

INDU
STRY

FOR LEASE

CREATIVE OFFICE / MEDICAL
FULL BUILDING OPPORTUNITY

±28,037 RSF

DIVISIBLE TO ±5,030 RSF

1556 20TH ST SANTA MONICA

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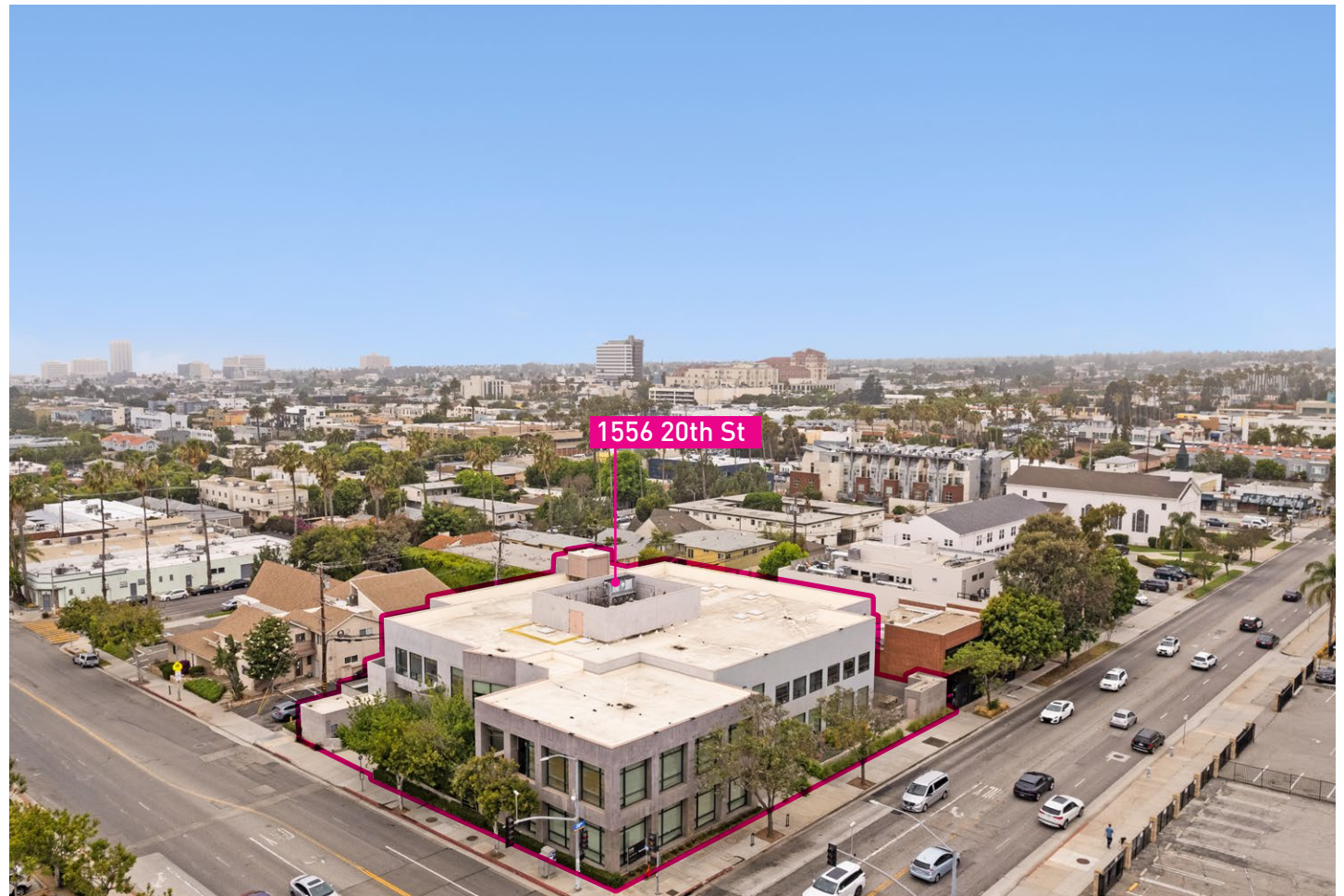
ELLIOT SCHWARTZ
es@industrypartners.com
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| SUITE | AVAILABLE AREA | RATE | TERM | AVAILABILITY | PARKING |
|--------------------------|--------------------|-----------------------|----------|--------------|--|
| Suite A (1st Fl) | ±7,670 RSF | \$4.50/SF per Mo. NNN | Flexible | Immediate | 4 Spaces per 1,000 SF \$250 / Space Reserved \$175 / Space Unreserved Tandem |
| Suite B (1st & 2nd Flrs) | ±15,337 RSF | | | | |
| Suite C (2nd Fl) | ±5,030 RSF | | | | |
| Total Combinable | ±28,037 RSF | | | | |

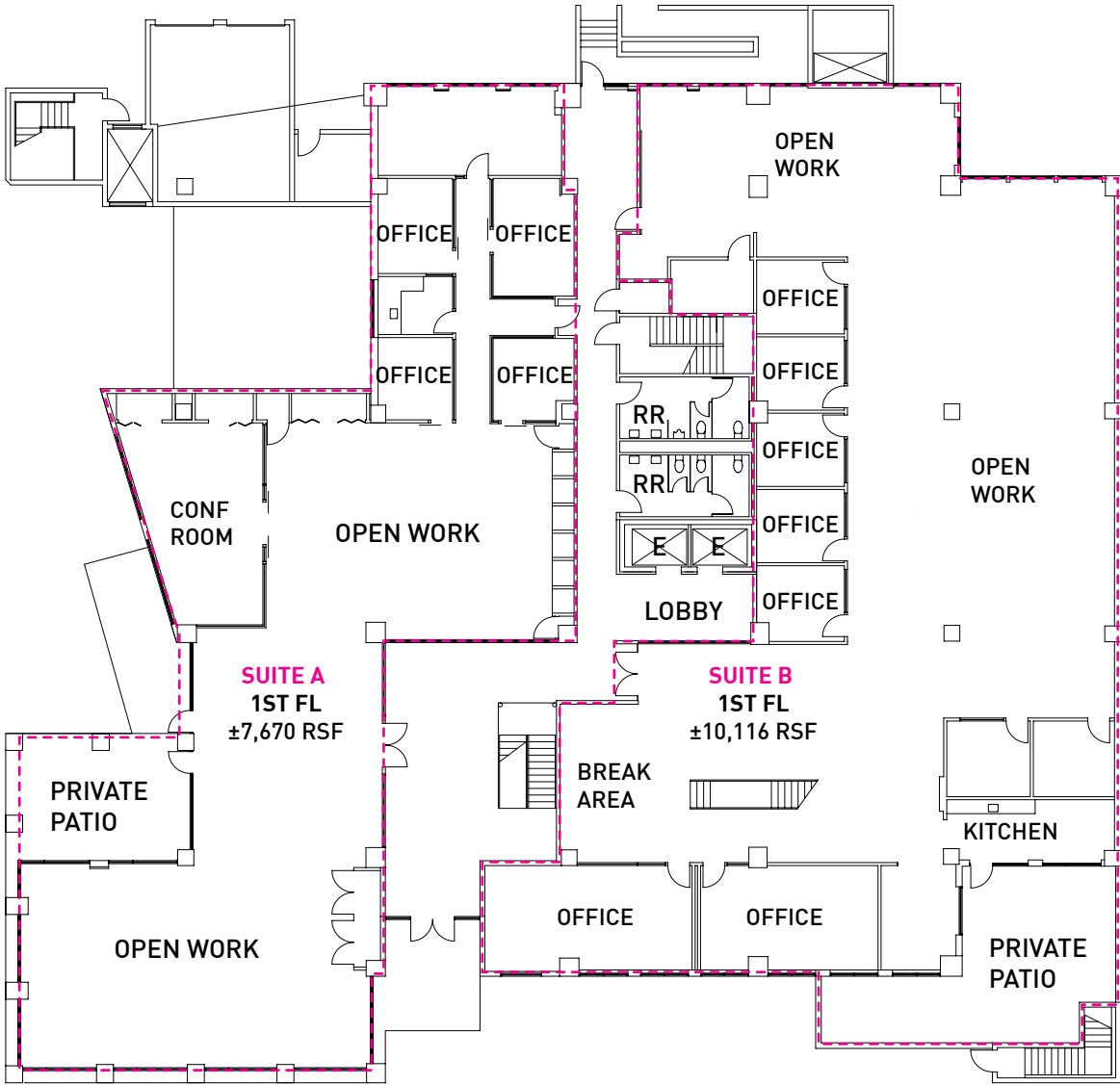
Best-in-class creative office

FEATURES

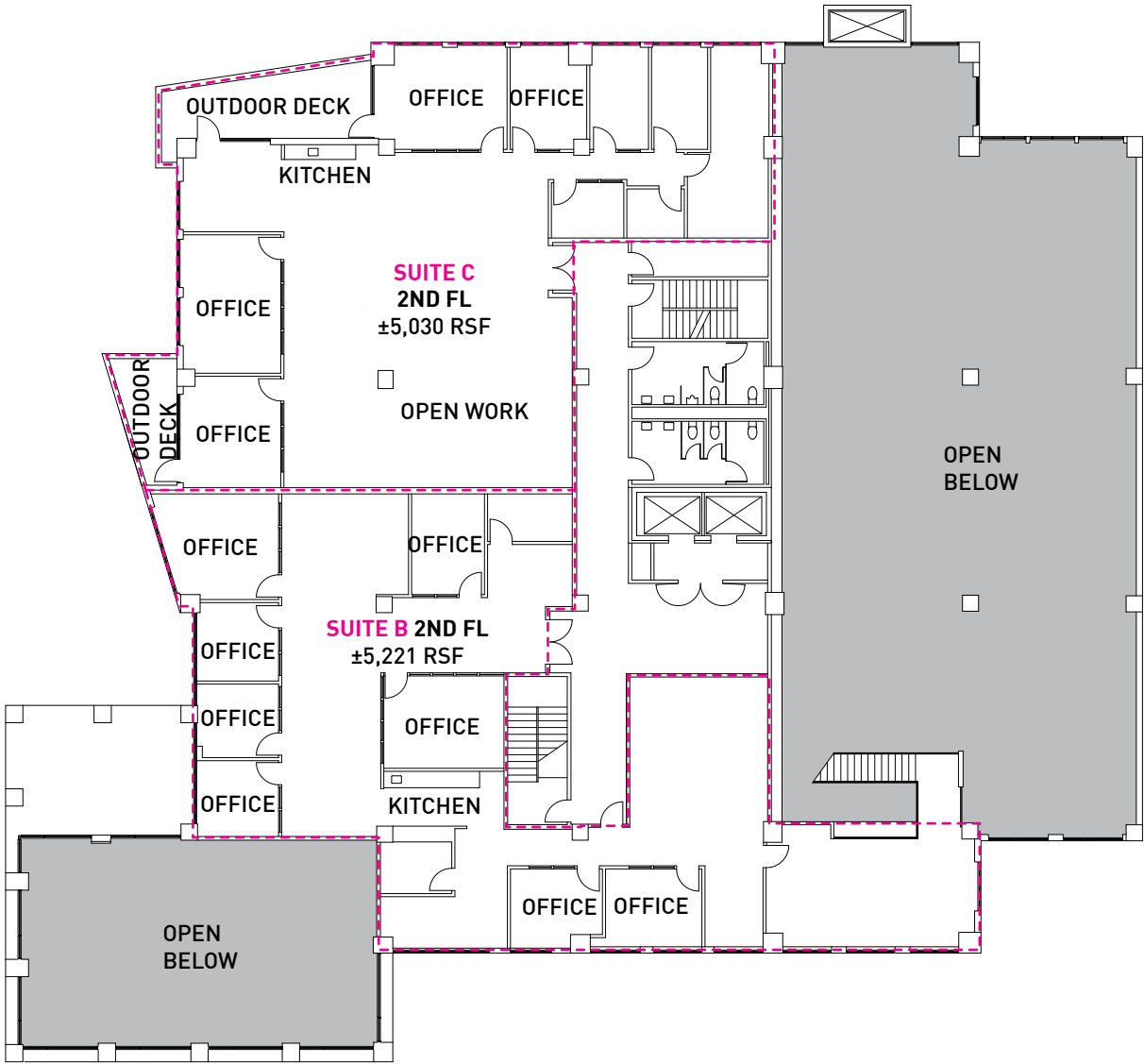
- + Architectural building with loft-style features and design
- + Polished concrete floors
- + Private subterranean parking with on-site valet
- + Located in the middle of Santa Monica Media District near other creative tenants like Red Bull, Team Beachbody and Sony
- + Within 0.3 miles from Metro's 17th St / SMC Station
- + Close to all major retail, dining and entertainment in Santa Monica
- + Combination of private offices, open work areas, and conference room
- + Equipped kitchen with wet bar
- + Access to landscaped outdoor patio equipped with sound system



GROUND FLOOR
Suite A ±7,670 RSF
Suite B ±10,116 RSF



SECOND FLOOR
Suite B ±5,221 RSF
Suite C ±5,030 RSF



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EXTERIOR PHOTOS
1ST FLOOR

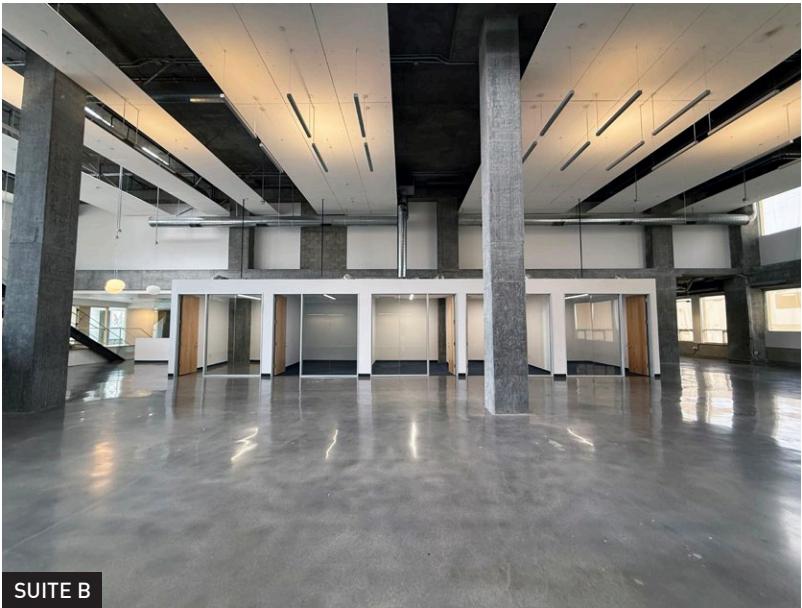
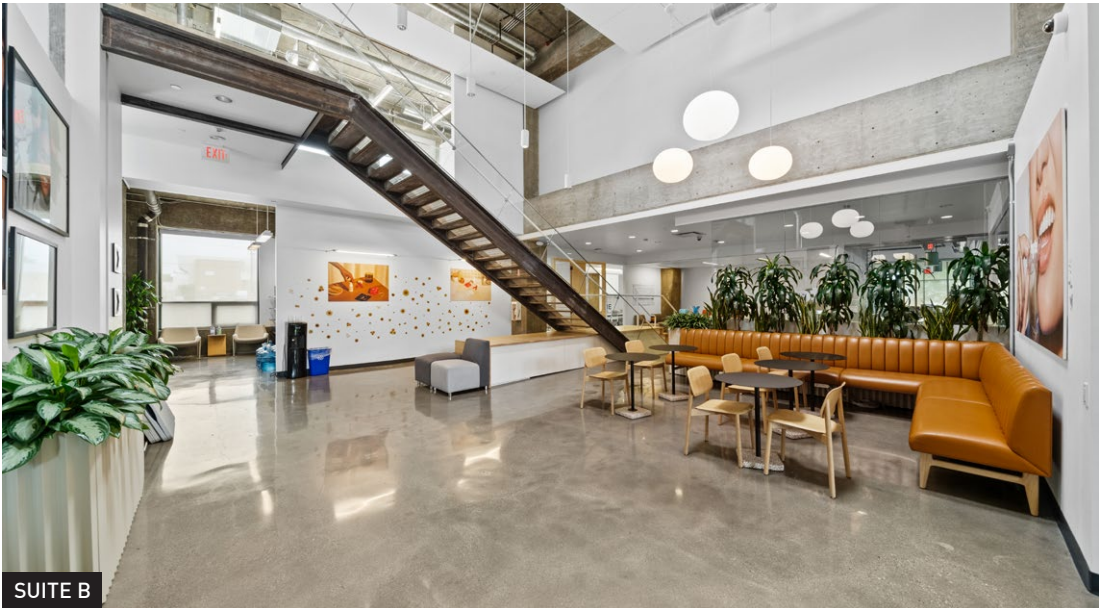
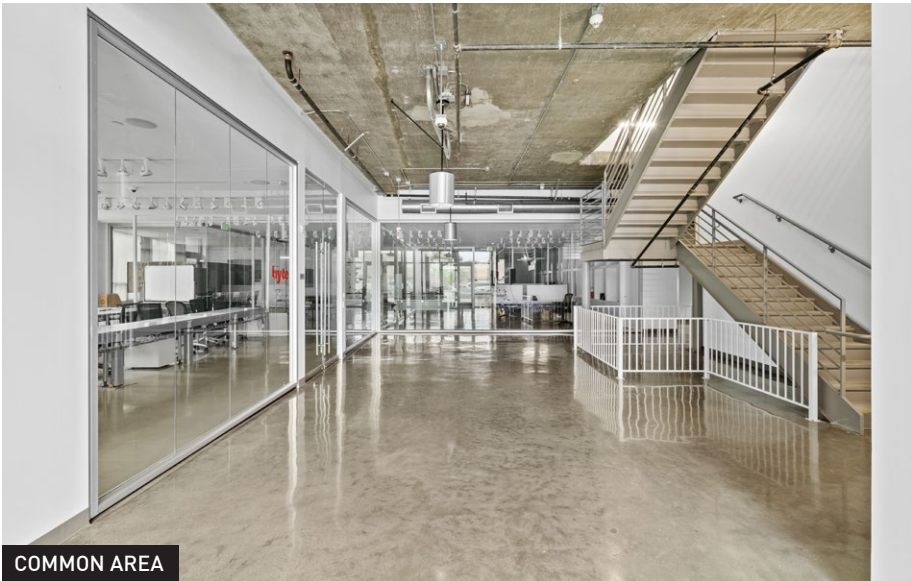


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INTERIOR PHOTOS
1ST FLOOR



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INTERIOR PHOTOS
1ST FLOOR

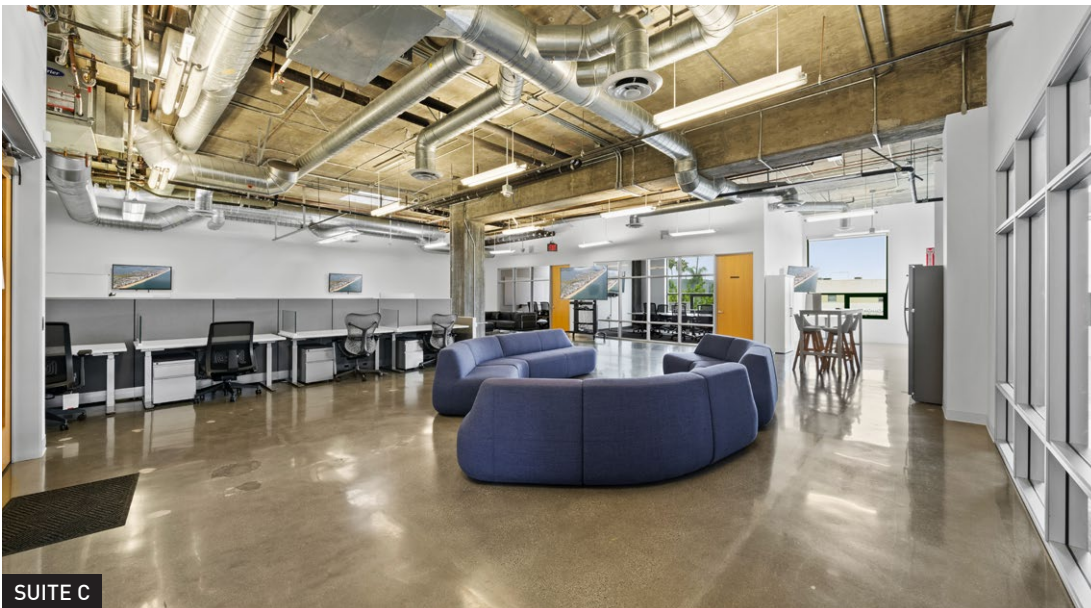
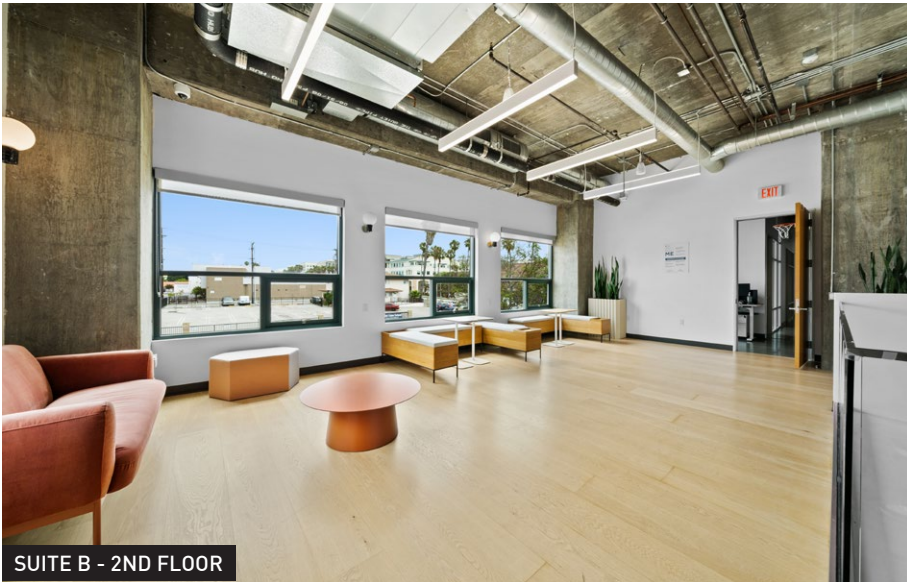


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INTERIOR PHOTOS
2ND FLOOR

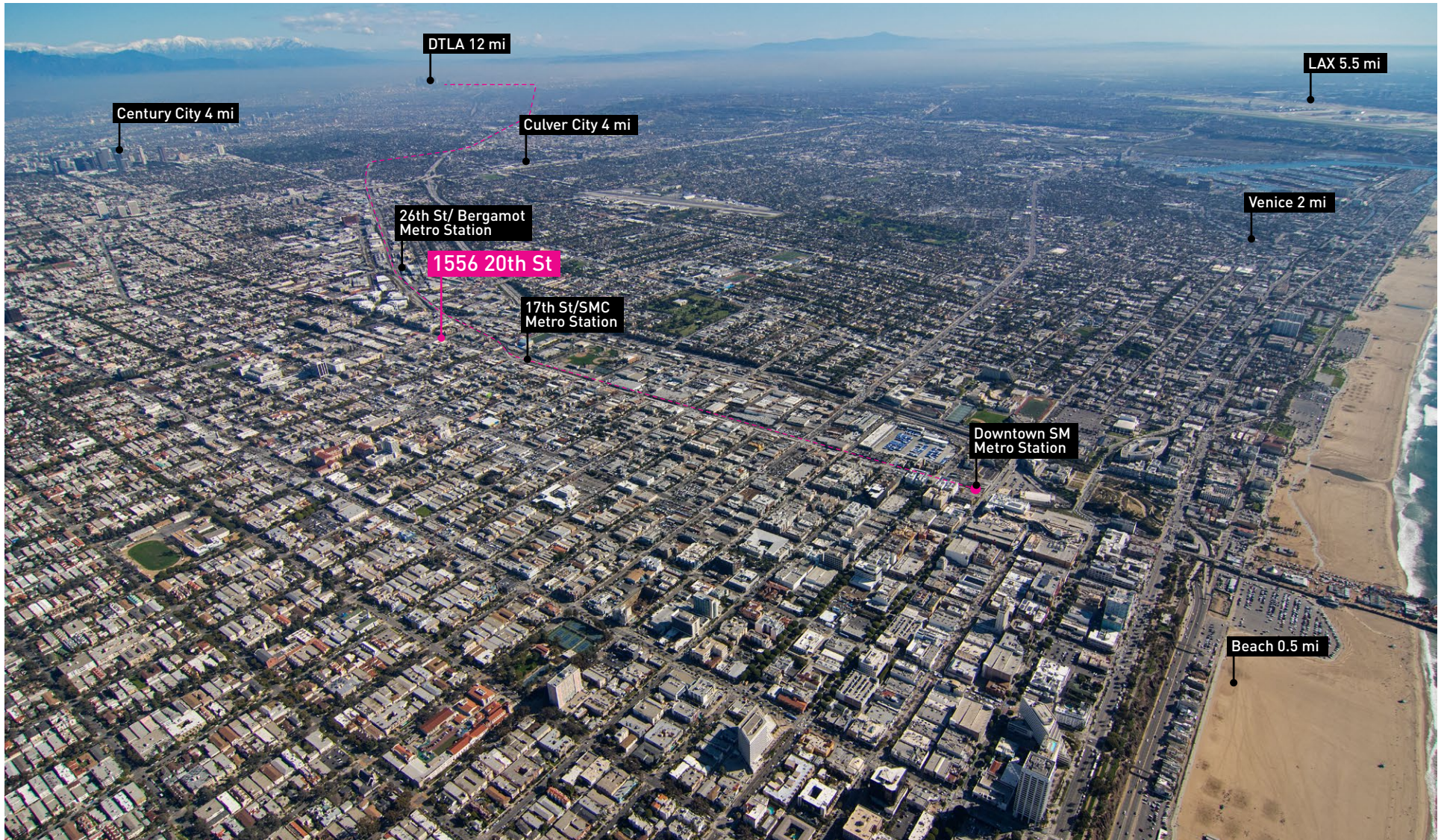


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LOCATION



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About the neighborhood

Neighborhood surrounded by creative tenants, including Amazon, Oracle, Agensys, Starz, RiotGames, and many more

Located near Metro's Expo Line 17th St/ SMC station, which connects Downtown Santa Monica with Downtown LA

Amenity-rich area, with a balance of restaurants, coffee shops, retailers, and fitness clubs

Adjacent to the Exposition Corridor Bike Path

In close proximity to the 10 Fwy

**ADJACENT TO BERGAMOT STATION 2
BLOCKS TO 10 FREEWAY
4-10 MIN DRIVE TO 405 FREEWAY**

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