



SANTA MONICA BUNGALOWS

NEBRASKA AVE, SANTA MONICA, CA 90404

2946 + 2938 Nebraska
Creative Space
For Lease

PREMISES

2946 ± 1,672 SF

2938 ± 1,632 SF

RENT

\$3.75/SF, NNN (\$0.70 Triple Net)

TERM

3 - 5 Years

PARKING

3 Spaces per suite - \$200/space per month

OCCUPANCY

May 1st, 2026

FEATURES

- Exposed Bow Truss Ceiling
- Polished Concrete Floors
- Abundant Natural Light
- Kitchen Area
- Oversized Double Entry Doors
- 2946 has a Roll Up Door with a Connected Patio
- One of the Few Bungalow Office Properties on the Westside.
- Skylights throughout
- Close proximity to Hulu, HBO, Amazon and Universal Music
- Easy access to the Santa Monica Freeway (10) and Pacific Coast Highway (1)

LOCATION

Located in the heart of the Santa Monica Media District, surrounded by high-caliber tenants: Cartel, Jenni Kayne, Apogee Music, Beatycounter, Colorfront, O PositiV, and more.

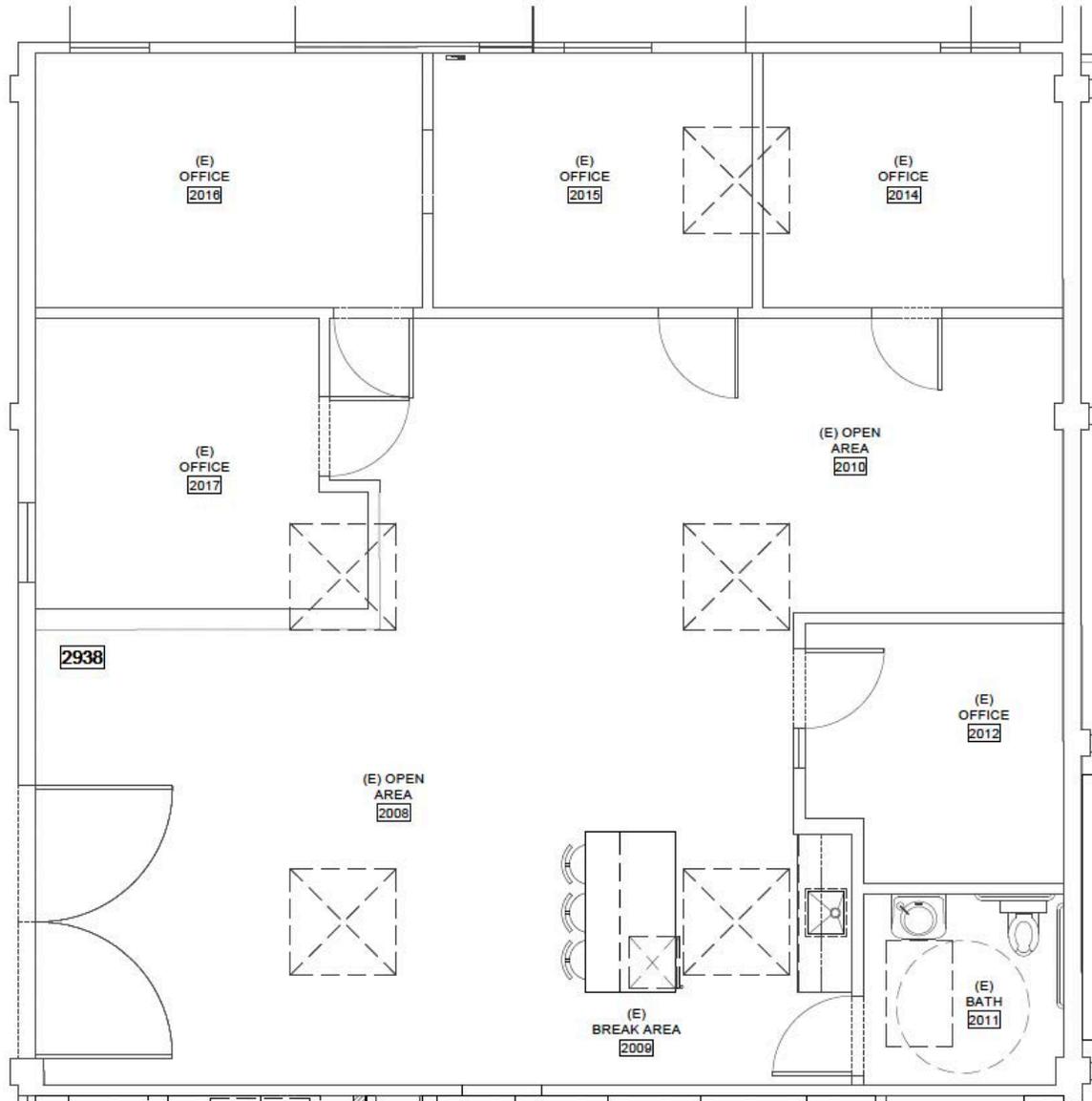










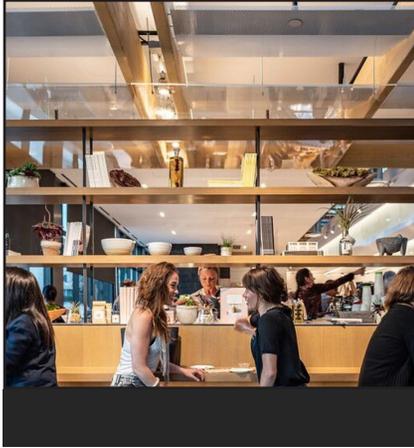




**METRO
E-LINE**

**2938
NEBRASKA**

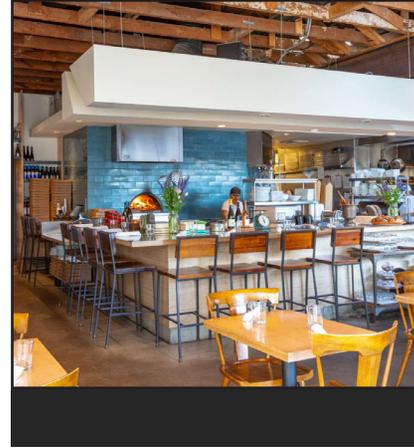
**2946
NEBRASKA**



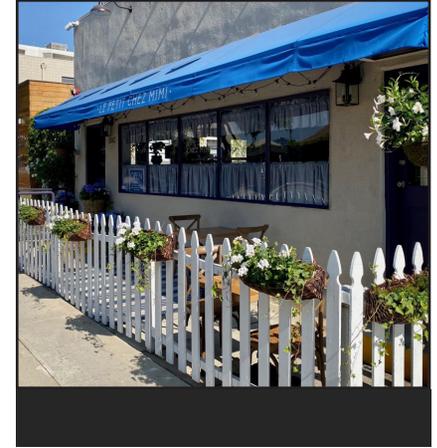
Erehwon Santa Monica is a premier organic market offering elevated groceries, prepared foods, and a refined wellness experience.



Bluey's Kitchen is a relaxed neighborhood spot for fresh, locally sourced food and great coffee, from weekday mornings to weekend brunch.



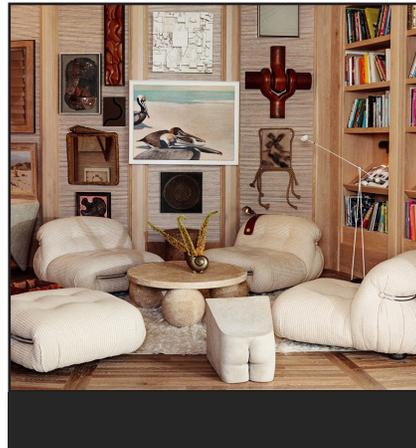
Milo + Olive brings together handcrafted breads, rustic pastries, and classic and seasonal pizzas made with organic, farmers' market ingredients in a warm, all-day neighborhood setting.



Le Petit Chez Mimi is a charming, family-run bistro serving homestyle French country fare in an unfussy, compact space.



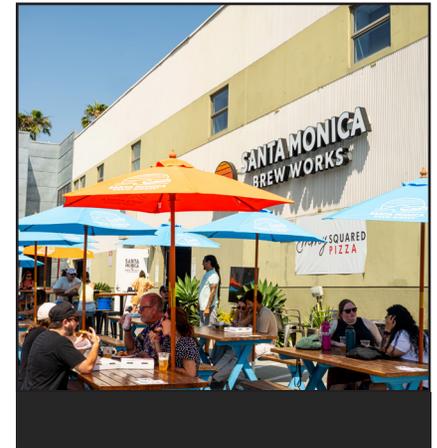
Petitgrain Boulangerie by the sea specializes in croissants, french and mexican pastries baked with california's best grains and produce.



Santa Monica Proper Hotel offers stylish rooms, world-class dining, rooftop views, and lively communal spaces, creating a vibrant coastal escape in the heart of the city.



Sawtelle Japantown is a lively cultural district known for its diverse food scene, eclectic shops, and a vibrant blend of traditions and modern urban culture.



Santa Monica Brew Works is a craft brewery in Santa Monica known for its innovative small-batch beers, relaxed tasting room, and community-focused atmosphere.



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