

1500

OLYMPIC BLVD.
SANTA MONICA, CA

CREATIVE OFFICE BUILDING FOR LEASE

IN THE HEART OF SILICON BEACH

DRASTIC RATE REDUCTION!



PRIME SILICON BEACH OFFICE
±7,000 SF AVAILABLE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Features

- Drastically reduced rate for short-term leases
- Hard-to-find freestanding building in the heart of the Media District
- Across Olympic Blvd. from the Memorial Park and adjacent to the Buffalo Club
- High ceilings with several large skylights that bring lots of natural light into the interior space
- Potential for prominent signage
- 21 parking spaces and outdoor space in the gated front surface lot
- Within walking distance of the Buffalo Club, Tacos por Favor, DK's Donuts & Bakers, 18th Street Coffee House
- Close to Expo Line Station at 16th & Colorado

Availability

1st Floor

Three window offices, large window-lined office/conference room, large open area with skylights, separate large open area with roll-up door to the adjacent alley and access to the front open space, two ADA-compatible bathrooms, large open kitchen with access to outdoor space, storage/IT room, high exposed ceilings, concrete floors

2nd Floor

One large window office, conference room, bathroom

Asking Lease Rate

\$2.45/SF, MG

Lease Terms

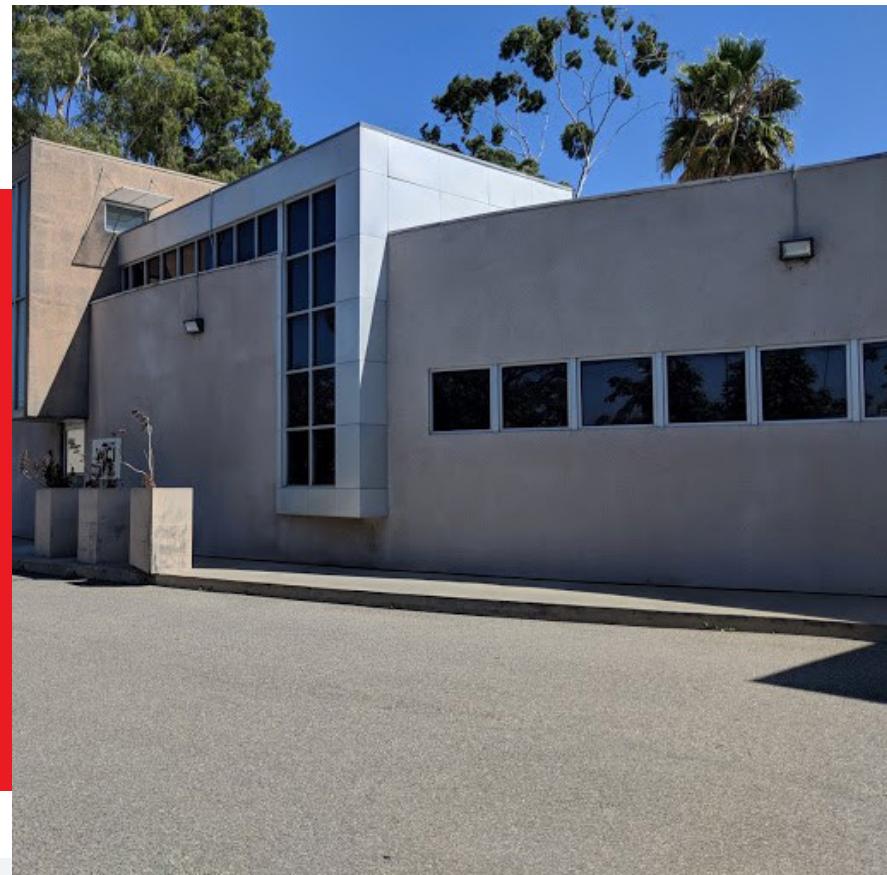
Two (2) years

Tenant Improvements

Negotiable

Parking

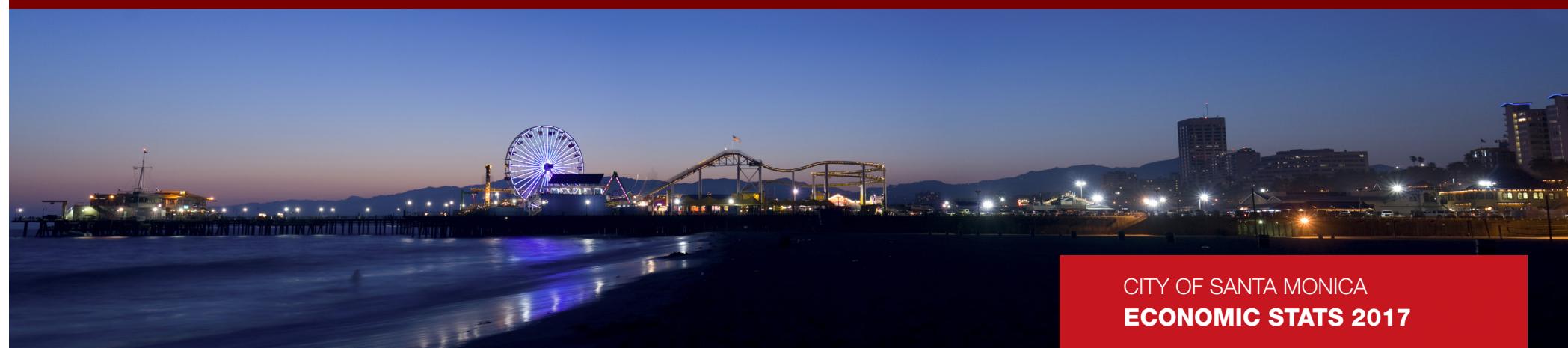
21 spaces at \$100/Space/Mo.



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Santa Monica's Leading Economic Sector Snapshot:

Creative Industries + Technology Sector (aka "Silicon Beach")

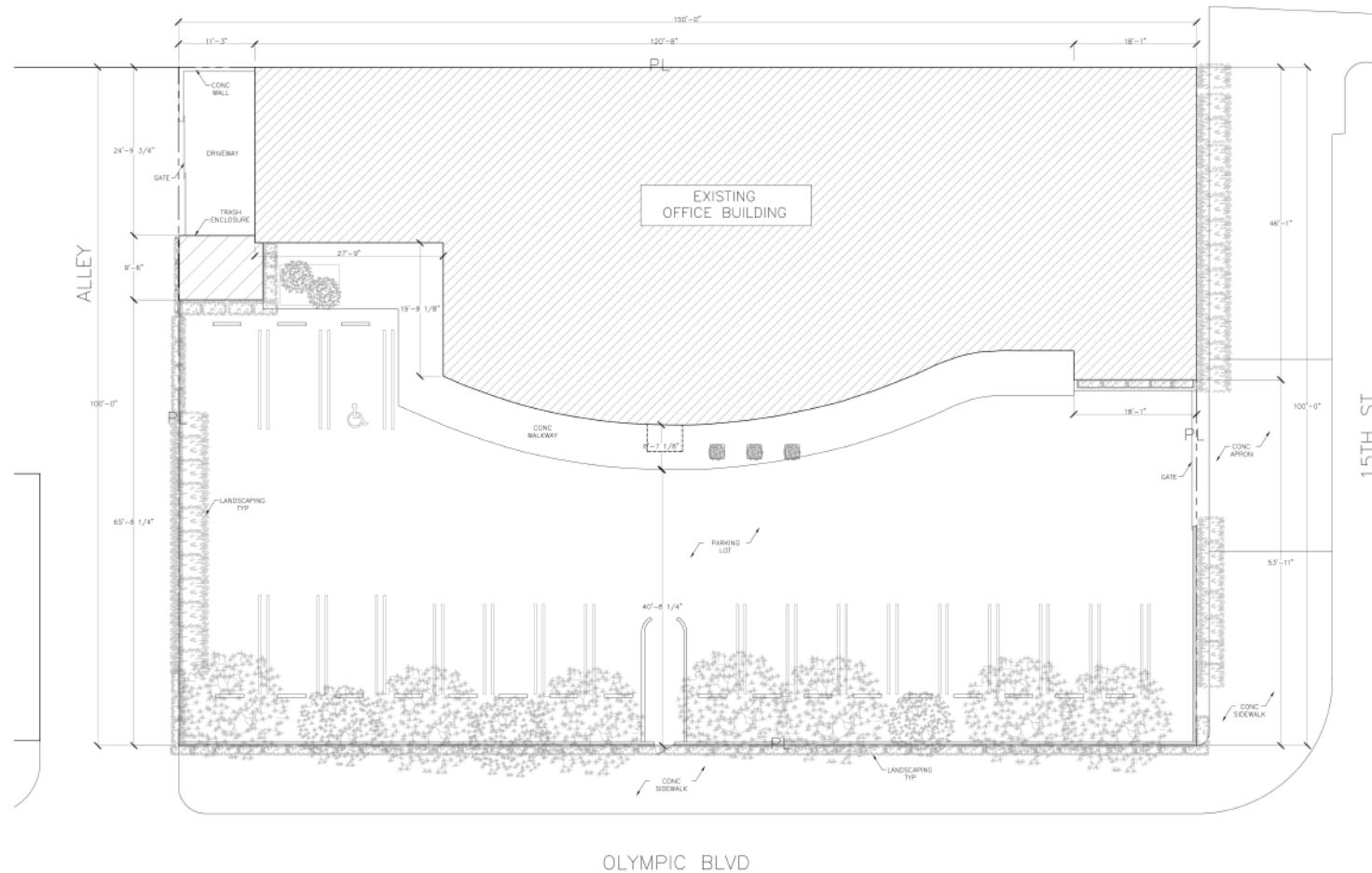
- 2,656 businesses, employing 25,102 people (28% of the city's total employment) with a total annual payroll of \$3.5 billion (47% of the city's total annual payroll)
- Santa Monica's major tech + creative clusters are: Information (e.g. publishers, motion picture/video production, film distribution, postproduction, telecommunications, sound recording studios), Professional, Scientific + Technical Services (e.g. advertising, graphic design, computer design/programming, R + D in biotechnology) and the Arts, Entertainment and Recreation sectors.
- Examples: Activision Blizzard, Cornerstone On Demand, Edmunds.com, Hulu, Kite Pharma, Lions Gate Entertainment, Miramax Film, Oracle America, Twitter, Uber + Universal Music Group.
- Over 22 Santa Monica Co-Work Spaces and Accelerators (e.g. Cross Campus, Real Office Center, Muckerlab, Science Inc, WeWork).

Source: www.smgov.net/City of SM Economic Development Team

CITY OF SANTA MONICA ECONOMIC STATS 2017

The City of Santa Monica has a robust and diversified local economy.



Parking Plan

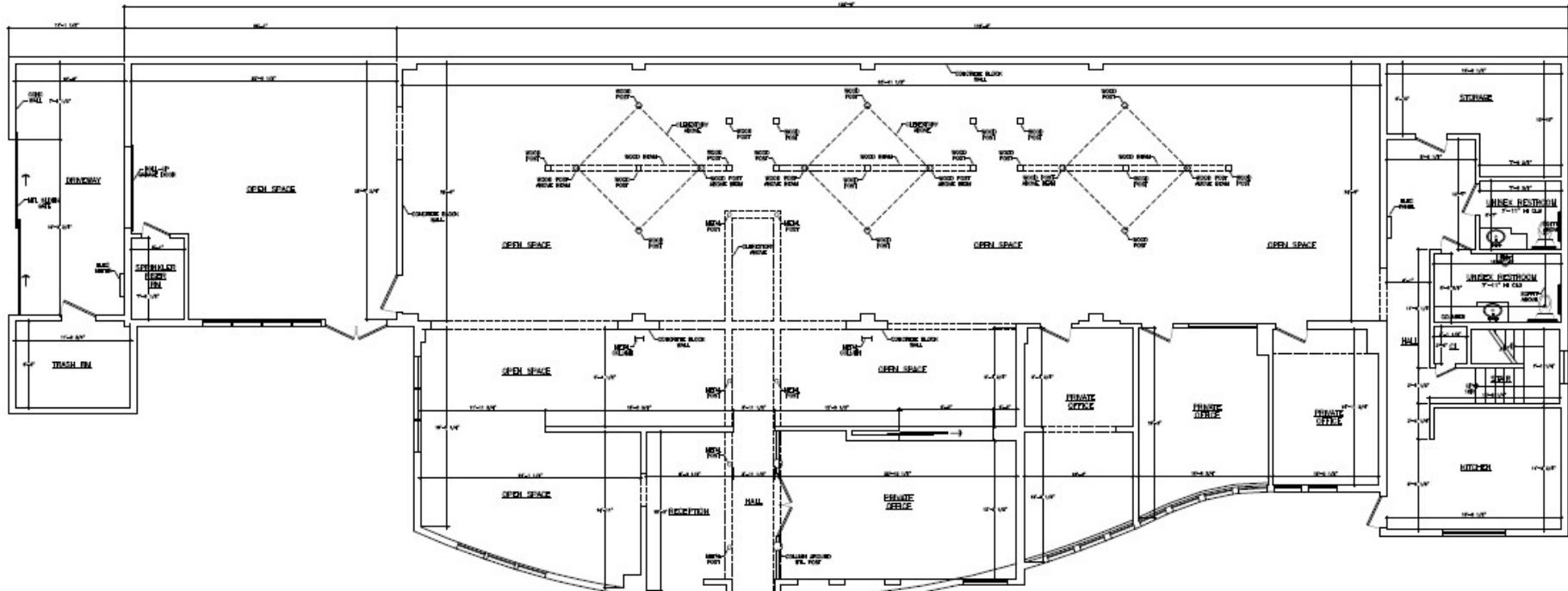
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1st Floor



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2nd Floor

