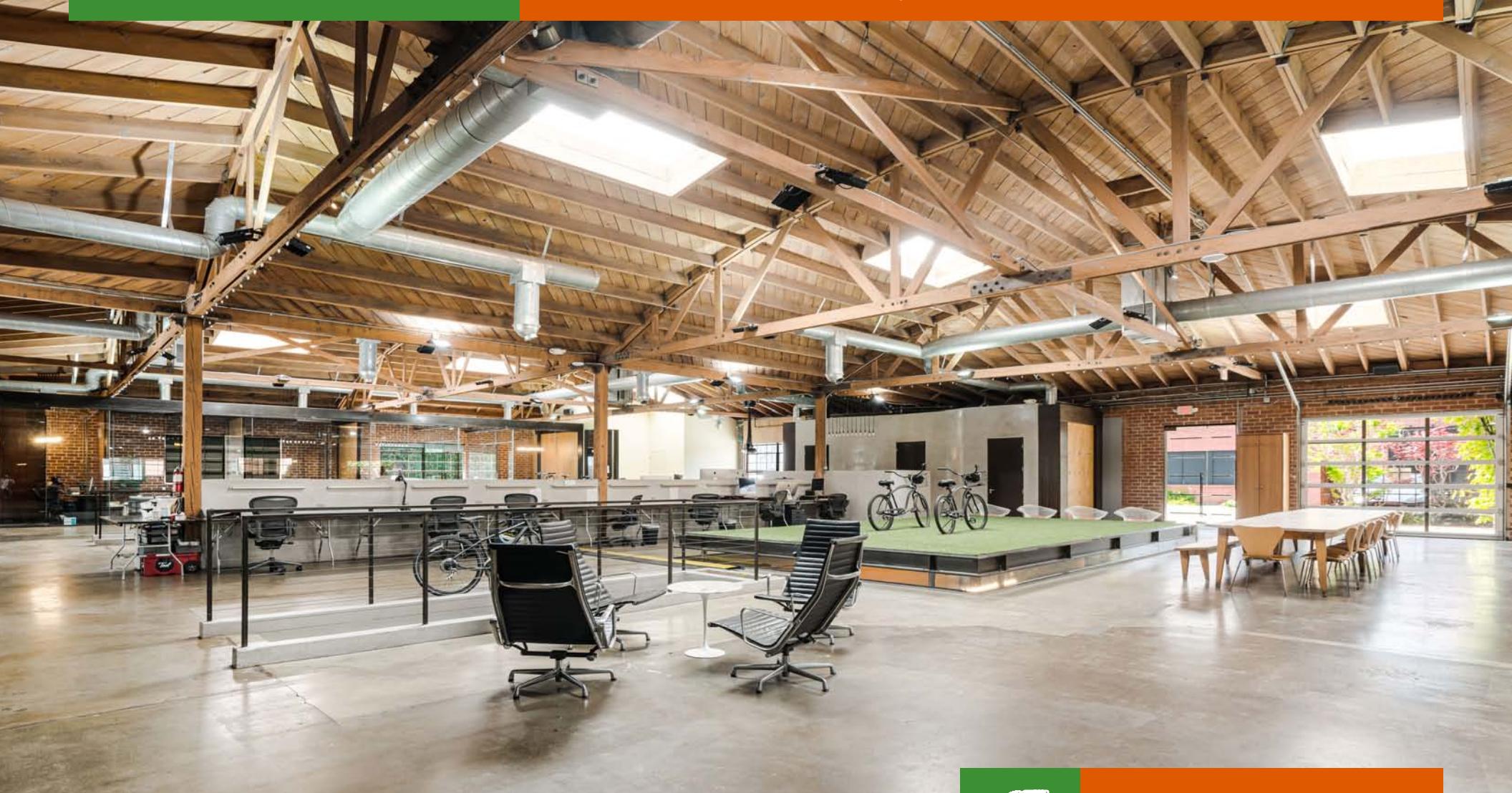


# FOR LEASE

Creative Office Space in the Heart of Santa Monica

2210 Broadway | Santa Monica, CA 90404



**Ned Geoghegan**

DRE#01262292

818.519.0592

[ngeoghegan@sandhillmgmt.com](mailto:ngeoghegan@sandhillmgmt.com)



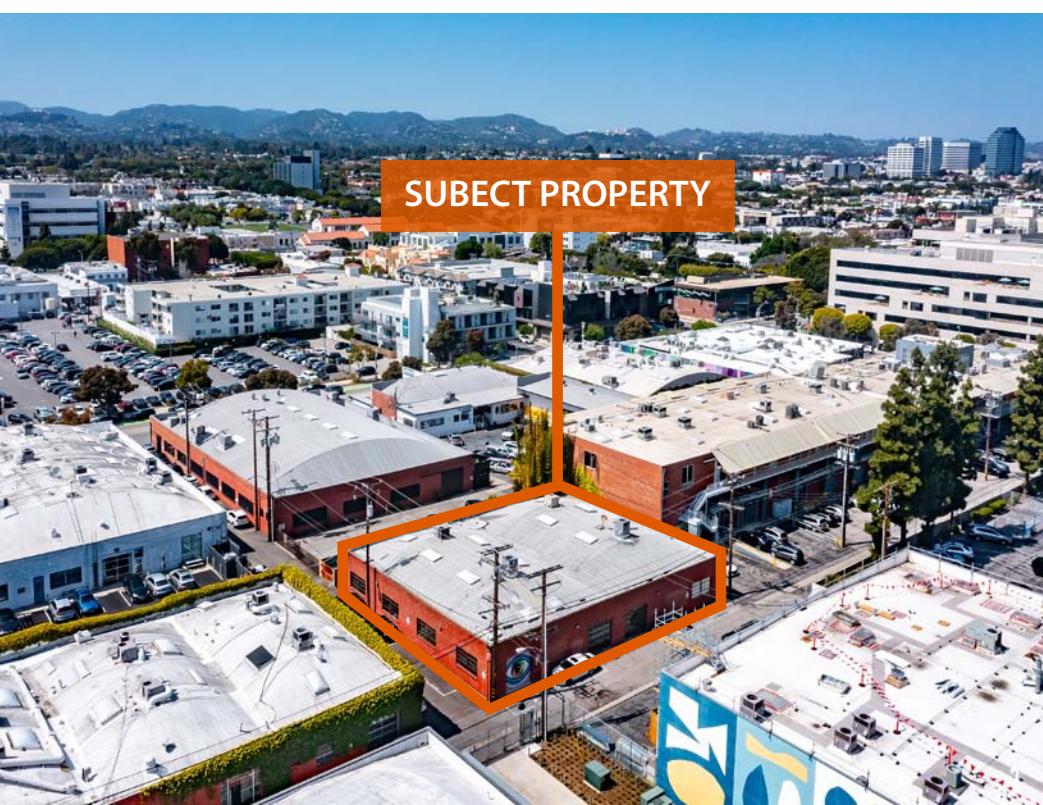
**Sandhill Management Inc.**

[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

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## PROPERTY HIGHLIGHTS

Cutting-edge, stylish creative office space replete with modern interior flourishes, including exposed beamed ceilings, glassed-walled offices suites, and polished concrete floors. This stunning expansive space is ideal for tech startups, entertainment production offices, media companies, and similar forward-leaning enterprises. Complimenting sprawling interior's private offices, sizable bullpen area, multiple conference rooms, state-of-the-art kitchen and restrooms with showers, is an exterior patio and generous onsite parking lot with ±26 stalls.



Exceptional Location, Amid Santa Monica's Tech + Entertain District



Stunning Modern Office Space With Superb Interior Finishes



Onsite Parking: 26 Parking Stalls



Adjacent to the Water Garden Office Complex, Universal Music, Island + Interscope Records, Hulu, and More



Convenient Access to the 10 Freeway, Bergamot Station Arts Center, Santa Monica Place Mall + 3rd Street Promenade



In-house Storage Space + Shipping and Receiving Facilities



Rate: \$3.95 PSF NNN



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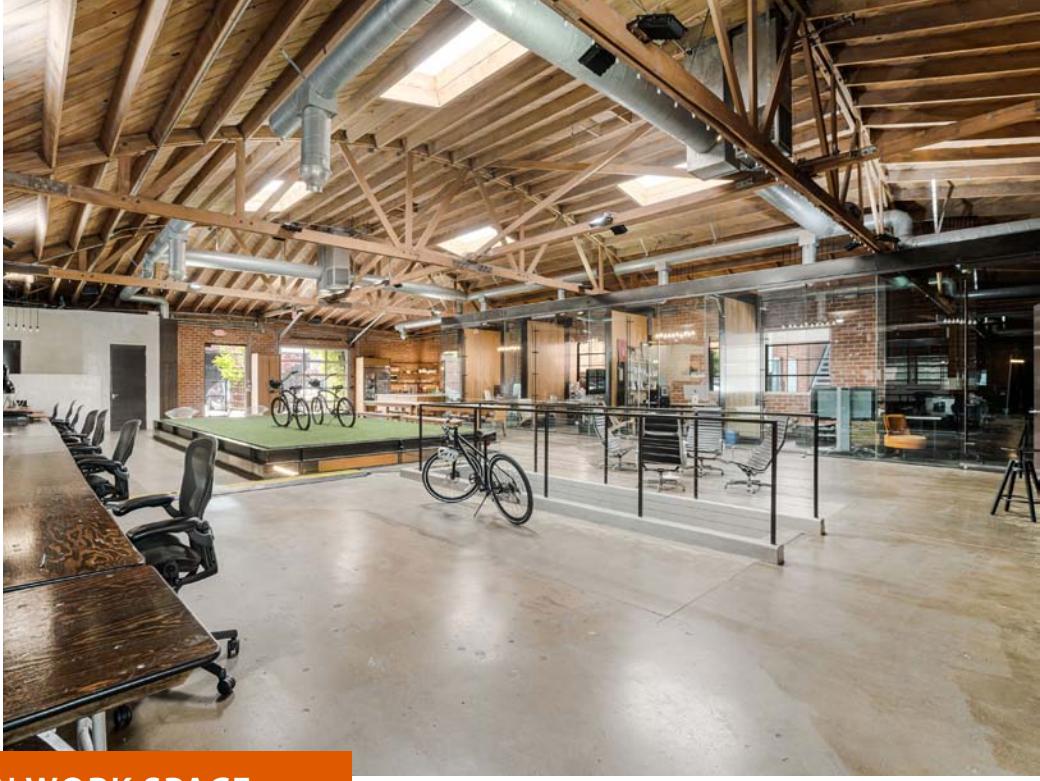
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## PROPERTY SPECS

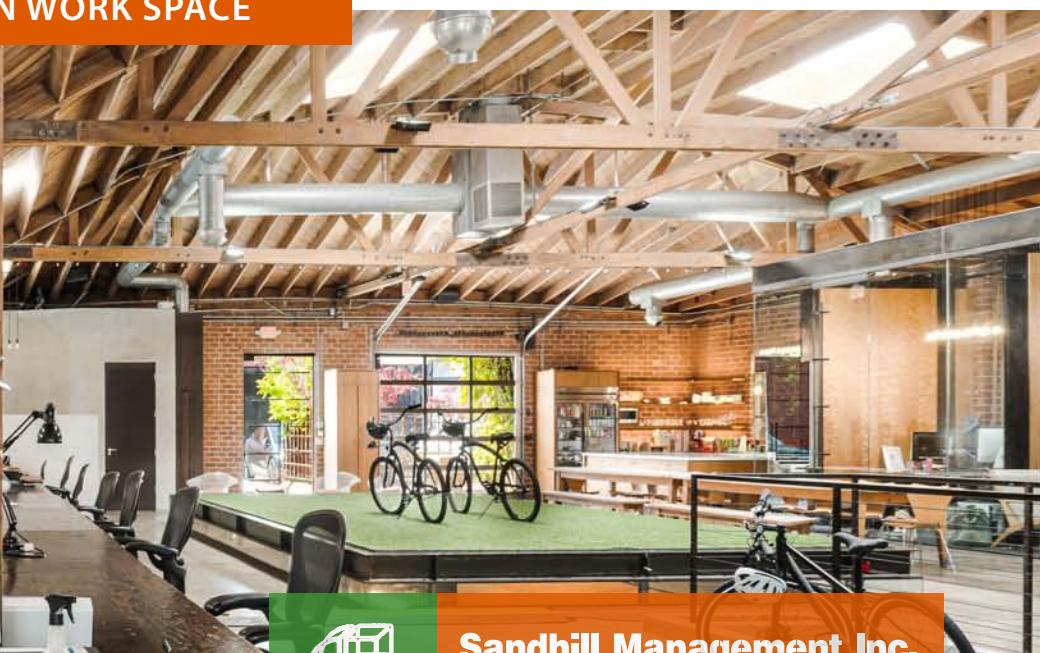
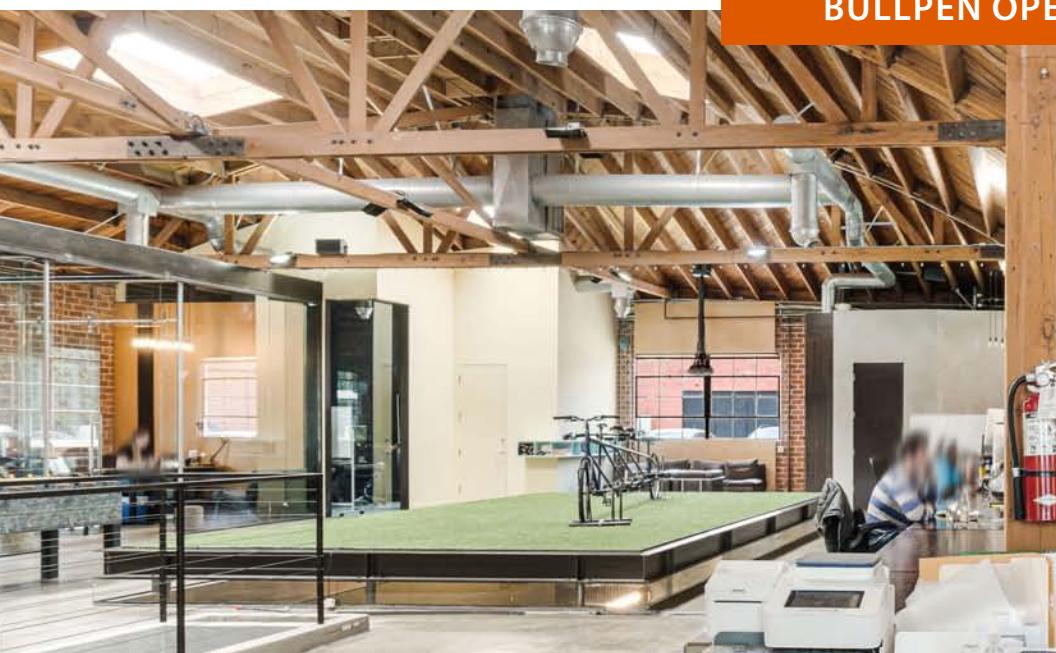
- » ±8,925 SF bow truss office building
- » Abundant natural light
- » Parking for 26 cars
- » Private outdoor patio
- » High end creative finishes
- » Gourmet Kitchen
- » Shower & fireplace
- » 11 Private offices
- » 2 conference rooms
- » Large open workspace
- » Exposed high ceiling
- » Polished concrete floor



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## BULLPEN OPEN WORK SPACE

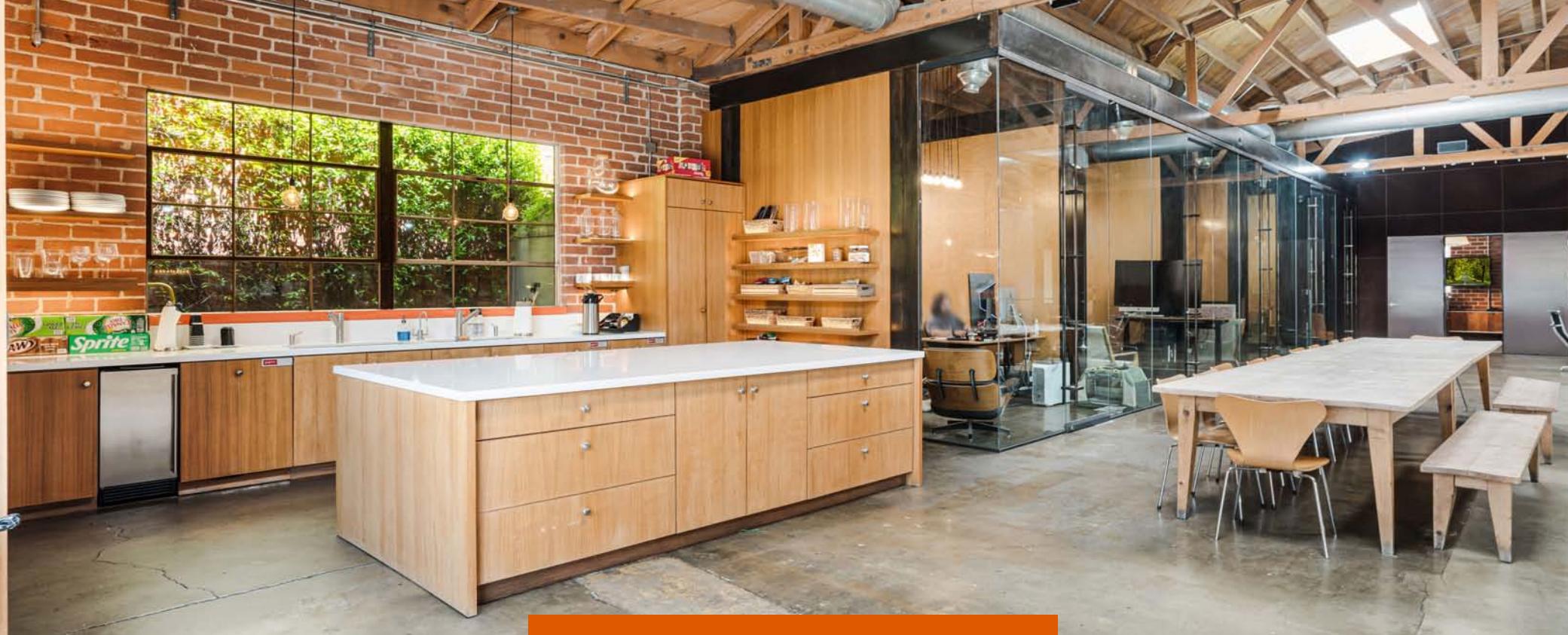


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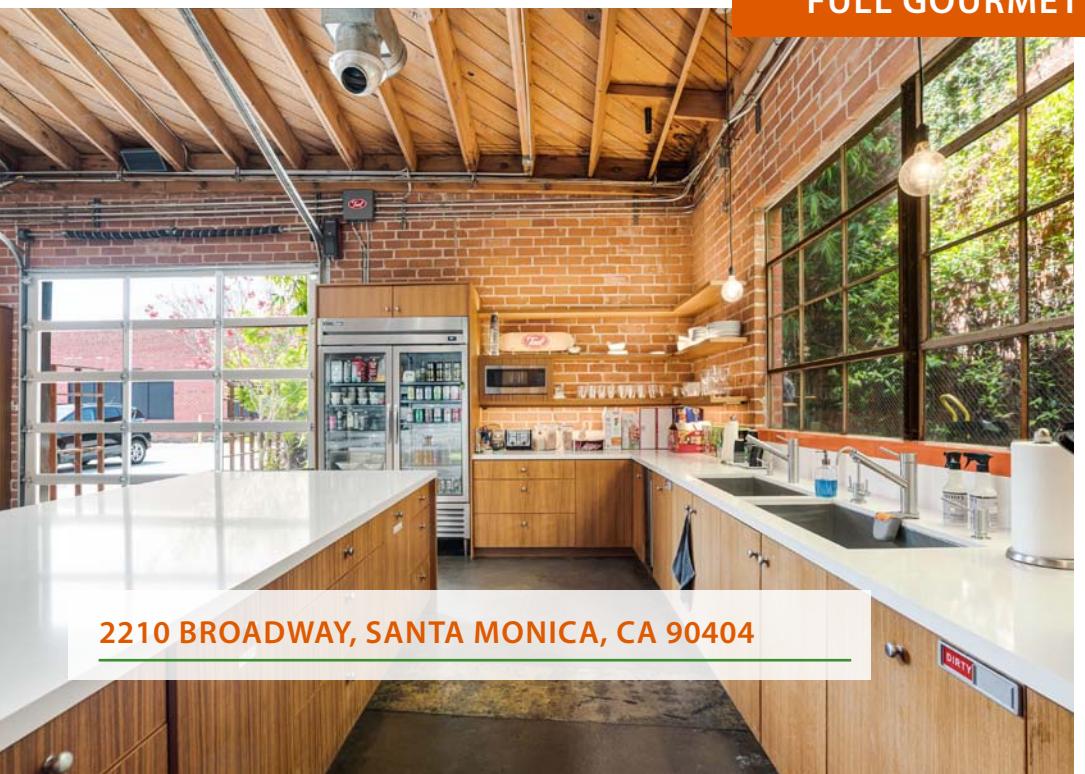


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## FULL GOURMET KITCHEN SPACE

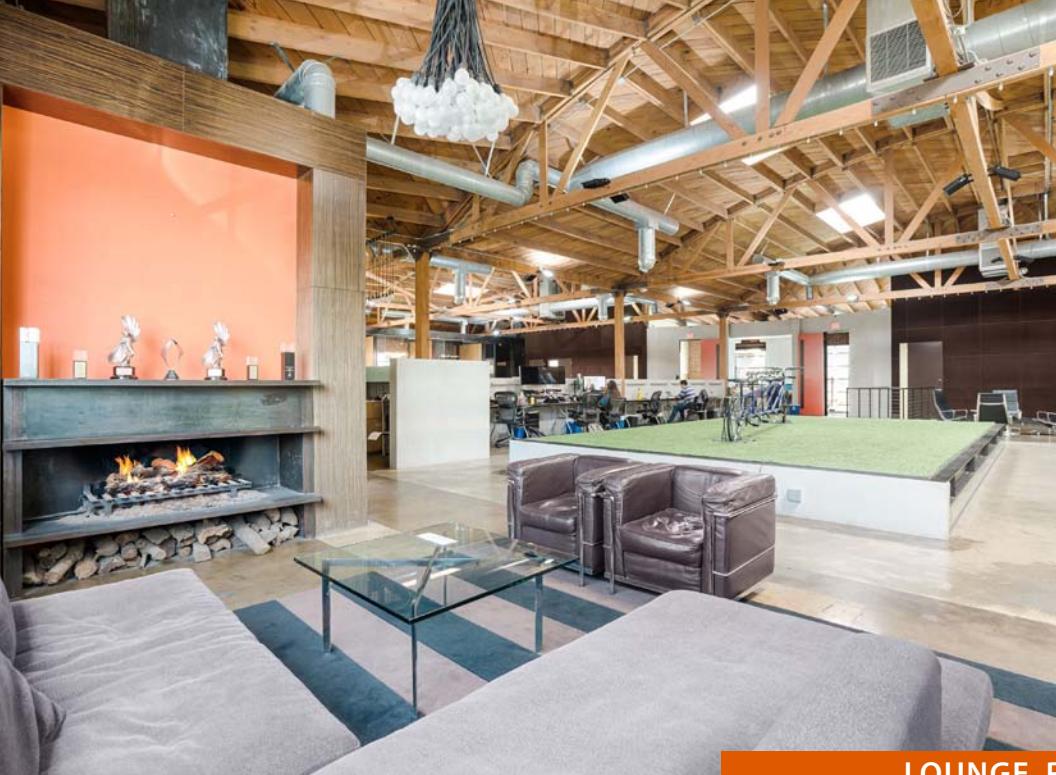


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LOUNGE, RECEPTION +  
SUBTERRAEN CONFERENCE ROOM



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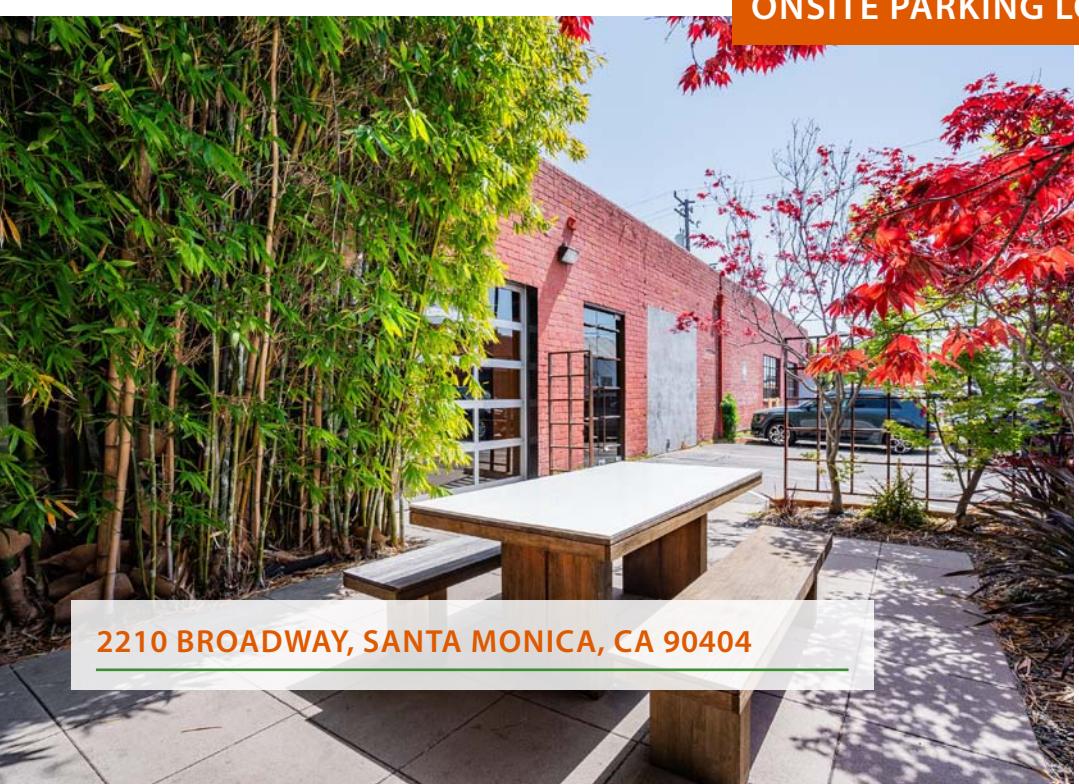


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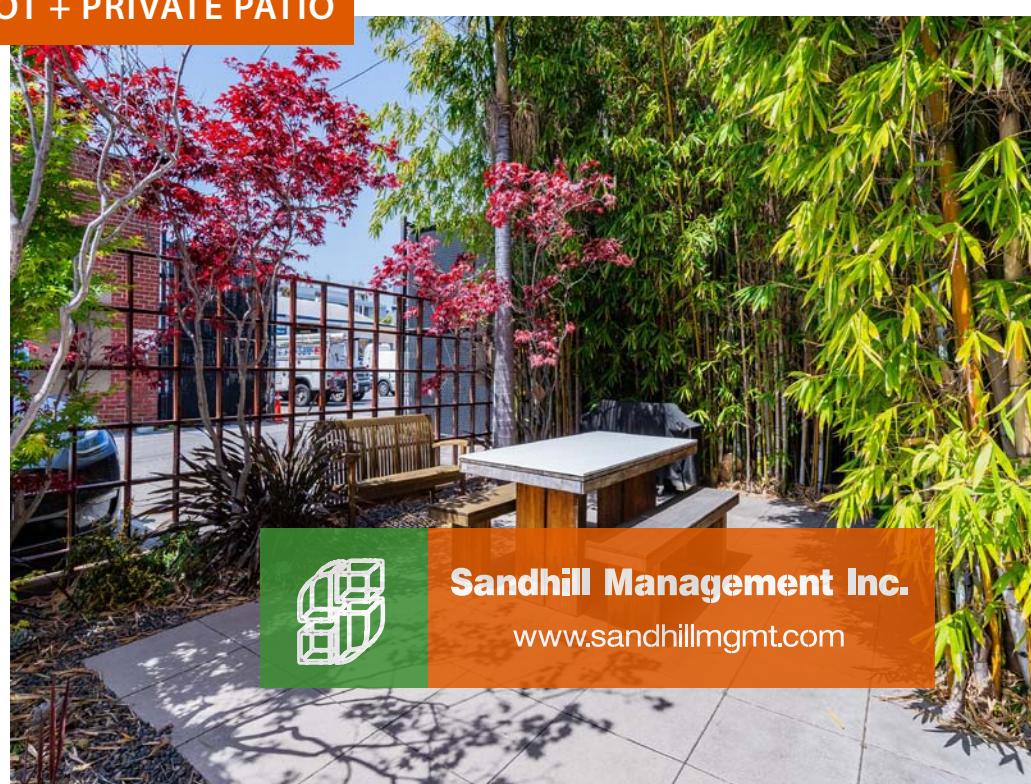
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## ONSITE PARKING LOT + PRIVATE PATIO



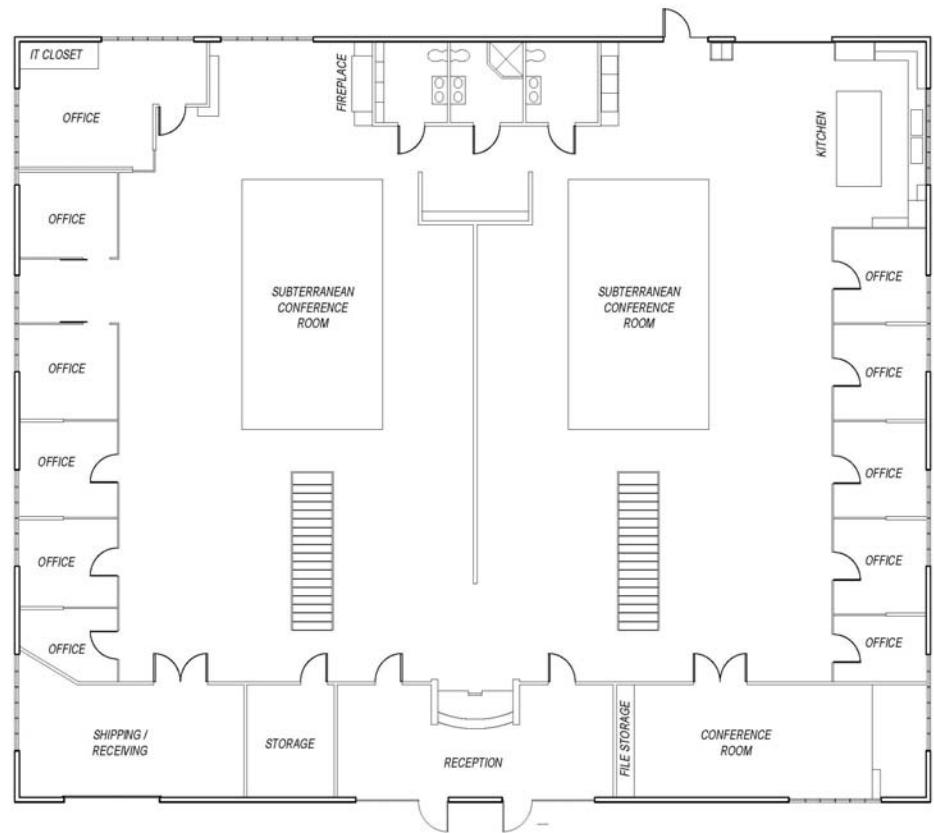
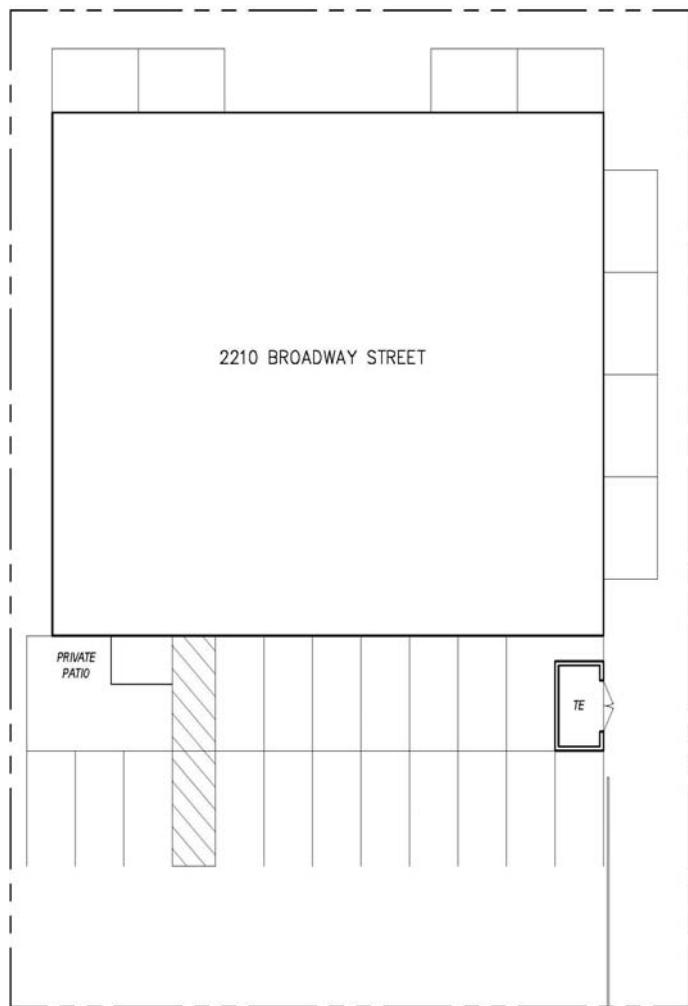
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# PROPERTY SITE PLAN | OFFICE FLOOR PLAN



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## AERIAL OVERVIEW

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