

# FOR SALE

Ideally Suited for Owner User or 1031 Exchange Buyer

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

**1617**  
BROADWAY  
SANTA MONICA, CA  
Creative Office Compound



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





## 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)

**97**

*Bike Score*



*Built in 2002*



**89**

*Walk Score*

*31,000 Rooms in 30  
Hotels within 1 Mile*



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

# Pro Forma

## OPERATING INCOME

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

## ANNUAL EXPENSES

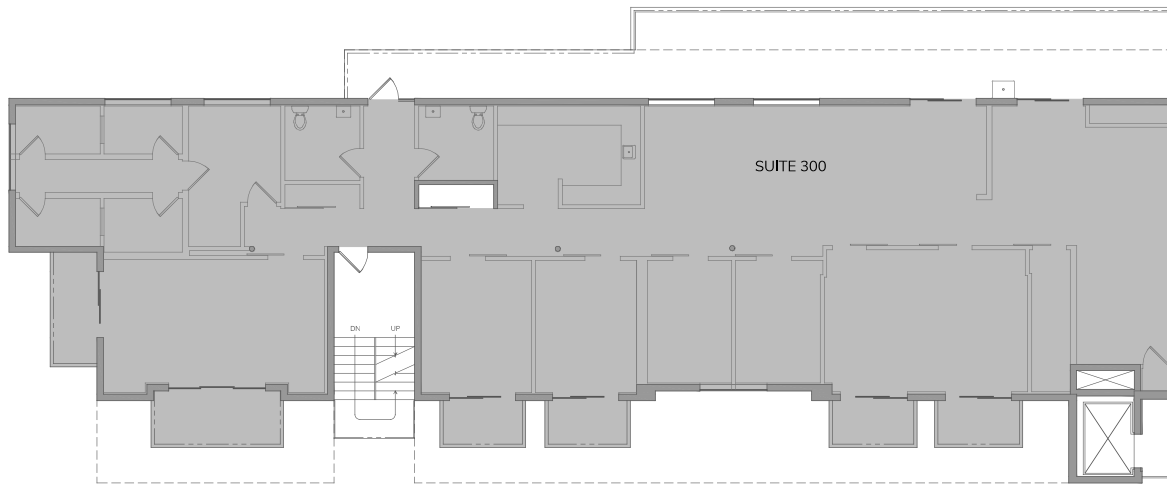
ITEM	2025 Actual Expenses	PRO FORMA
Property Taxes 1.20%	\$114,359.07	\$132,000.00
Property Insurance	\$12,757.00	\$12,757.00
Management Fee 5%	\$22,000.00	\$37,449.94
General	\$3,404.57	\$3,404.57
Service Contracts	\$32,016.97	\$32,016.97
Repair And Service	\$41,984.59	\$41,984.59
Administrative	\$5,487.79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

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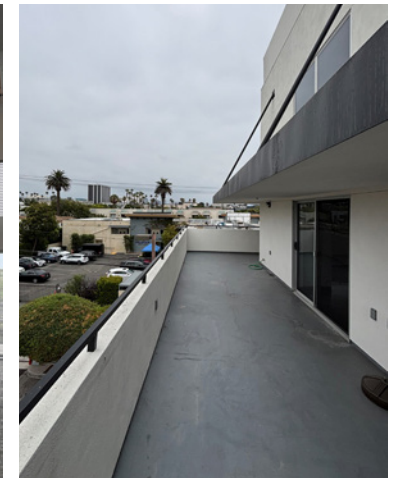
# Third Floor Penthouse



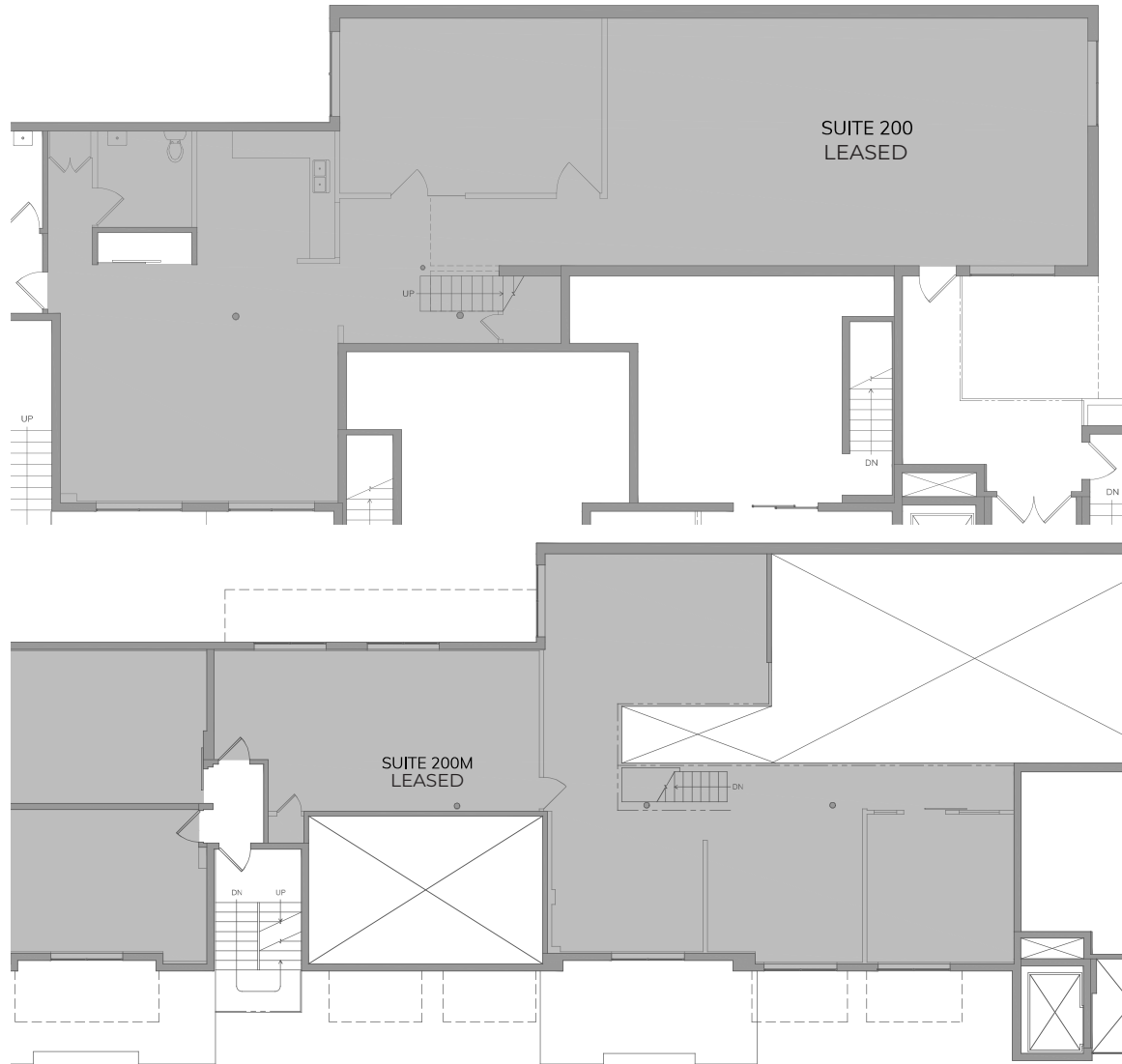
Rentable Area

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

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



## Second Floor- Suite 200 & Mezzanine



Suite 200 - Leased

Rentable Area  
**+/- 2,372 RSF**

Suite 200M - Leased

**+/- 2,935 RSF**

TOTAL CONTIGUOUS

**+/- 5,307 RSF**

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

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



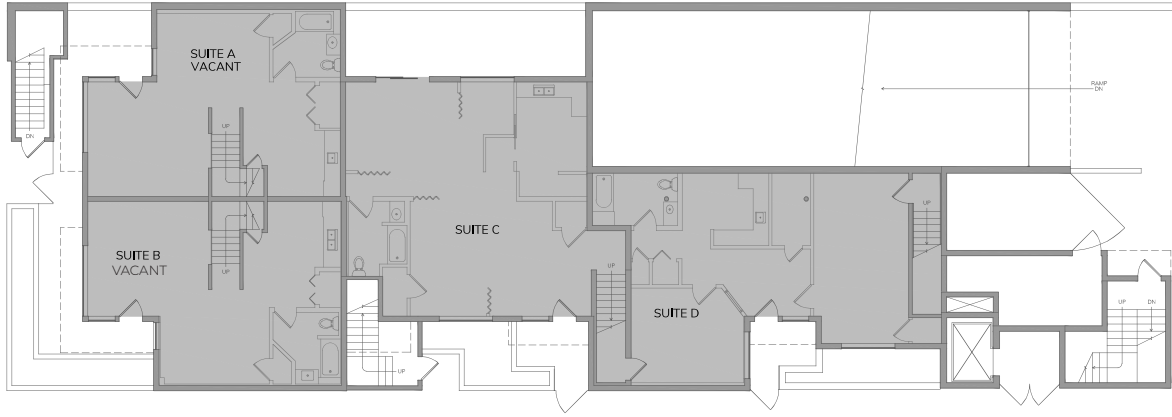


## Suite 200





# 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**

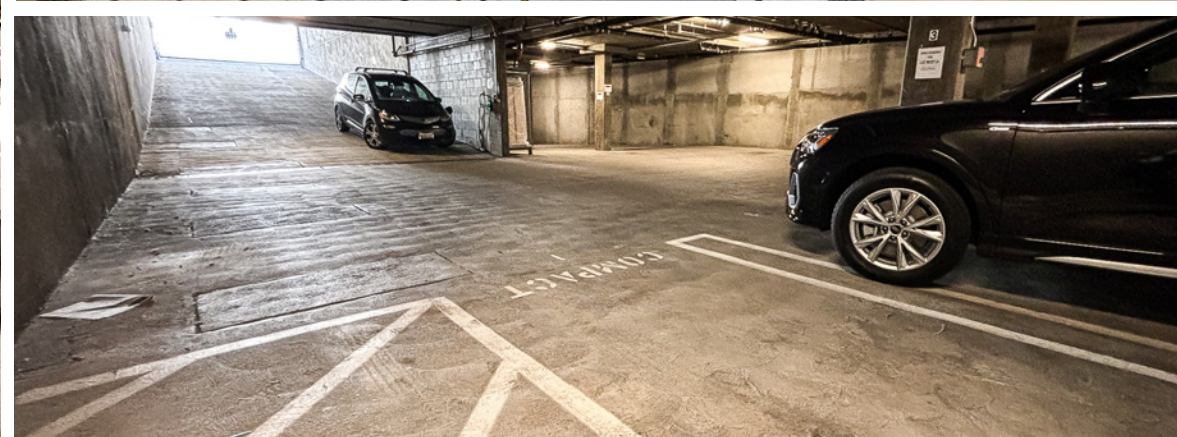
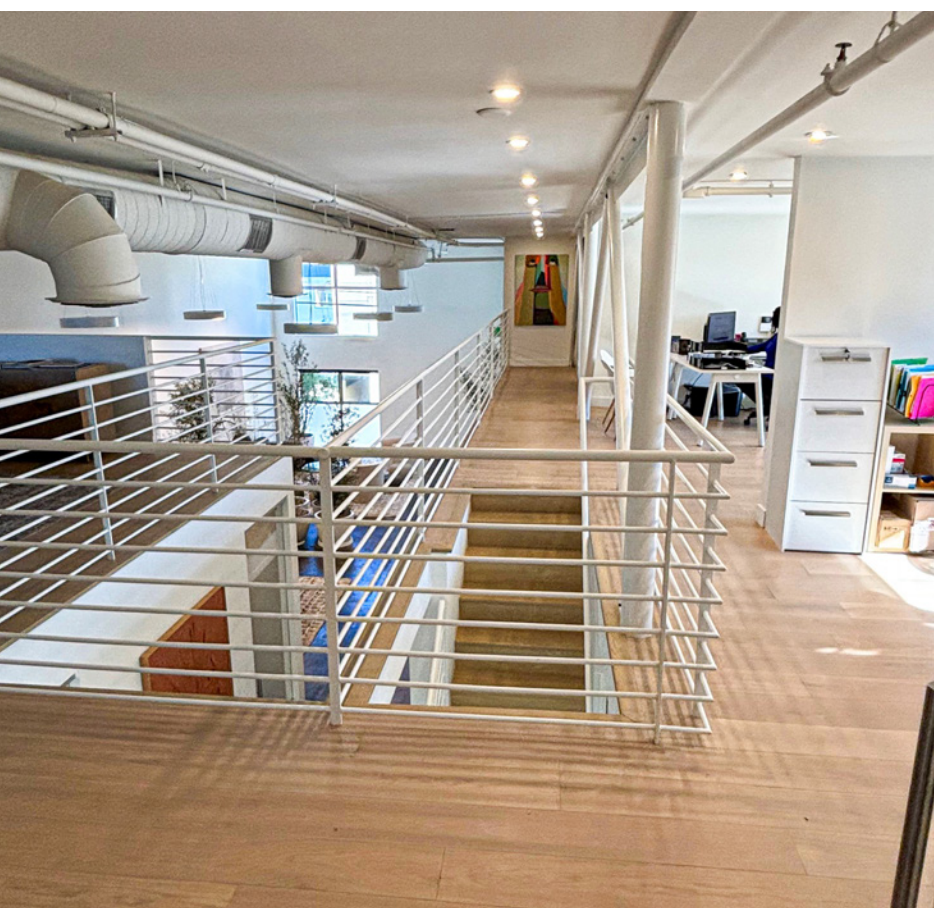
Suite D - Vacant

**+/- 1,759 RSF**

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













# Tenant Map





# Retail Map





# 1617

BROADWAY  
SANTA MONICA, CA

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### Exclusively Listed By:

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