:00 AM — Coffee & Breakfast

If you're looking to pair your morning coffee with a freshly baked pastry on the side, Philz Coffee is only a few steps away. The Hive also offers

hearty breakfast options to make for the perfect morning.

12:00 PM — Lunch

Grab a sandwich from neighborhood Deli Bay Cities, which opened in 1925. They offer their signature Godmother sandwich Godmother, an overstuffed work of art consisting of genoa salami, mortadella, capicola, ham, prosciutto, and provolone all orgied together with mustard and peppers on two of the freshest slices of Italian bread.

Feeling like burgers for lunch? Pono Burger is just across the street offering some of the best burgers in town.

5:00 PM — Extracurricular

Take the rail line one stop west and end up in Downtown Santa Monica where you are one block from the beach as well as one block from the third street promenade which is filled with activities from movie theaters to shopping and dining. Also a short walk from the promenade is the bluffs overlooking the beautiful horizon and beach of Santa Monica where you can walk through a park by the beach from 100 feet above.

5:30 PM — Cultural

Only 1.5 miles away, or a couple stops on the metro line, Bergamot Station Arts Center is filled with art galleries with rotating exhibits and a diverse selection of mediums.

Within a short 15 min walk the Santa Monica Pier is located between the extensive beaches of Venice and Santa Monica.

6:00 PM — After Work Drinks

After visiting Downtown Santa Monica, stay for drinks at Éléphante which is a rooftop bar with one of the best views of the ocean in the whole city, while serving a light coastal italian meal to please the palate alongside their fun, approachable cocktails.

7:00 PM — Dinner

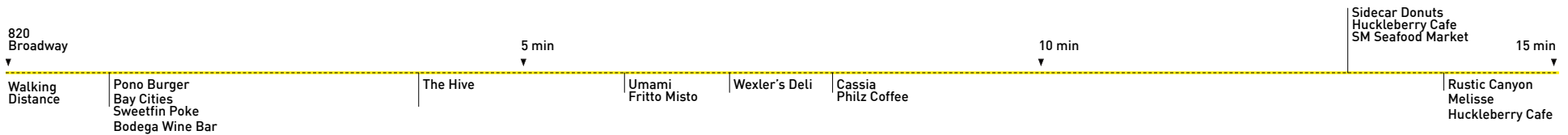
Cassia in Santa Monica is a standout, offering a unique blend of Southeast Asian flavors with a French-inspired twist. Known for its focus on locally sourced ingredients, Cassia emphasizes a hyper-seasonal menu with dishes crafted from scratch, ensuring fresh, bold flavors in every bite.

Melisse is another top tier dining experience located less than a mile away featuring an 8 course tasting menu showcasing global flavors using both traditional and modern techniques.

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WITHIN 15-MINUTE
WALK

Bodega Wine Bar

Bodega Wine Bar in Santa Monica offers a laid-back, welcoming vibe that makes it an ideal spot for both casual hangouts and intimate gatherings. The space is stylishly minimalistic, with dim lighting, comfy seating, and a relaxed atmosphere that immediately puts you at ease. It's perfect for a night out without the pressure of dressing up too much.

The wine selection is thoughtfully curated, offering a mix of affordable and higher-end choices. Whether you're a wine connoisseur or a casual drinker, there's something to suit your palate. They also offer beer and cocktails for those who want to branch out from wine.

The food menu is more about small plates and sharable bites—think charcuterie boards, flatbreads, and other light fare—perfect for nibbling while you sip. While the food complements the drinks well, it's not the main focus, so don't expect a full meal.

Service is attentive but not intrusive, adding to the overall relaxed feel. Staff are knowledgeable about the wines and are more than happy to make recommendations based on your preferences.



Bay Cities

There We'll cut to the chase here. LA is known for avocados, tacos, and juice bars. But family-owned delis operating since 1925? Not exactly. We're pretty sure there were still mastadons in Santa Monica in 1925, so props to Bay Cities for sticking through the dark times.

But thank god they did for now we are rewarded with a world-class Italian deli and grocery the tour bus hellscape of Santa Monica frankly doesn't deserve. While anything behind the counter is order-worthy, there's one big, fat shining star. And her name is The Godmother. Genoa salami, mortadella, capicola, ham, prosciutto, and provolone all orgied together with mustard and peppers on two of the freshest slices of Italian bread this side of the Jersey Turnpike. This is the best sandwich in Los Angeles and the line wrapped around the corner knows it. (Tip: order ahead on-line and waltz by those peasants).

—The Infatuation



Huckleberry

Whether or not you care if huckleberries are in fact berries and not something Rold Dahl made up, you need to be eating at Huckleberry, a cafe and bakery in Santa Monica that feels like it's been there forever. They may not sell anything containing actual huckleberries (yep, they're real), but this is one of our favorite bakeries on the Westside. Actually, it's one of our favorite spots on the Westside, period.

In a world of grain bowls and cruffins and maple bacon goat cheese pine nut donuts, Huckleberry is decidedly old school. There's nothing on the menu that you haven't seen before - it's just that those things are better here than anywhere else. Kale caesar salads, fried egg sandwiches, chilaquiles, and cinnamon rolls are all present. But that cinnamon roll is easily one of the best in town, and the fried egg sandwich is the platonic ideal of comfort food. Which is basically what Huckleberry is: comfort in restaurant form.

—The Infatuation



Melisse 2 Michelin Stars

Chef/Owner Josiah Citrin and Chef/Partner Ken Takayama have revived their Michelin 2-Star institution with an intimate, 14-seat restaurant. In a setting that blurs the line between kitchen and dining room, Chefs and service staff guide guests through a 2.5 hour culinary experience.

Collaborating with California farmers from San Diego to Napa Valley, Chef Josiah sources the most unique and exclusive ingredients available. An 8-course tasting menu is bookended by canapés, amuse-bouches and mignardise, all of which showcase global flavors using both modern and classic techniques.

—Tock



Cassia

Cassia is a member of the mini-empire comprised of Huckleberry, Rustic Canyon, Milo and Olive, and just about every other Santa Monica restaurant. The modern Vietnamese food here is fantastic (get the pot au feu and the grilled pork belly vermicelli) and so is the space, which is pretty much always filled. Expect a wait, because everyone working in downtown Santa Monica is heading here for a cool work dinner. But you can always head next door to Esters for some wine and cheese - just don't get too full, because you're going to want to finish all those curries.

—The Infatuation

1 min
WALK

Sweetfin Poke: A trendy spot offering fresh, customizable poke bowls with a variety of healthy and flavorful ingredients.

1 min
WALK

Bodega Wine Bar: A chic, laid-back wine bar offering a wide selection of wines, small plates, and a cozy ambiance for casual gatherings.

1 min
WALK

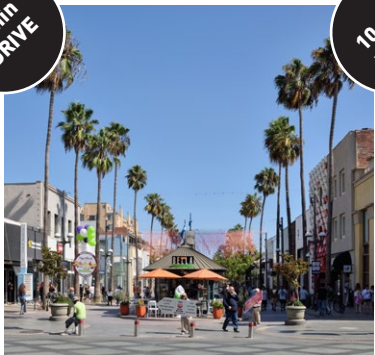
Pono Burger: A gourmet burger joint that uses organic, locally sourced ingredients to create delicious, handcrafted burgers.

7 min
WALK

Trader Joe's: A popular grocery store known for its unique selection of affordable, high-quality food and beverages.

7 min
DRIVE

Santa Monica Pier: A historic pier featuring an amusement park, aquarium, restaurants, and stunning ocean views, ideal for leisure and entertainment.

5 min
DRIVE

Third Street Promenade: A vibrant outdoor shopping area with a variety of stores, restaurants, and street performers, perfect for shopping and entertainment.

10 min
WALK

Santa Monica Place: An upscale, open-air shopping mall featuring high-end retail stores, dining options, and a rooftop deck with ocean views.

7 min
WALK

Tar & Roses: Is a popular restaurant in Santa Monica known for its rustic, wood-fired dishes that blend modern American cuisine with global influences

5 min
WALK

Blue Daisy: A popular brunch spot known for its organic and healthy dishes, including crepes, salads, and sandwiches, served in a casual setting.

4 min
WALK

Solidarity: A cozy restaurant offering traditional Polish and Eastern European cuisine, perfect for a unique dining experience.