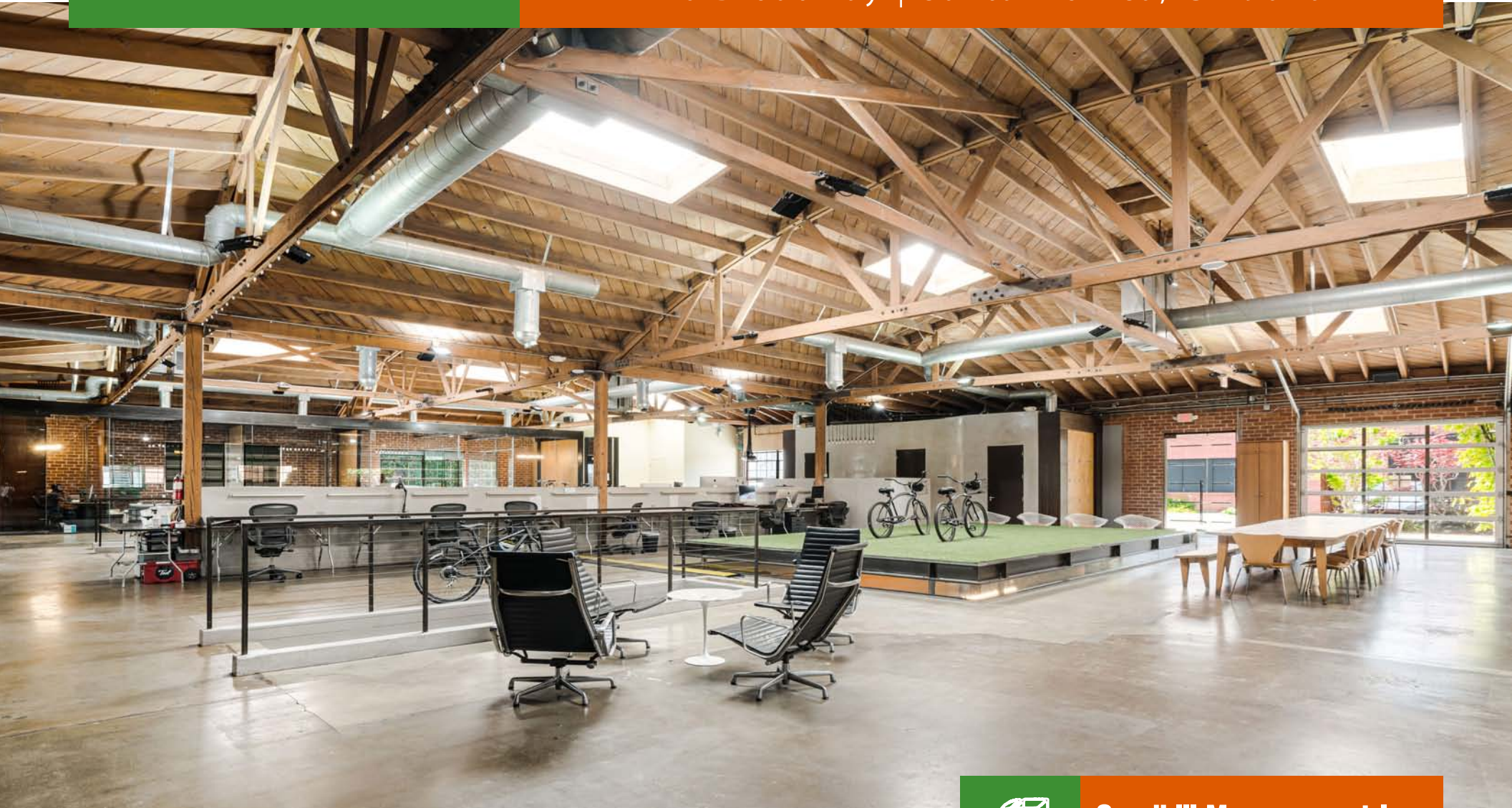


# FOR LEASE

## 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)

Although all information furnished is from sources deemed reliable, this information has not been verified and no warranty is made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein.

## 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  $\pm 26$  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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2210 BROADWAY, SANTA MONICA, CA 90404

## 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

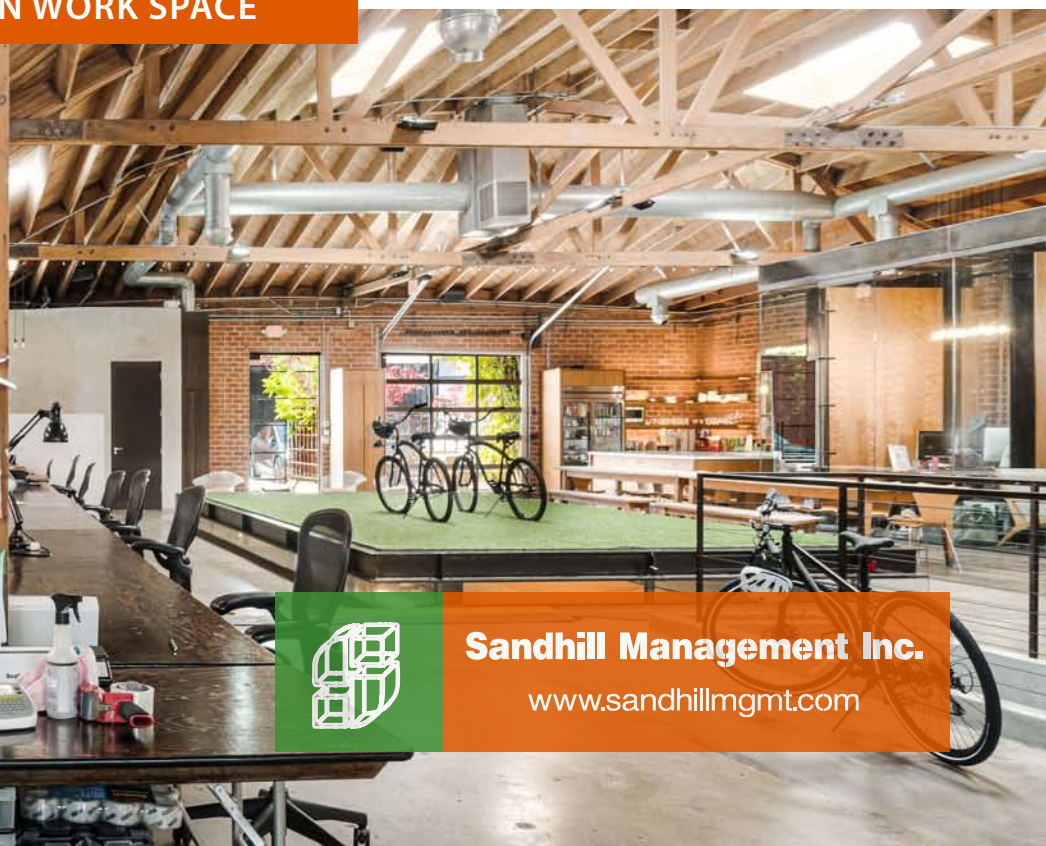
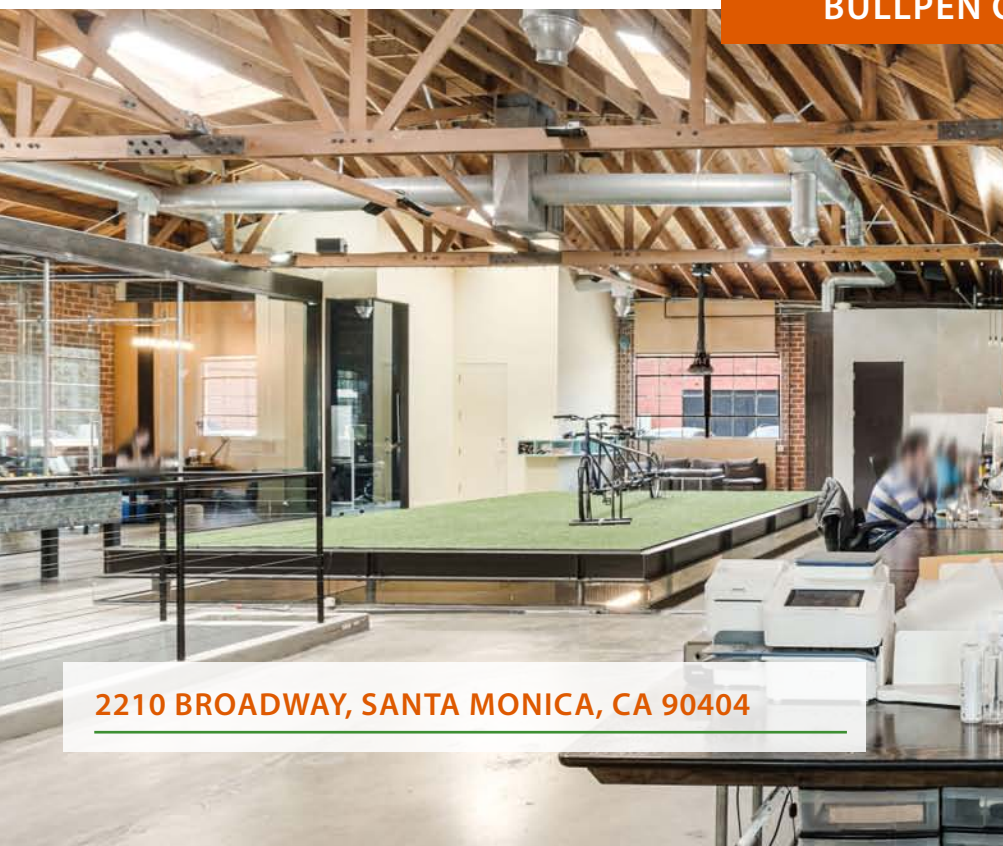


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## BULLPEN OPEN WORK SPACE



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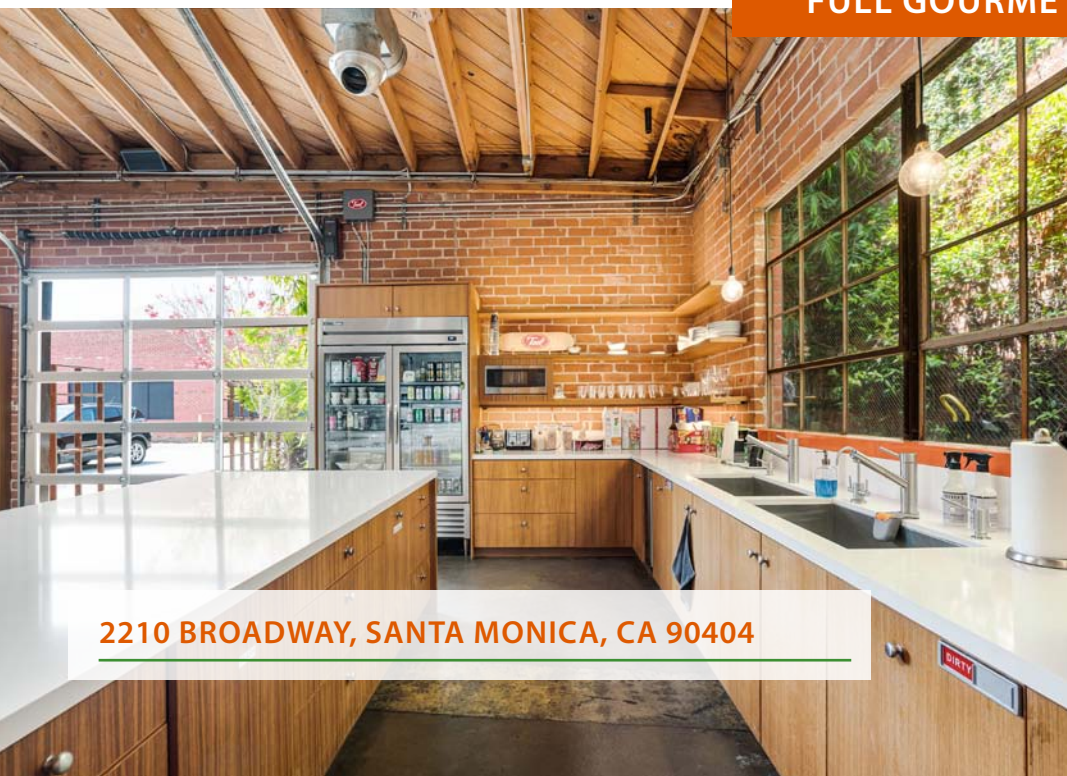


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## FULL GOURMET KITCHEN SPACE



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LOUNGE, RECEPTION +  
SUBTERRAEN CONFERENCE ROOM



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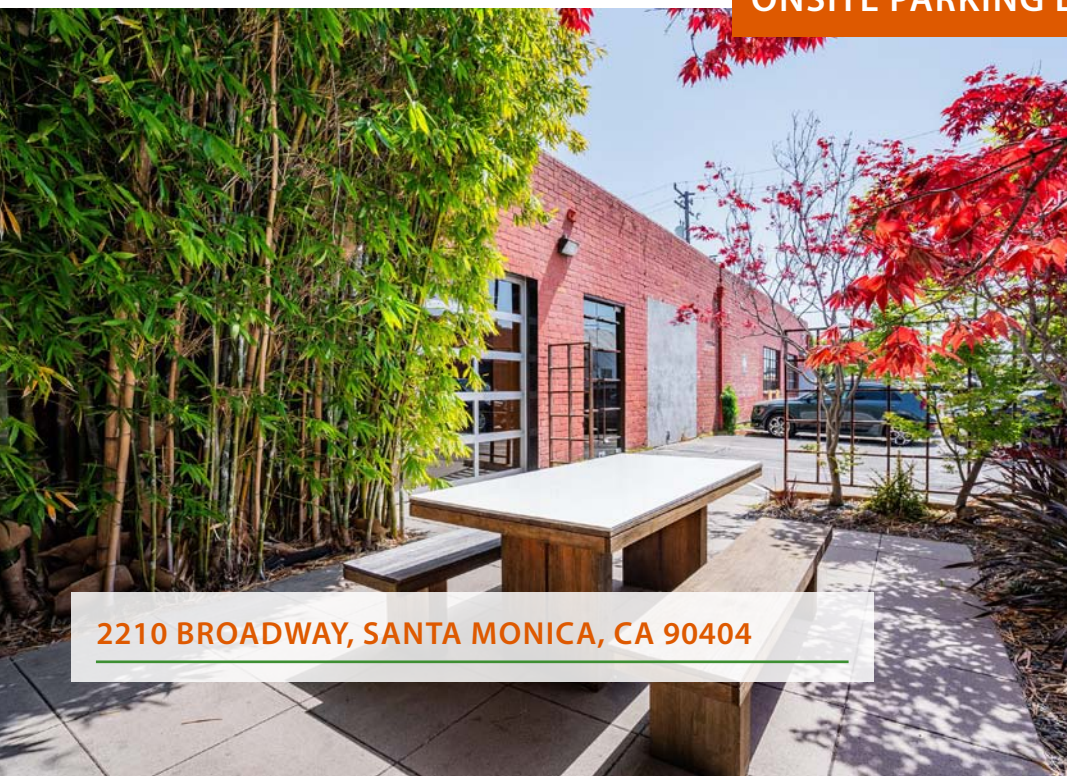


**Sandhill Management Inc.**

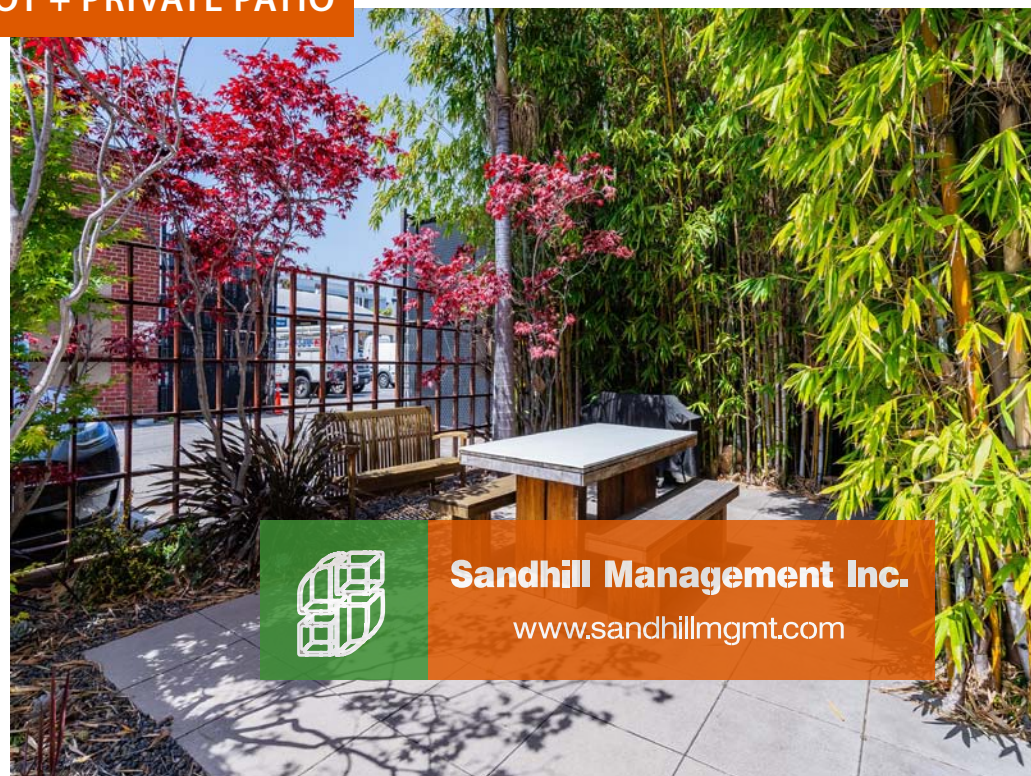
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**ONSITE PARKING LOT + PRIVATE PATIO**



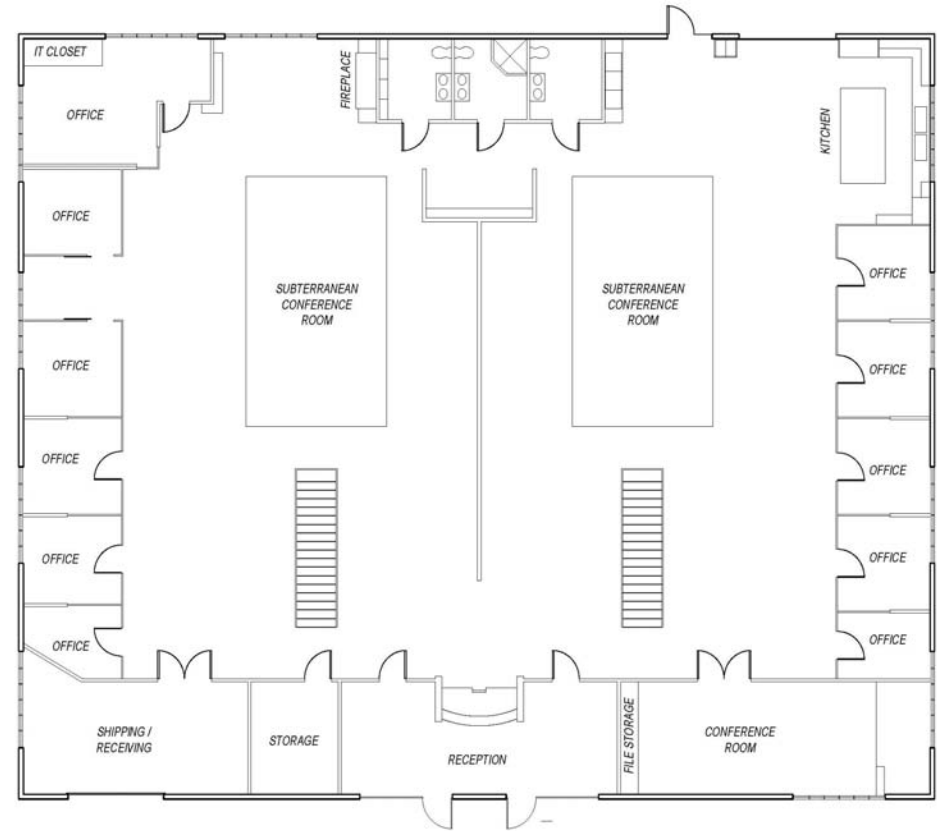
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# AERIAL OVERVIEW

2210 Broadway | Santa Monica, CA 90404



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