

FOR SALE

Ideally Suited for Owner User or 1031 Exchange Buyer

Prime Santa Monica Location | Total Building +/- 17,076 RSF

**Gibran Begum**

Executive Vice President
310. 806. 6109
gbegum@naicapital.com
DRE Lic# 01455990

Eric Hasserjian

Senior Vice President
310. 806. 6128
ehasserjian@naicapital.com
DRE Lic# 00986332

Sam Kangavari

Senior Vice President
310. 806. 6135
skangavari@naicapital.com
DRE Lic# 01846336



NAI Capital Commercial

NAI Capital Commercial, Inc. are exclusive advisors to 1617 Broadway which is ideally located for sale in prime Santa Monica. 1617 Broadway has gone thru extensive modern renovations making it well-suited for most turn-key investors or plug-n-play owner-users.

1617 Broadway is perfectly centered in the iconic "Silicon Beach" tech area of Santa Monica. Built in 2002, the building is close to all major public transportation and amenities. This idyllic Westside location is perfect for creatives looking for a vibrant and dynamic workspace that inspires creativity and productivity. The building offers secure on-site parking, spacious 25'+ ceilings in some of the larger office spaces, concrete floors and contemporary improvements.

Notable Attributes:

- Rare Fully Renovated Santa Monica Office Opportunity
- +/- \$1 Million spent in renovations 2023
- Design specific custom improvements
- Large operable windows
- Beautiful Caesarstone Countertops
- Glass private offices and stunning glass lined conference rooms
- Private restrooms & balconies in some units
- Secure gated compound with easy ingress/egress
- 2:1000 SF parking ratio (potential to increase with valet assist subject to user requirements)
- Renovated work loft style units completely remodeled with ground floor gated access
- Potential for light medical use (user to verify)
- Located across the street from the bustling Co-opportunity Market – L.A.'s only organic Co-op
- Some of the existing Furniture, Fixtures & Equipment (FF&E) may be available (TBD)



Built in 2002

97

Bike Score



31,000 Rooms in 30 Hotels within 1 Mile

89

Walk Score



Close Proximity to Metro's Expo Rail Line Serving Nearly 5 Million Annual Riders

Pro Forma

OPERATING INCOME

	Current	Pro Forma yr 3	
Gross Potential Rent	\$331,098	\$762,020	
CAM	\$4,800	\$4,800	
Parking	\$21,600	\$21,600	
Scheduled Gross Income:	\$357,498	\$788,420	
Less Vacancy Reserve Rate:	\$0	0%	(\$39,421) 5%
Gross Operating Income:	\$357,498	\$748,999	
Less Expenses:	(\$256,158)	(\$289,249)	
Net Operating Income:	\$101,340	\$459,750	

ANNUAL EXPENSES

ITEM	2025 Actual Expenses	PRO FORMA
Property Taxes	1.20% \$114,359.07	\$132,000.00
Property Insurance	\$12,757.00	\$12,757.00
Management Fee	5% \$22,000.00	\$37,449.94
General	\$3,404.57	\$3,404.57
Service Contracts	\$32,016.97	\$32,016.97
Repair And Service	\$41,984.59	\$41,984.59
Administrative	\$5,487.79	\$5,487.79
Utilities	\$24,148.10	\$24,148.10
TOTAL EXPENSES:	\$256,158.09	\$289,248.96
Expense / Month:	\$21,346.51	\$24,104.08
Expense / SF	\$15.00	\$16.94

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by NAI Capital or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

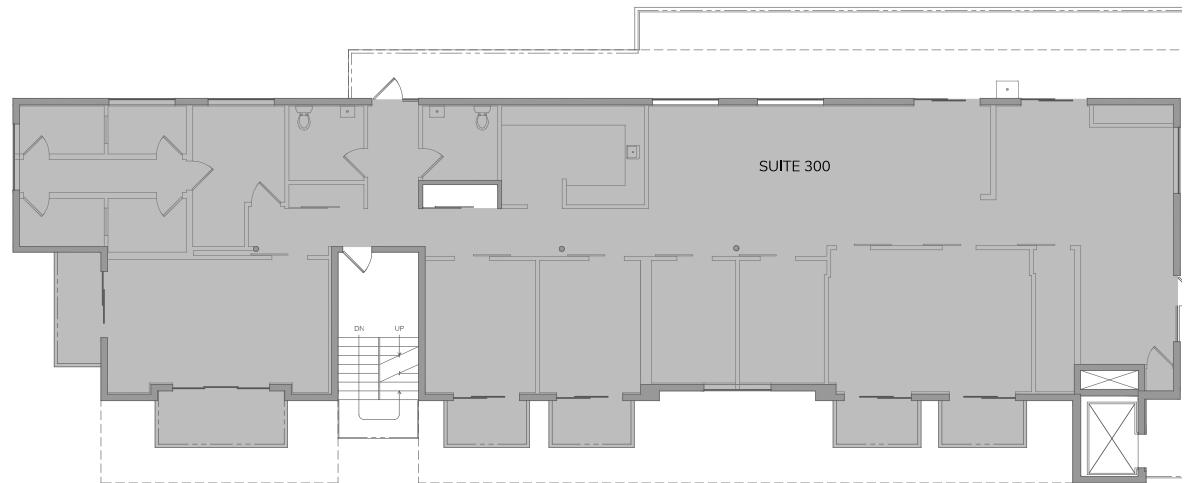


1617 BROADWAY CREATIVE OFFICE COMPOUND | 3

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



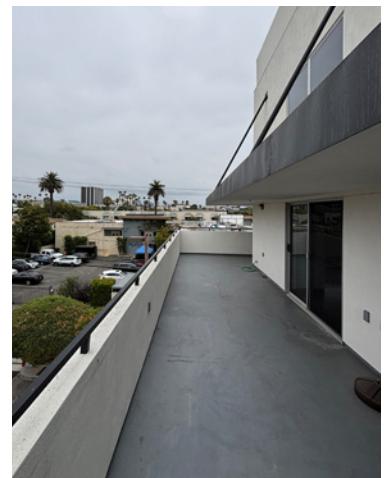
Third Floor Penthouse



Rentable Area

Suite 300 - Available Now, 2025 **+/- 4,905 RSF**

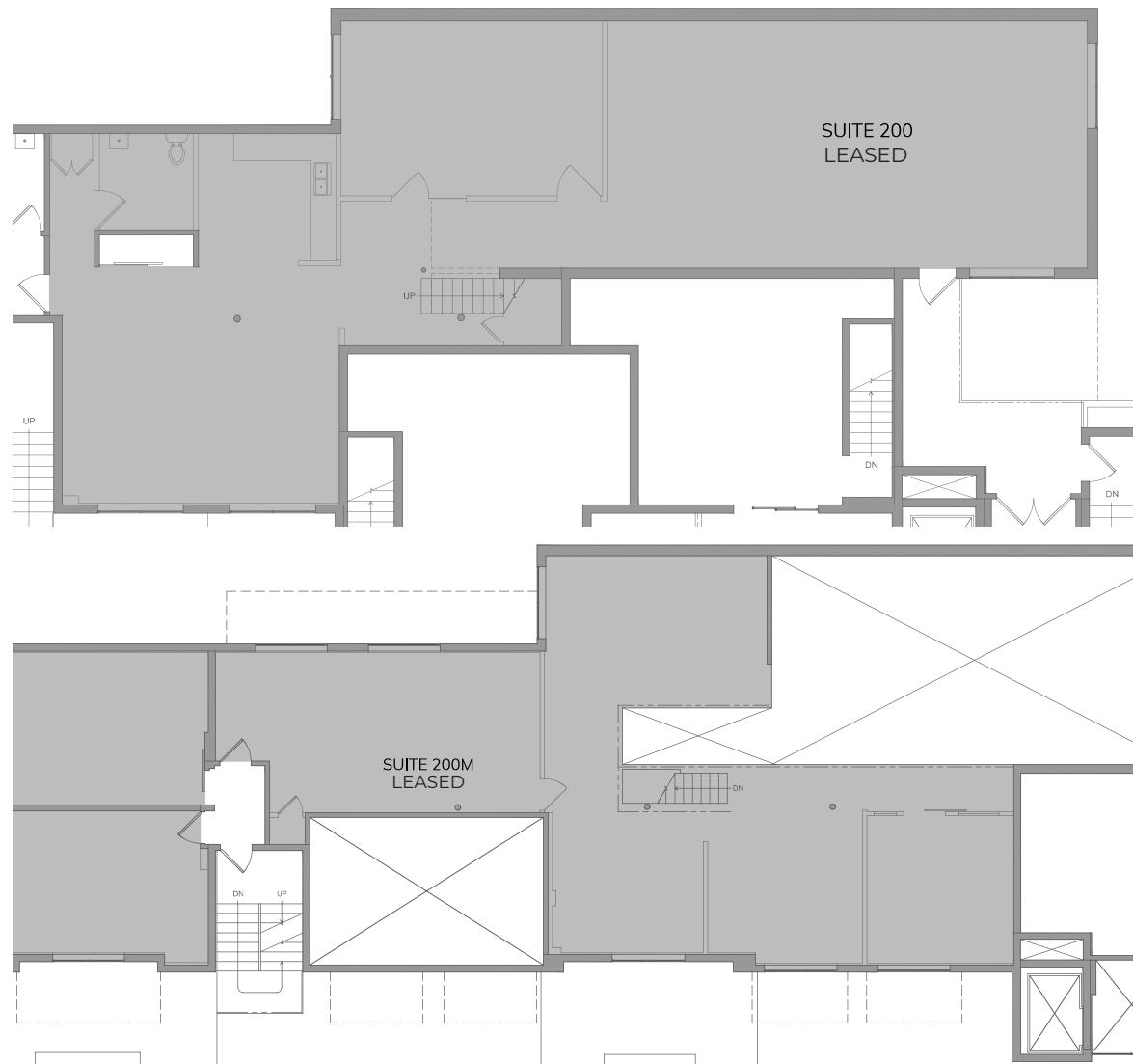
*Buyer / Tenant to Verify All RSF (Square Foot) Measurements



1617 BROADWAY CREATIVE OFFICE COMPOUND | 4

NACCapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Second Floor- Suite 200 & Mezzanine



Suite 200 - Leased

Suite 200M - Leased

TOTAL CONTIGUOUS

Rentable Area

+/- 2,372 RSF

+/- 2,935 RSF

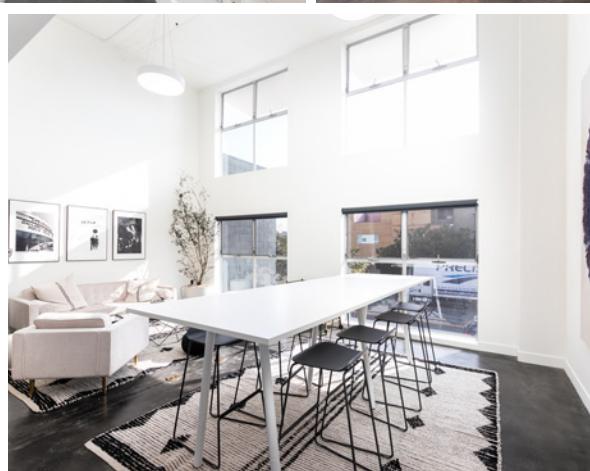
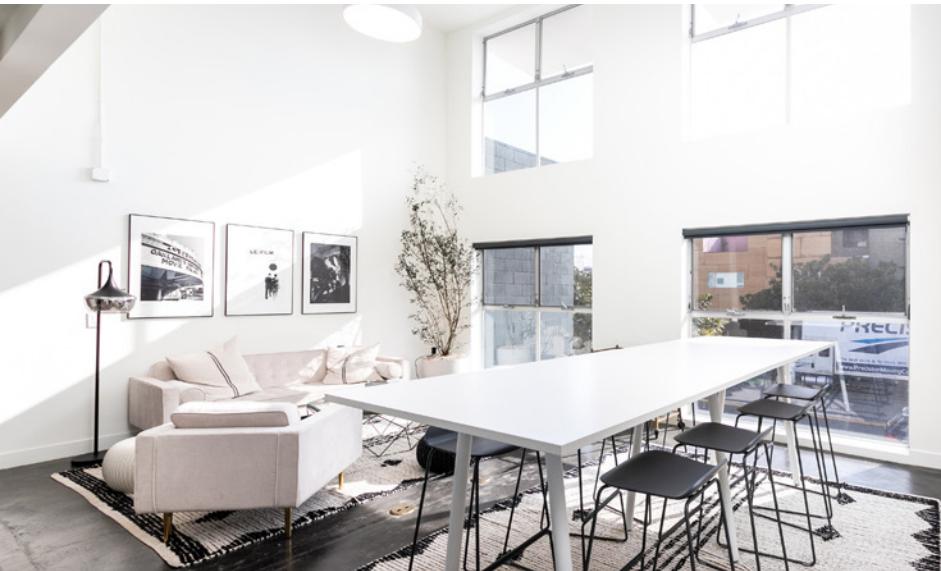
2nd Floor Mezzanine:
(Buyer / Tenant to confirm actual permitted RSF with City)

+/- 5,307 RSF

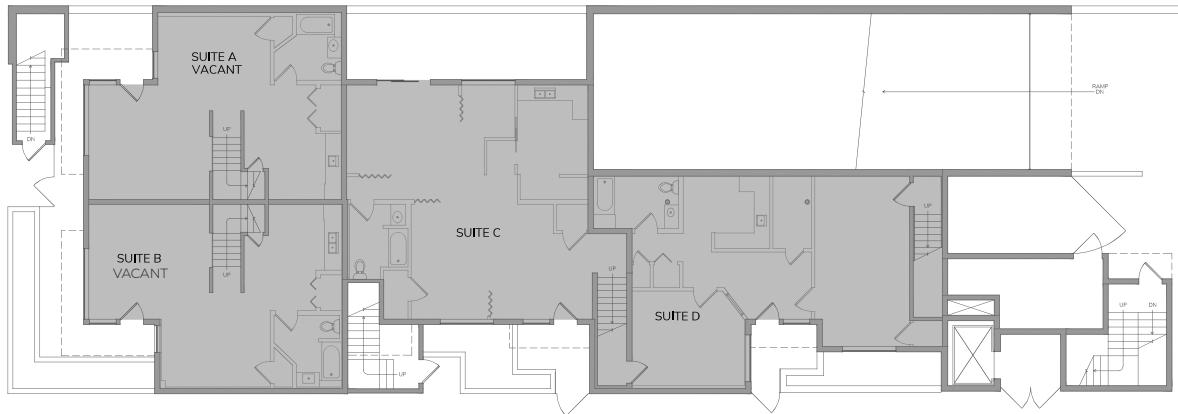
***Buyer / Tenant to Verify All RSF (Square Foot) Measurements**



Suite 200



1st Floor & 2nd Floor Suites



Rentable Area

Suite A - Available

+/- 1,675 RSF

Suite B - Vacant

+/- 1,637 RSF

Suite C - Occupied

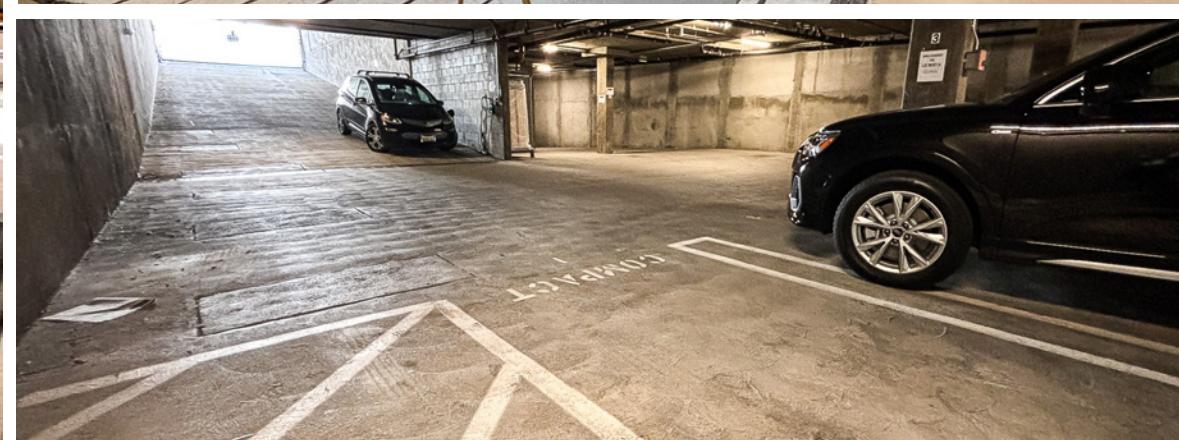
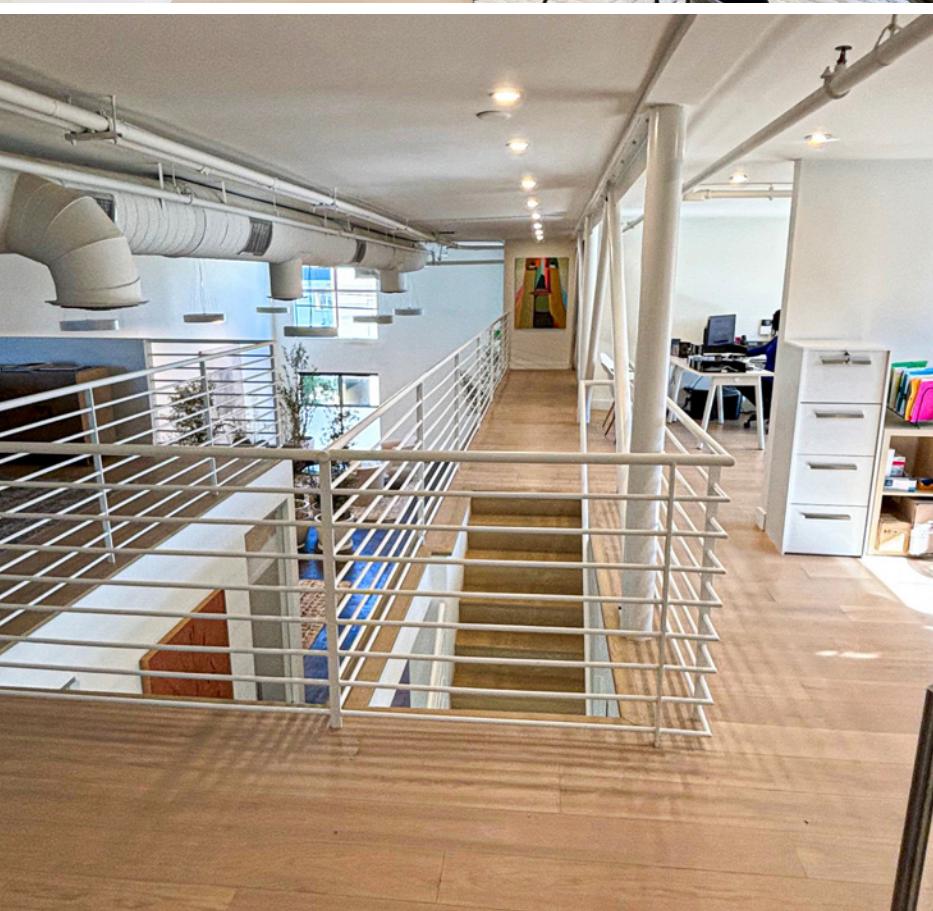
+/- 1,637 RSF

Suite D - Vacant

+/- 1,759 RSF

*Buyer / Tenant to Verify All RSF (Square Foot) Measurements







Tenant Map



Retail Map





Creative Office Compound

FOR SALE

Ideally Suited for Owner User or 1031 Exchange Buyer

Prime Santa Monica Location | Total Building +/- 17,076 RSF

Exclusively Listed By:

Gibran Begum

Executive Vice President
310. 806. 6109
gbegum@naicapital.com
DRE Lic# 01455990

Eric Hasserjian

Senior Vice President
310. 806. 6128
ehasserjian@naicapital.com
DRE Lic# 00986332

Sam Kangavari

Senior Vice President
310. 806. 6135
skangavari@naicapital.com
DRE Lic# 01846336

NAI Capital Commercial

West Los Angeles
11150 Santa Monica Blvd Suite 1550
Los Angeles, CA 90025
310-806-6100



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.