

1545
26th STREET
SANTA MONICA


VIEW VIRTUAL TOUR



A DIVISION OF
LEE & ASSOCIATES

www.leewestla.com | dre 01222000

FREESTANDING CREATIVE OFFICE FOR SALE & FOR LEASE



Welcome to 1545 26th St, a beautiful freestanding creative office building comprised of approximately 16,069 SF. This multi-level building consists of a ground floor secure parking garage beneath two floors of contemporary creative office space. The second and third levels are uniquely surrounded by outdoor terraces that wrap completely around the building exterior, creating a rare opportunity for open-air collaboration, breakout, and social event space. The patio also features three steel structures with adjustable canopies, creating a shaded area that leads directly into the space through the brand new large accordion doors. This is a true indoor/outdoor workspace and an excellent opportunity to take advantage of Santa Monica's beautiful weather. The area is home to several renowned media groups and sits within walking distance of numerous restaurants and amenities, as well as Bergamot Station.

**PREMISES**

± 16,069 SF

RENT

\$4.45/SF, NNN

SALE PRICE

Contact Broker for Pricing

OCCUPANCY

Immediate

TERM

5 - 10 Years

PARKING

44 Parking Spaces - \$175/space/month;
Additional Parking Lots Nearby

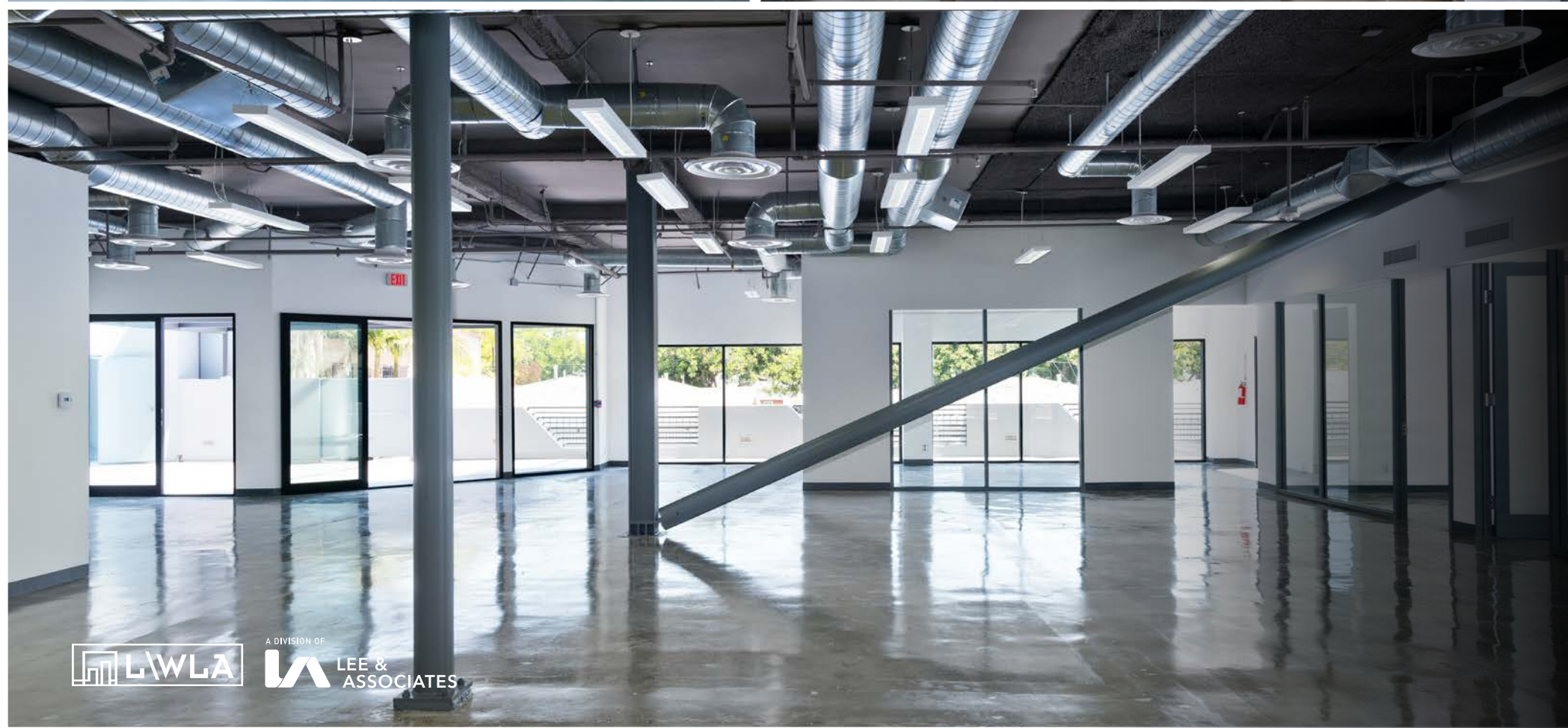
FEATURES

- Brand New Renovations Complete in 2020
- 7,000 SF of Bonus Outdoor Patio & Work Space
- Touchless Plumbing & Lighting Fixtures
- Balance of Open Floor Plan with High Ceilings & Private Windowed Offices
- Private, Gated Parking Garages
- Solar Panels Creating Maximum Efficiency
- Located in Heart of Santa Monica Media District
- Short Walk to Bergamot Station & Multiple Amenities



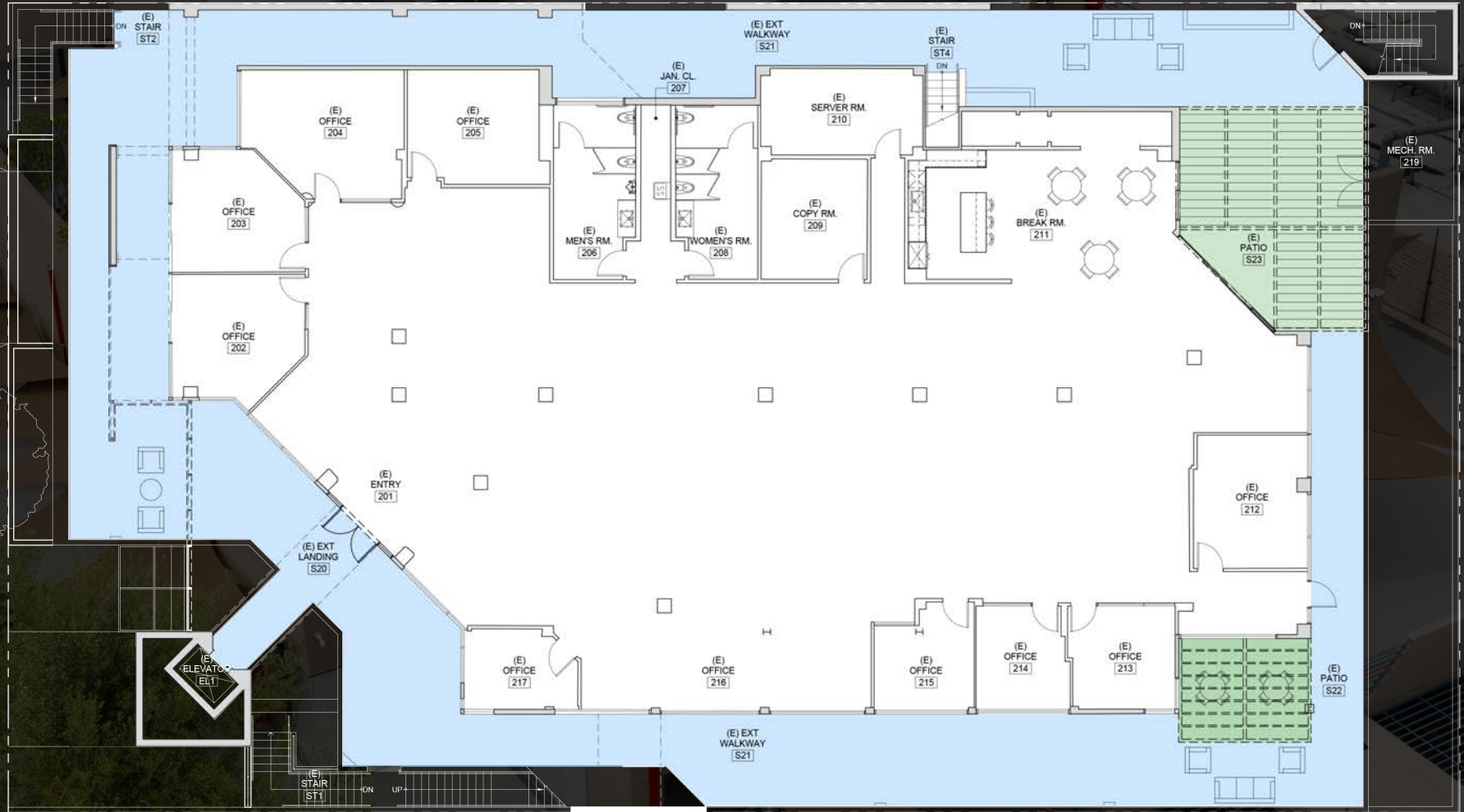
A DIVISION OF
**LEE &
ASSOCIATES**





SECOND FLOOR ± 10,062 SF

26TH STREET



A DIVISION OF
LEE & ASSOCIATES

Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Keith Fielding

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915

Mallory Moore

310.899.2718

mmoore@leewestla.com

AGT DRE 02030584

Tommy Isola

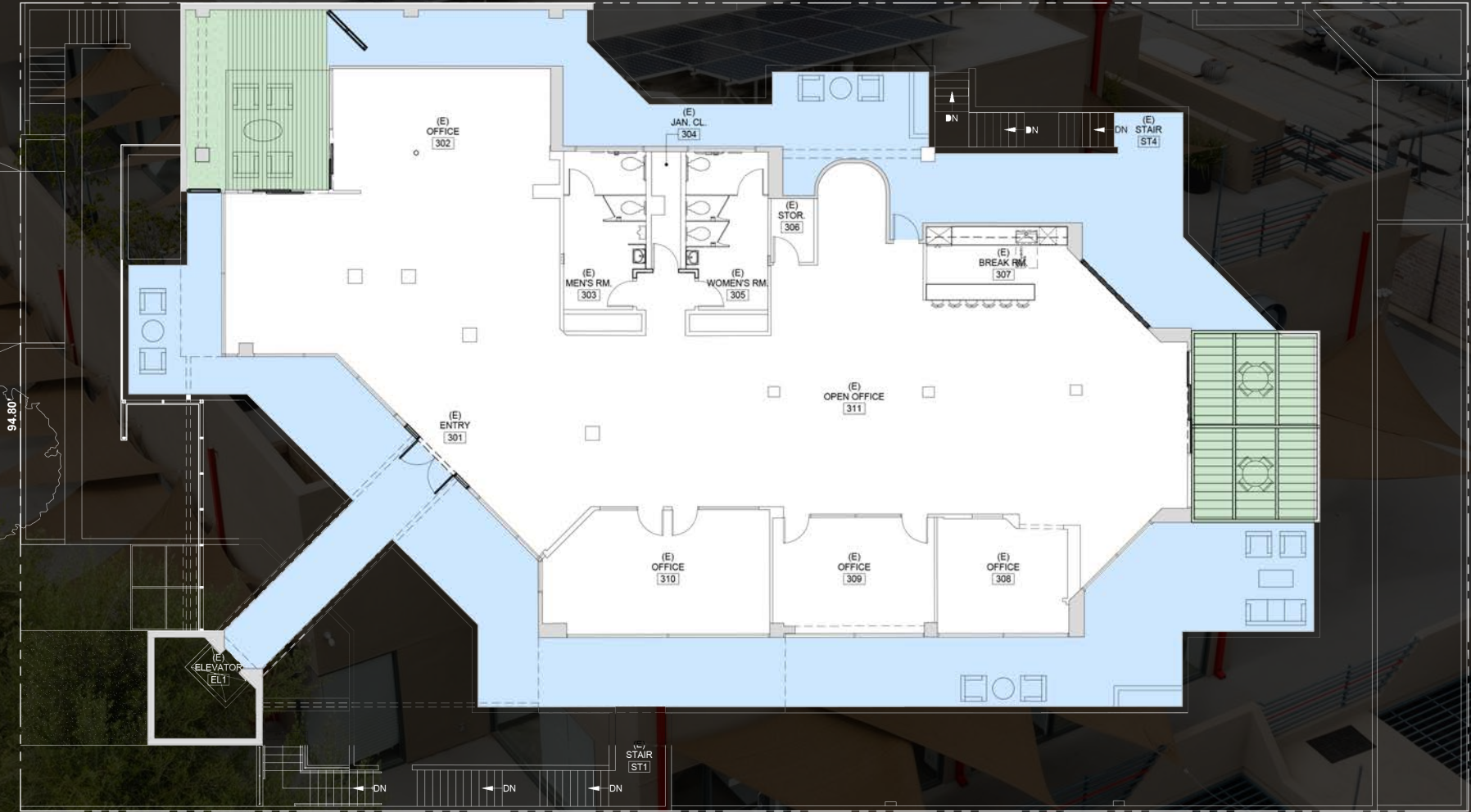
310-922-0607

tisola@leewestla.com

AGT DRE 01974024

THIRD FLOOR ± 6,007 SF

2 6 T H S T R E E T



A DIVISION OF
LEE & ASSOCIATES

Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Mallory Moore

310.899.2718

mmoore@leewestla.com

AGT DRE 02030584

Tommy Isola

310-922-0607

tisola@leewestla.com

AGT DRE 01974024

INTERIOR STAIRCASE RENDERING



A DIVISION OF
LEE & ASSOCIATES

Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Keith Fielding

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915

Mallory Moore

310.899.2718

mmoore@leewestla.com

AGT DRE 02030584

Tommy Isola

310-922-0607

tisola@leewestla.com

AGT DRE 01974024

EXTERIOR RENOVATION

Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Keith Fielding

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915

Mallory Moore

310.899.2718

mmoore@leewestla.com

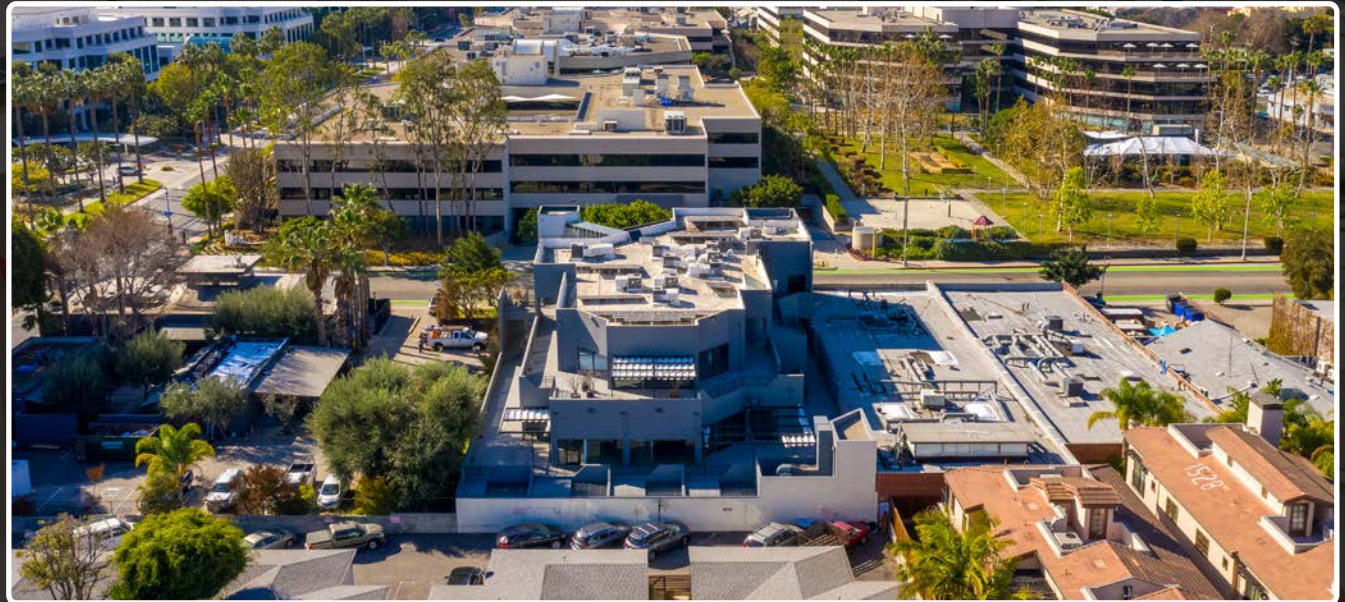
AGT DRE 02030584

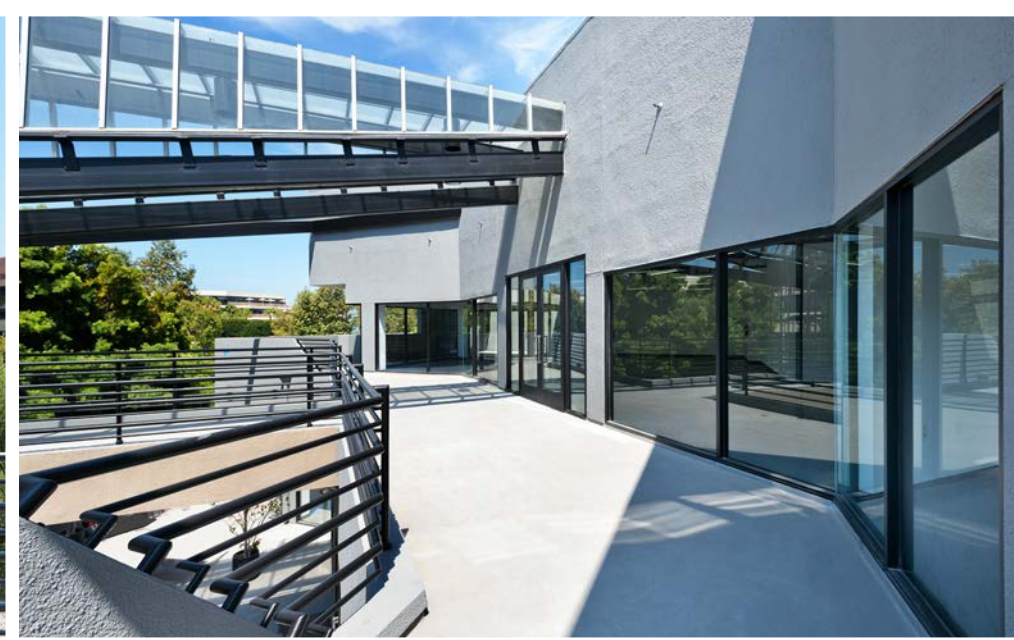
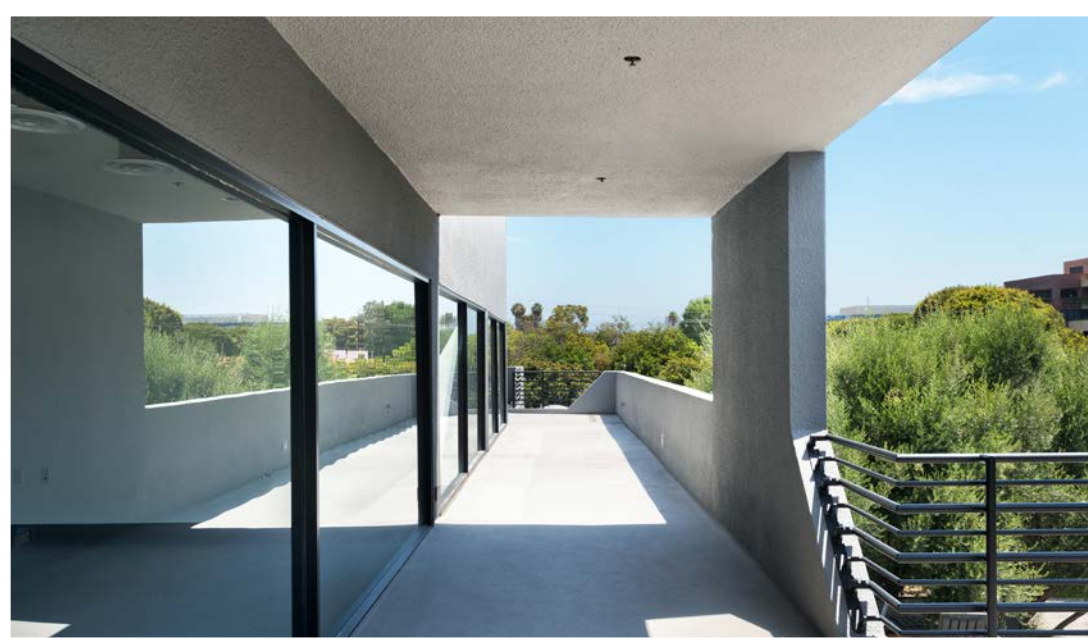
Tommy Isola

310-922-0607

tisola@leewestla.com

AGT DRE 01974024

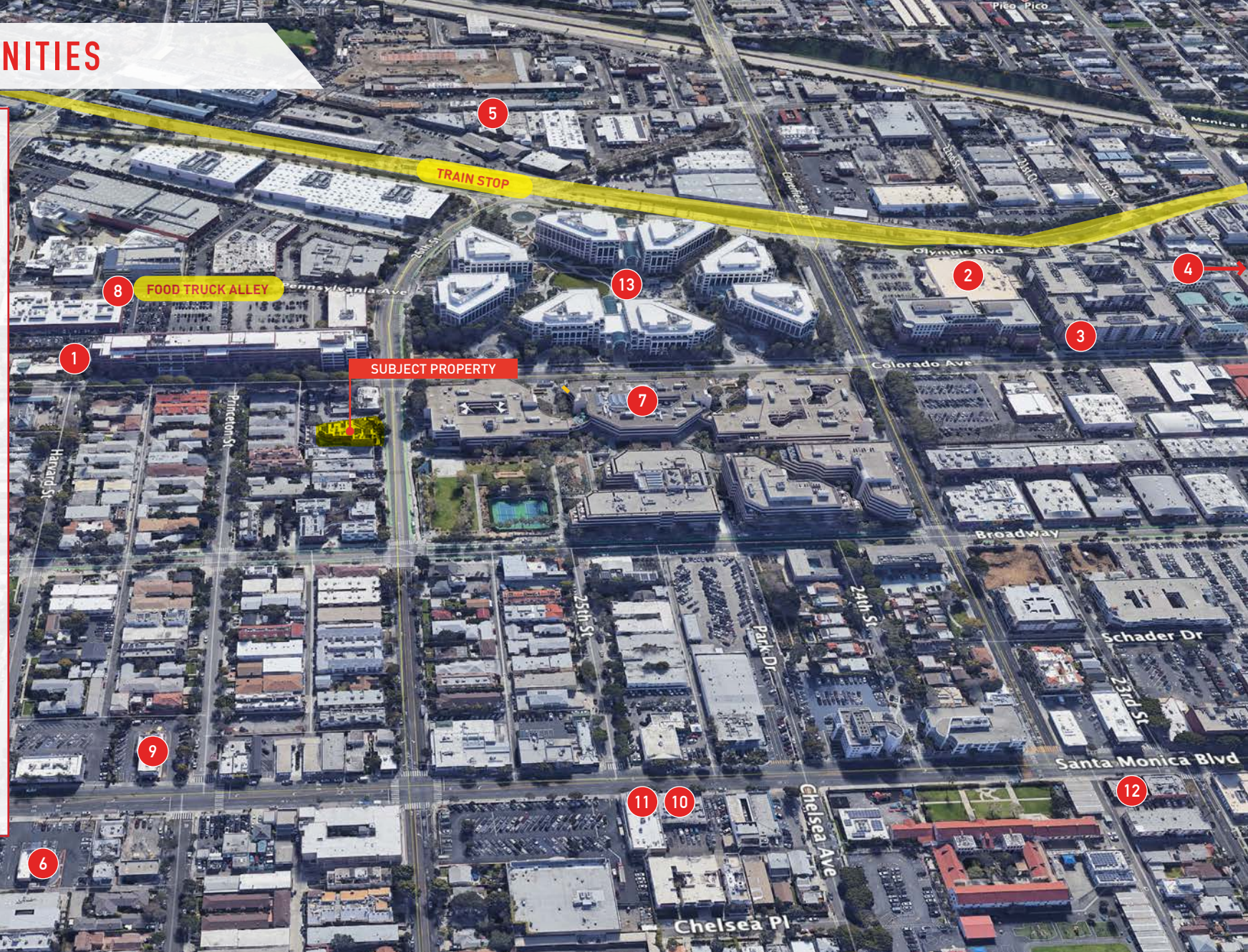




A DIVISION OF
LEE & ASSOCIATES

NEARBY AMENITIES

1. TIATO KITCHEN & MARKET
2. RALPHS
3. AO SANTA MONICA APARMENTS
 - *STARBUCKS
 - *WHATSUB
 - *RENOVO
 - *SALT & TART
4. SANTA MONICA BREW WORKS
5. BIRDIE G'S
6. CARL'S JR
7. COLORADO CENTER
 - * DAILY GRILL
 - *COLORADO KITCHEN
 - * ELABREW
8. FOOD TRUCK ALLEY
9. MCDONALD'S
10. VITO'S PIZZA
11. SAN SAI JAPANESE GRILL
12. THAI VEGAN II
13. WATER GARDEN
 - *CITY KITCHEN EXPRESS
 - *SMOKEHOUSE BBQ
 - * IL FORNO TO-GO
 - * TRIMANA
 - * MRS. WINSTONS



Aleks Trifunovic, SIOR
 310.899.2721
atrifunovic@leewestla.com
 BKR DRE 01363109

Tibor Lody, SIOR
 310.899.2720
tlody@leewestla.com
 AGT DRE 01261129

Keith Fielding
 310.899.2719
kfielding@leewestla.com
 AGT DRE 01729915

Mallory Moore
 310.899.2718
mmoore@leewestla.com
 AGT DRE 02030584

Tommy Isola
 310-922-0607
tisola@leewestla.com
 AGT DRE 01974024

SURROUNDING TENANTS



Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Keith Fielding

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915

Mallory Moore

310.899.2718

mmoore@leewestla.com

AGT DRE 02030584

Tommy Isola

310-922-0607

tisola@leewestla.com

AGT DRE 01974024