

INDU
STRY

FOR LEASE
CREATIVE OFFICE / MEDICAL
FULL BUILDING OPPORTUNITY
±28,037 RSF
DIVISIBLE TO ±5,030 RSF

1556 20TH ST
SANTA MONICA



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

SCOTT RIGSBY
sr@industrypartners.com
CA BRE NO. 01252835

ELLIOT SCHWARTZ
es@industrypartners.com
CA BRE No. 02020686

FOR LEASE

CREATIVE OFFICE | MEDICAL

1556 20TH ST SANTA MONICA CA 90404

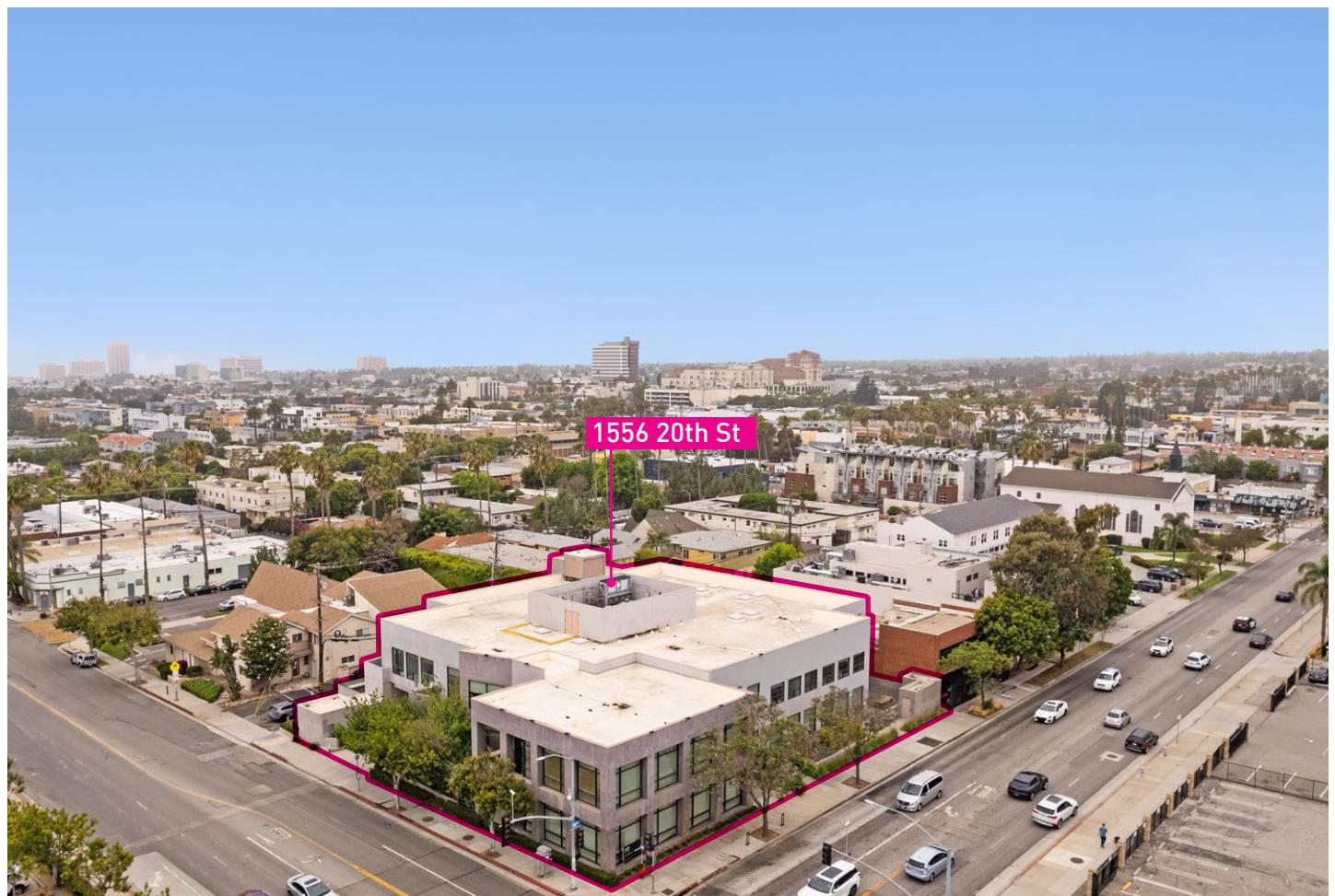
DETAILS

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
Suite B (1st & 2nd Flrs)	±15,337 RSF				\$250 / Space Reserved
Suite C (2nd Fl)	±5,030 RSF				\$175 / Space Unreserved Tandem
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



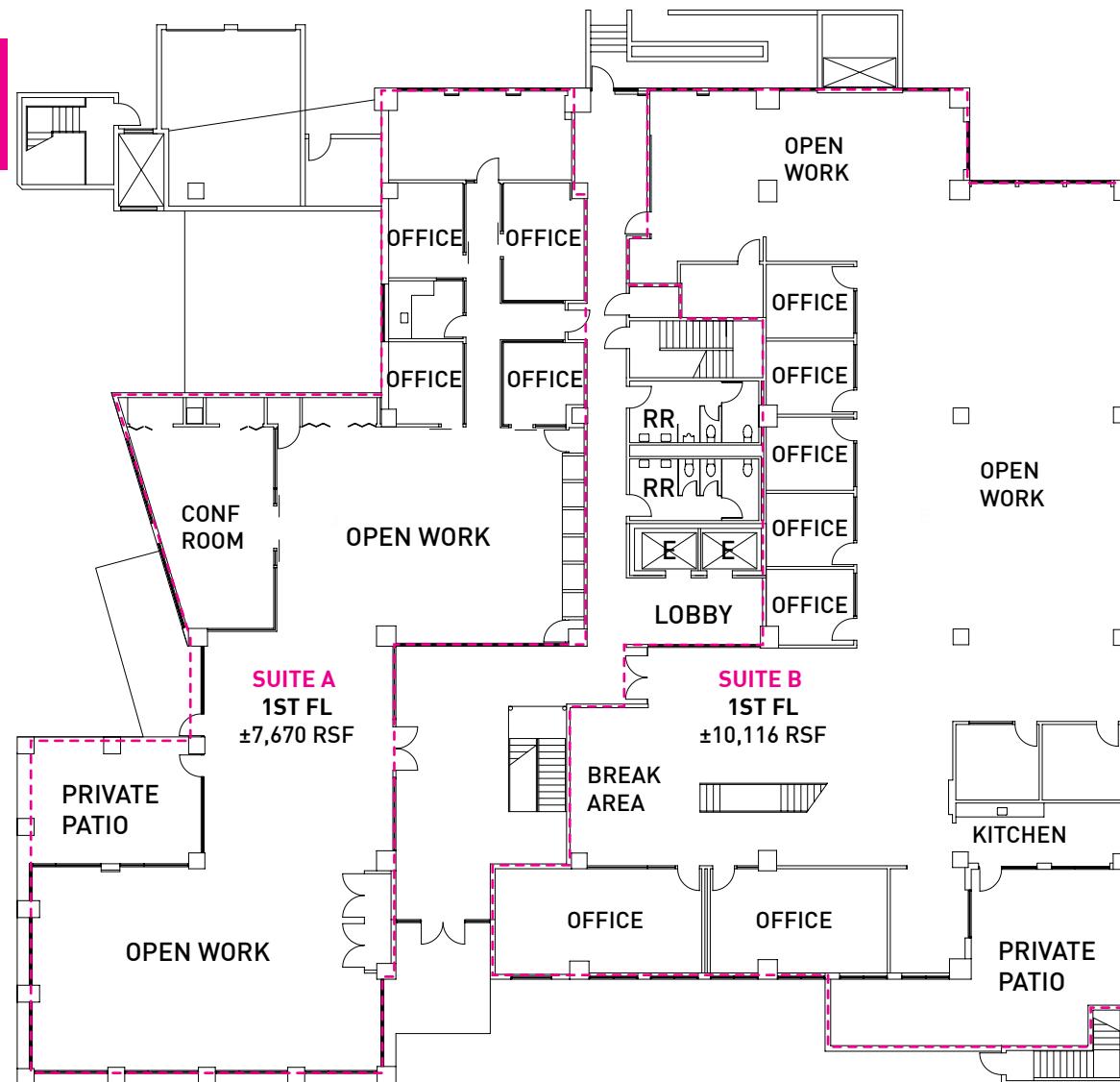
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FLOOR PLAN

GROUND FLOOR
Suite A $\pm 7,670$ RSF
Suite B $\pm 10,116$ RSF



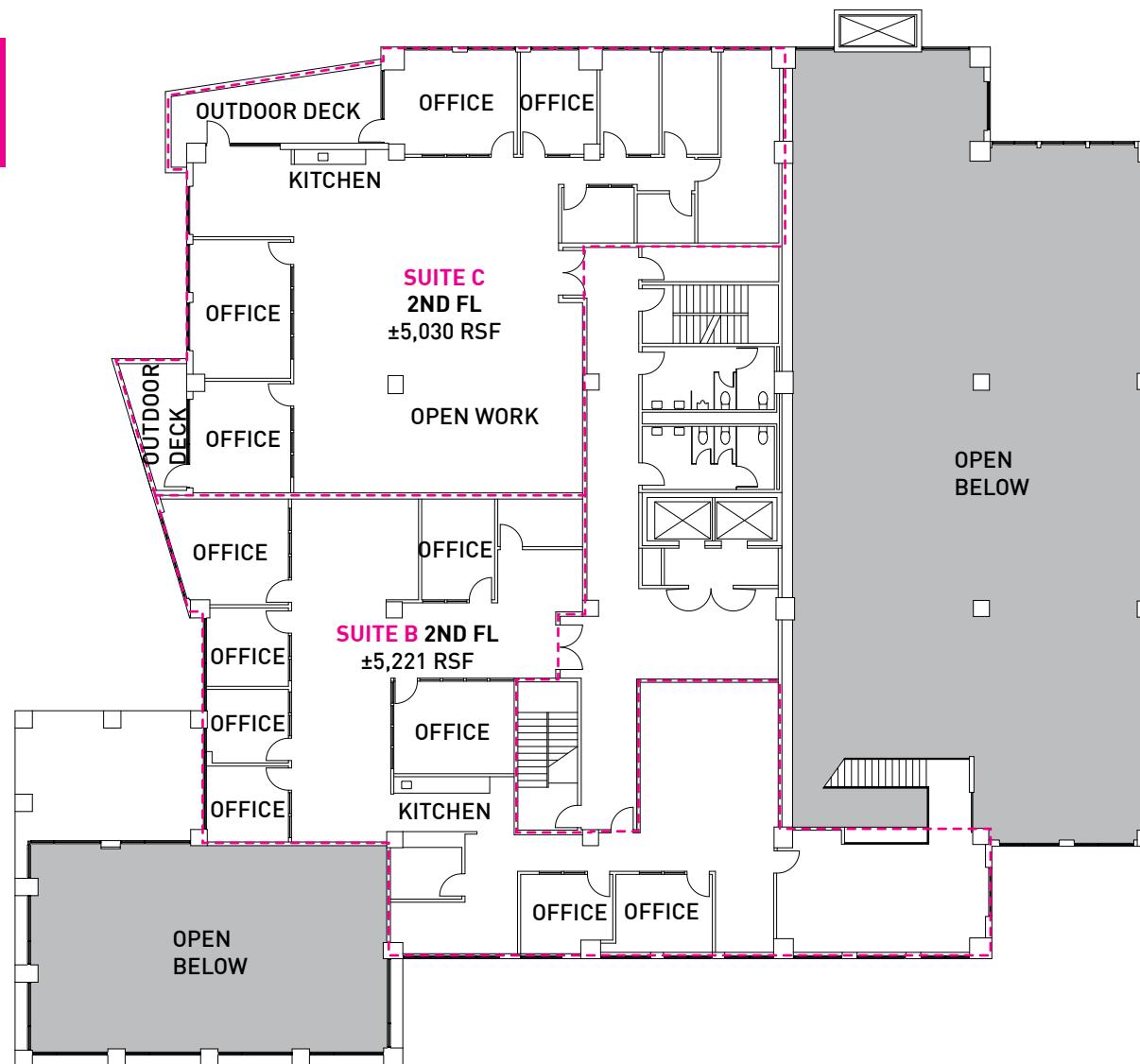
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FLOOR PLAN

SECOND FLOOR
Suite B \pm 5,221 RSF
Suite C \pm 5,030 RSF



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EXTERIOR PHOTOS
1ST FLOOR

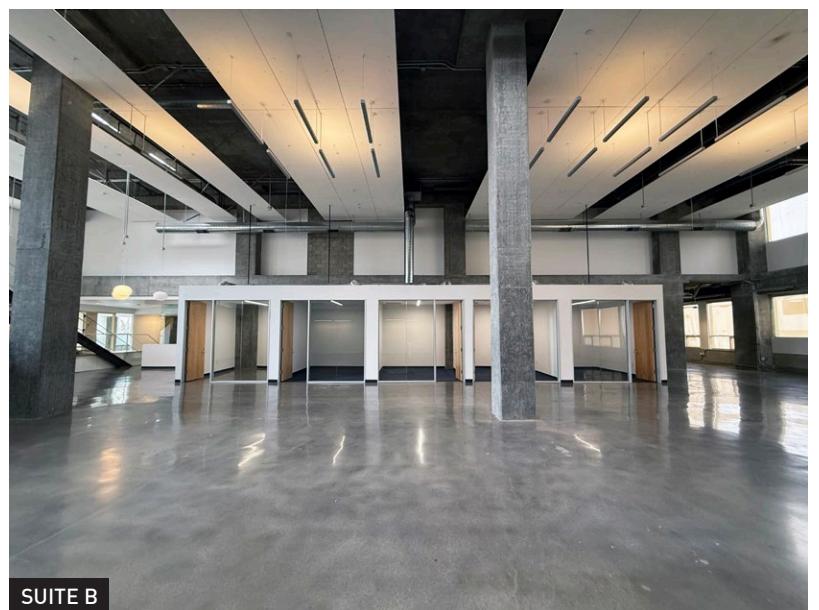
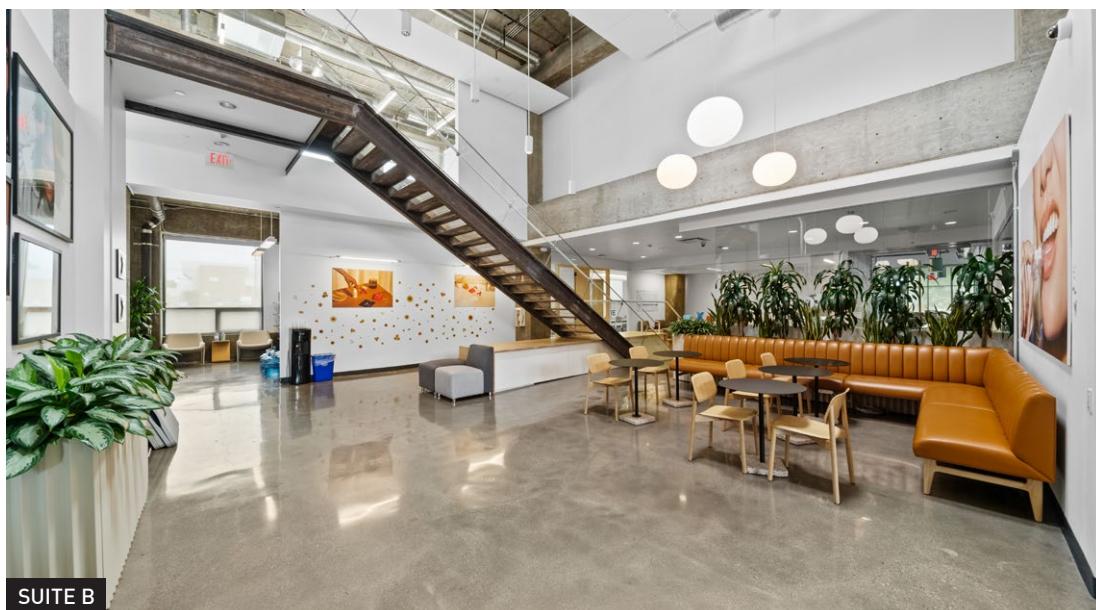
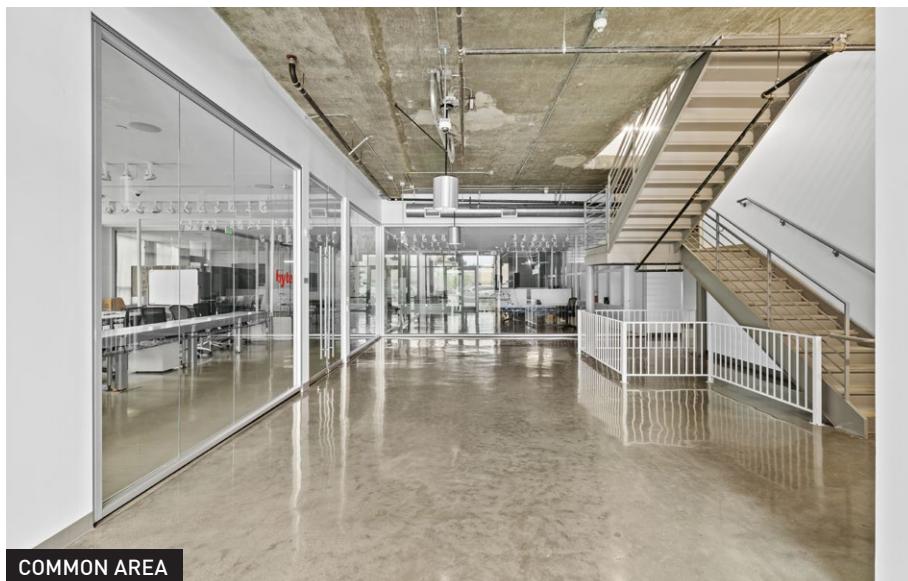


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INTERIOR PHOTOS
1ST FLOOR

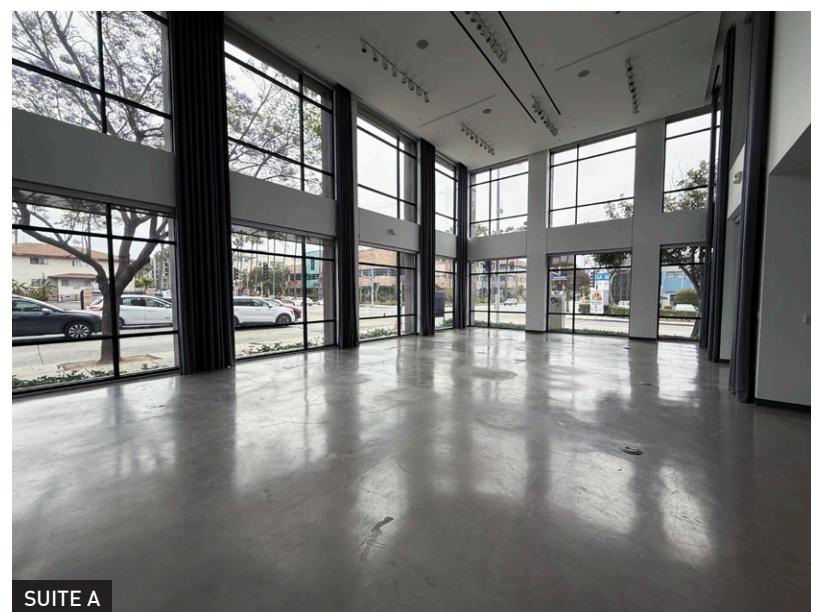
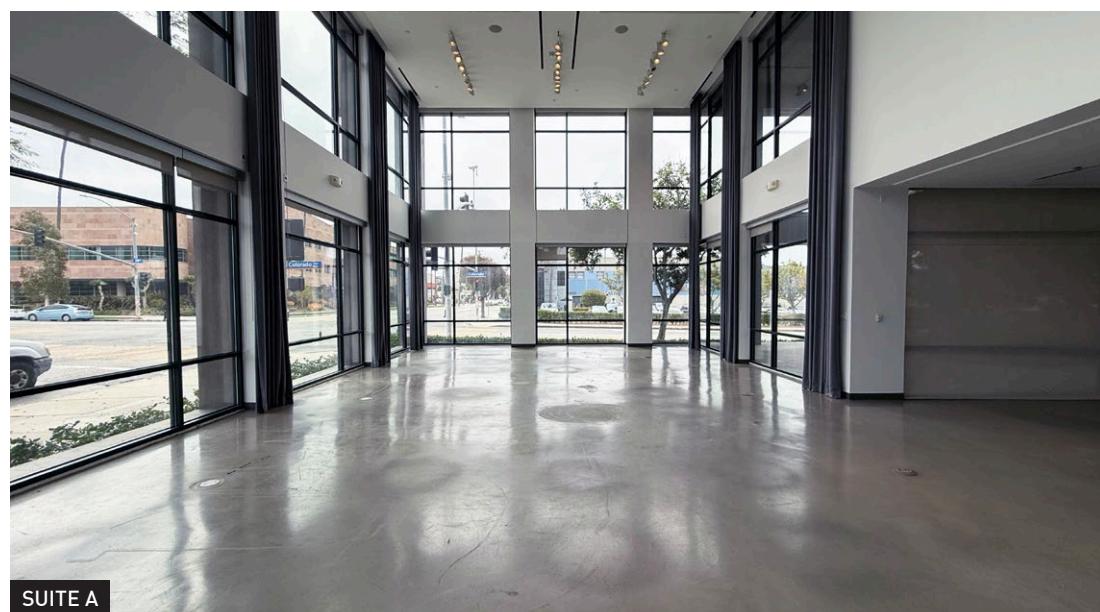


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INTERIOR PHOTOS
1ST FLOOR

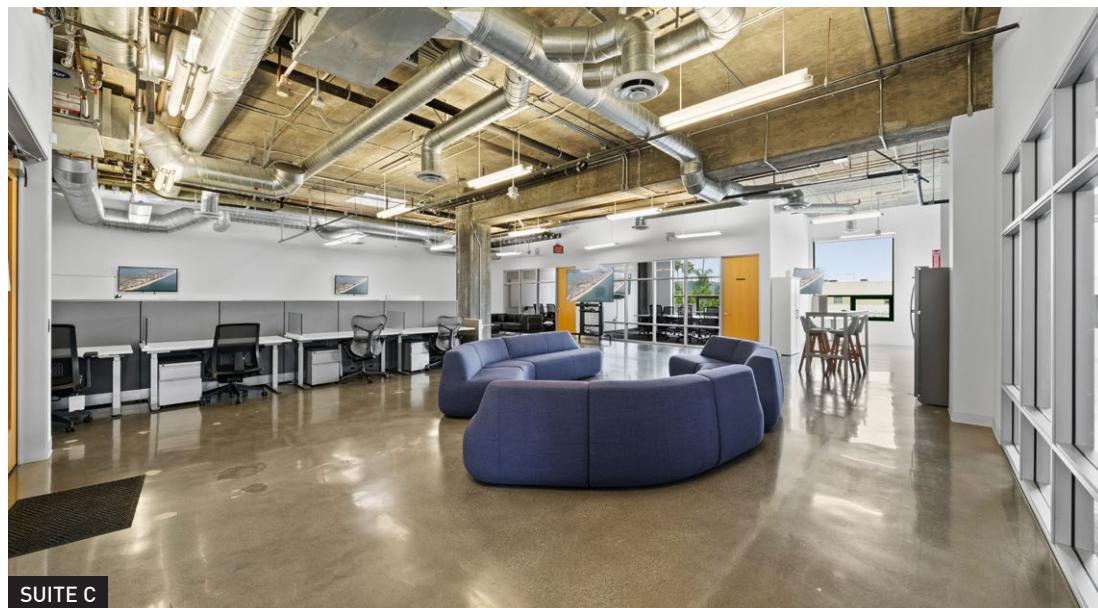
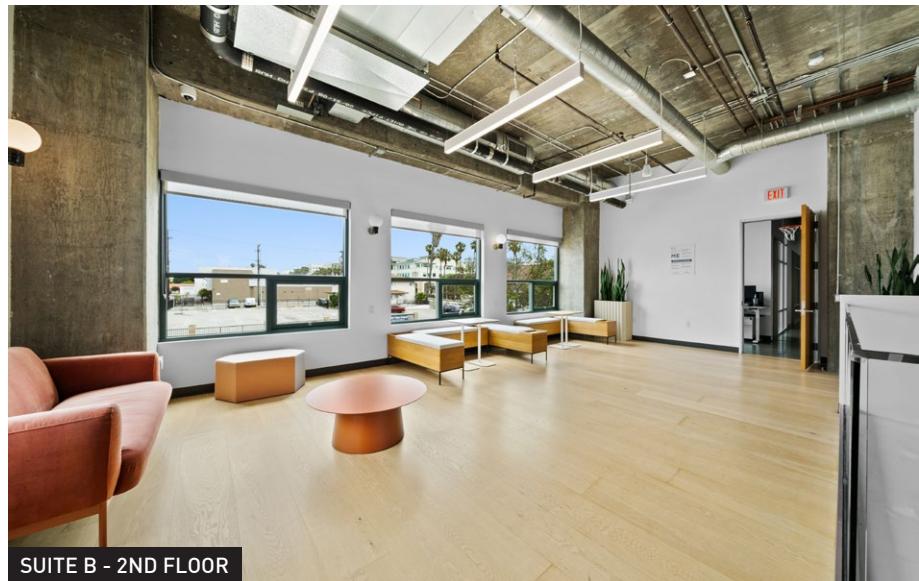


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INTERIOR PHOTOS
2ND FLOOR

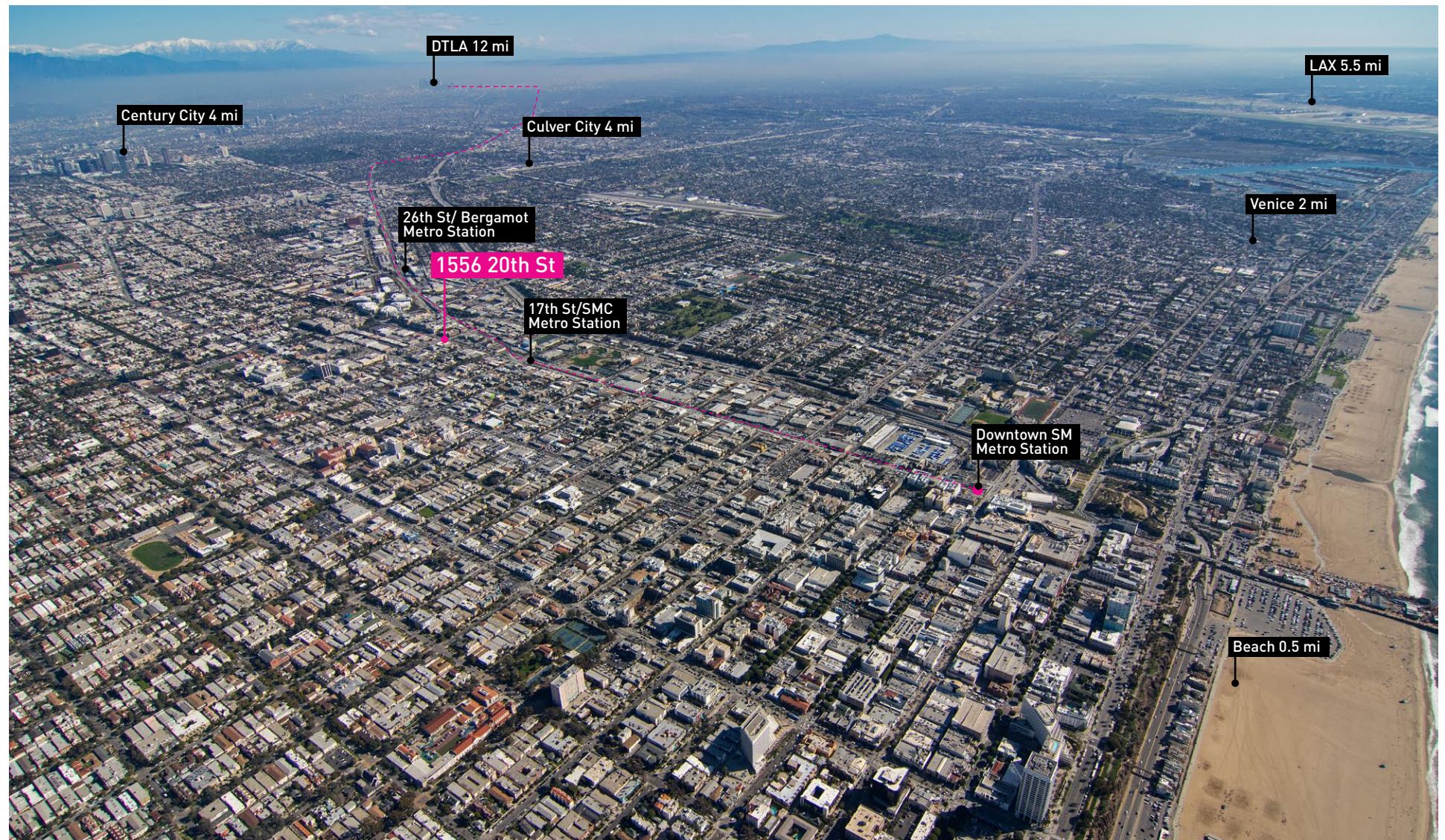


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LOCATION



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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