



2600 COLORADO

FULL BUILDING OPPORTUNITY

FOR LEASE

116,003 SF* (5 FLOORS)

PROPERTY OVERVIEW

- Move-in ready space with new furnishings
- Ample parking with 4 spaces per 1,000 sf
- Dining options with full-service cafes and restaurants
- On-site fitness center
- Convenient car wash service
- Centrally located in Santa Monica's Entertainment Corridor
- 10 miles from LAX
- 30 miles from Long Beach Airport
- Heart of Silicon Beach
- Short distance from The Santa Monica Pier



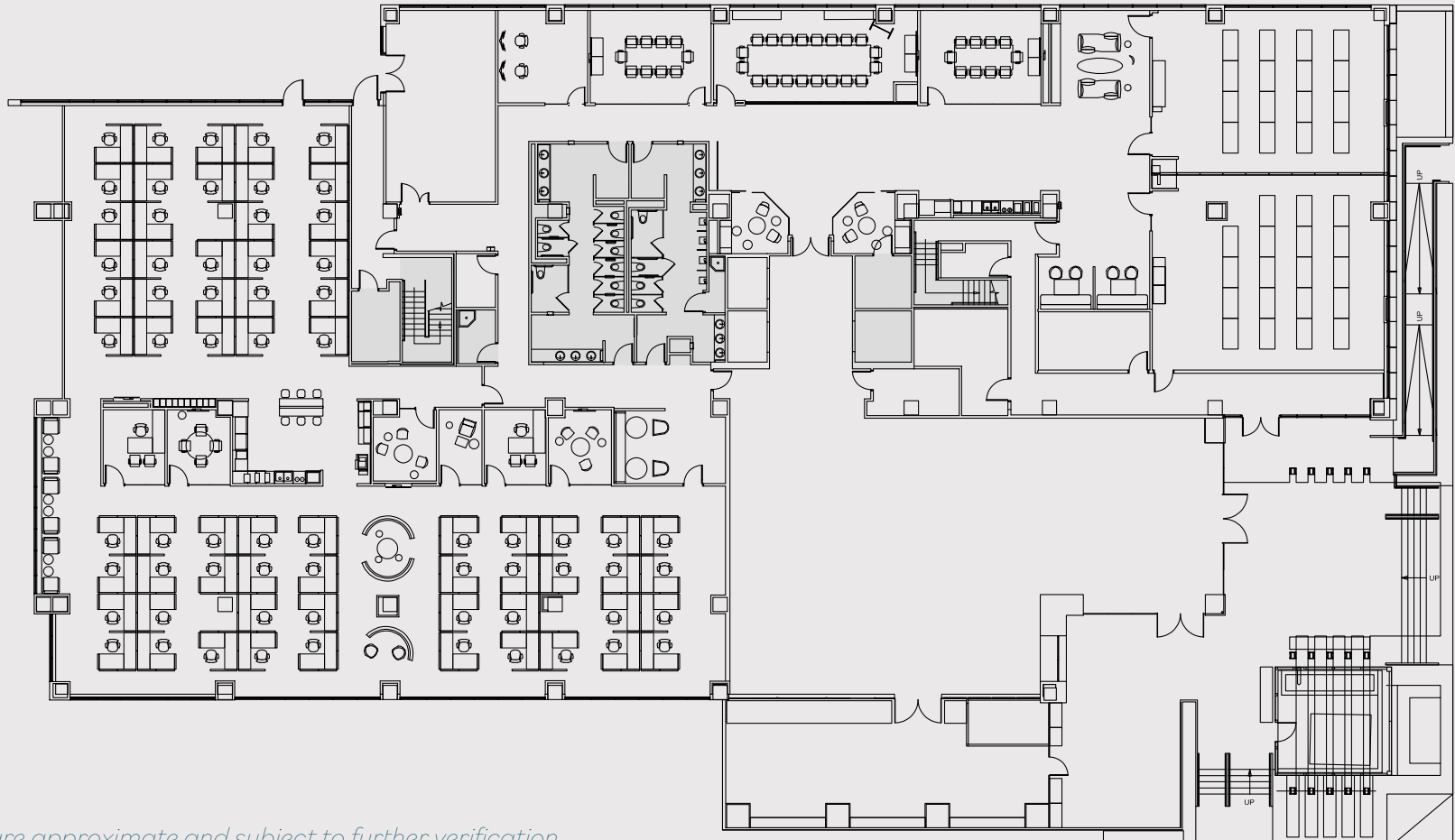
INTERIOR VIEW



FLOOR PLAN

FIRST FLOOR

19,319 SQUARE FEET

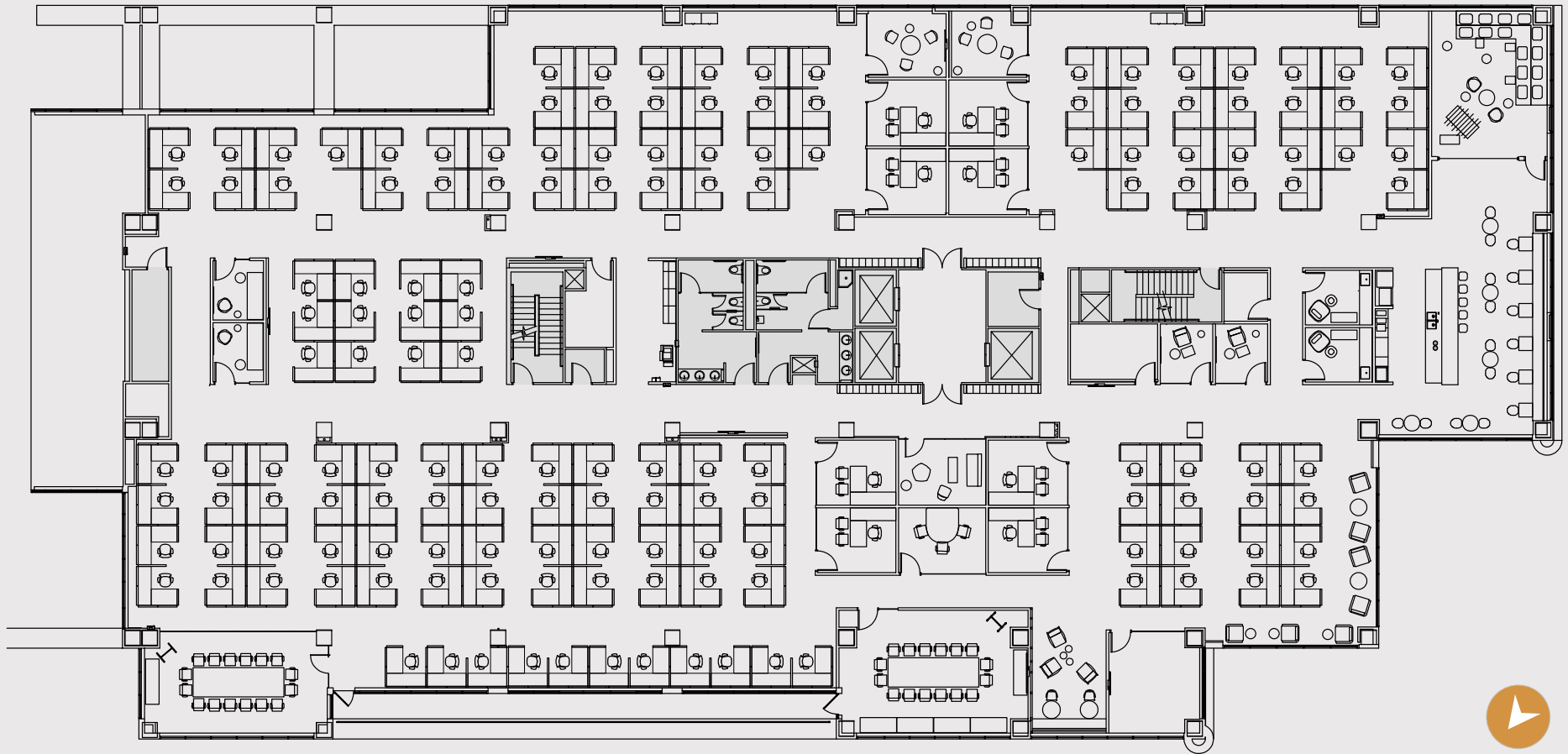


** All SF are approximate and subject to further verification.*

FLOOR PLAN

SECOND FLOOR

24,185 SQUARE FEET

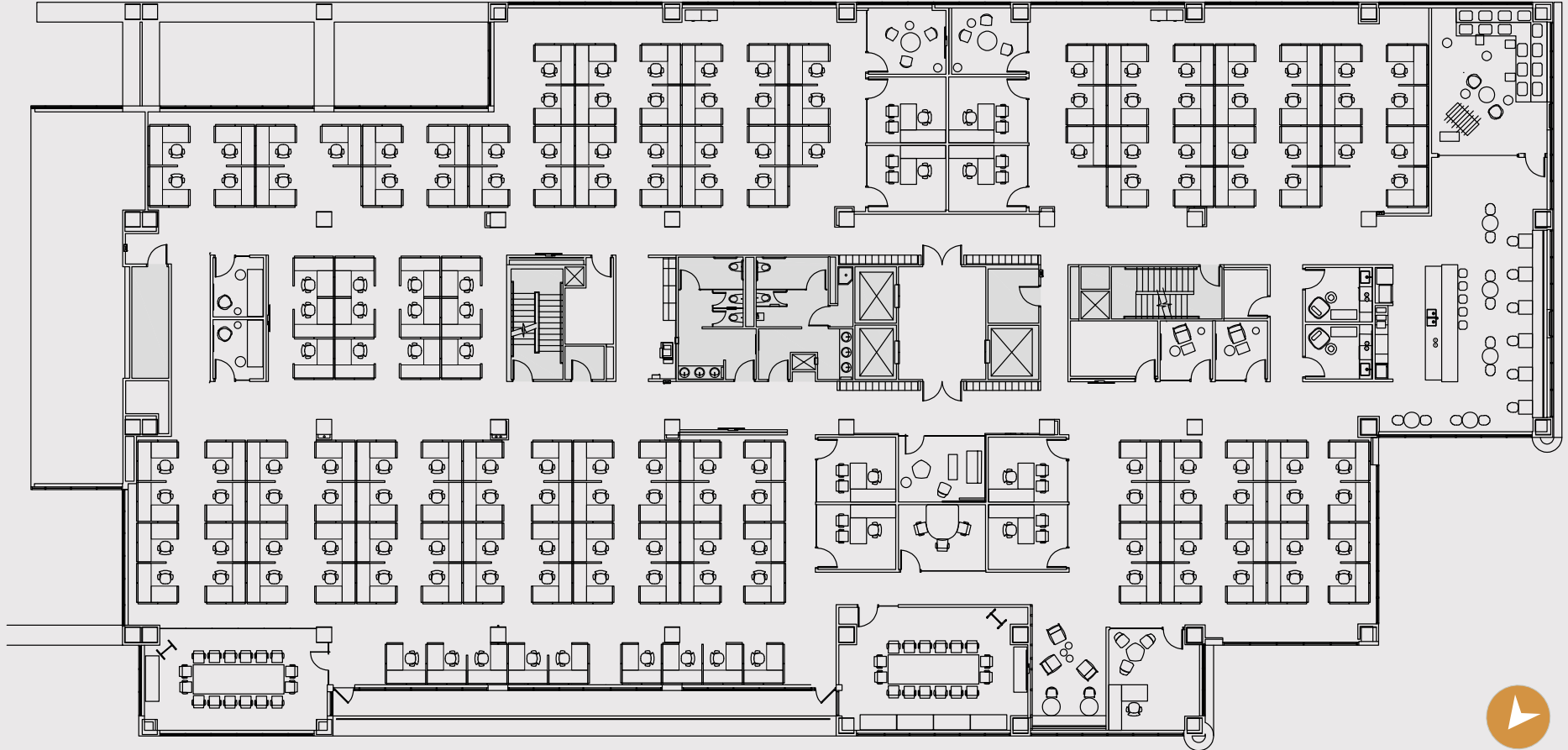


**All SF are approximate and subject to further verification.*

FLOOR PLAN

THIRD FLOOR

24,187 SQUARE FEET



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FLOOR PLAN

FOURTH FLOOR

26,237 SQUARE FEET

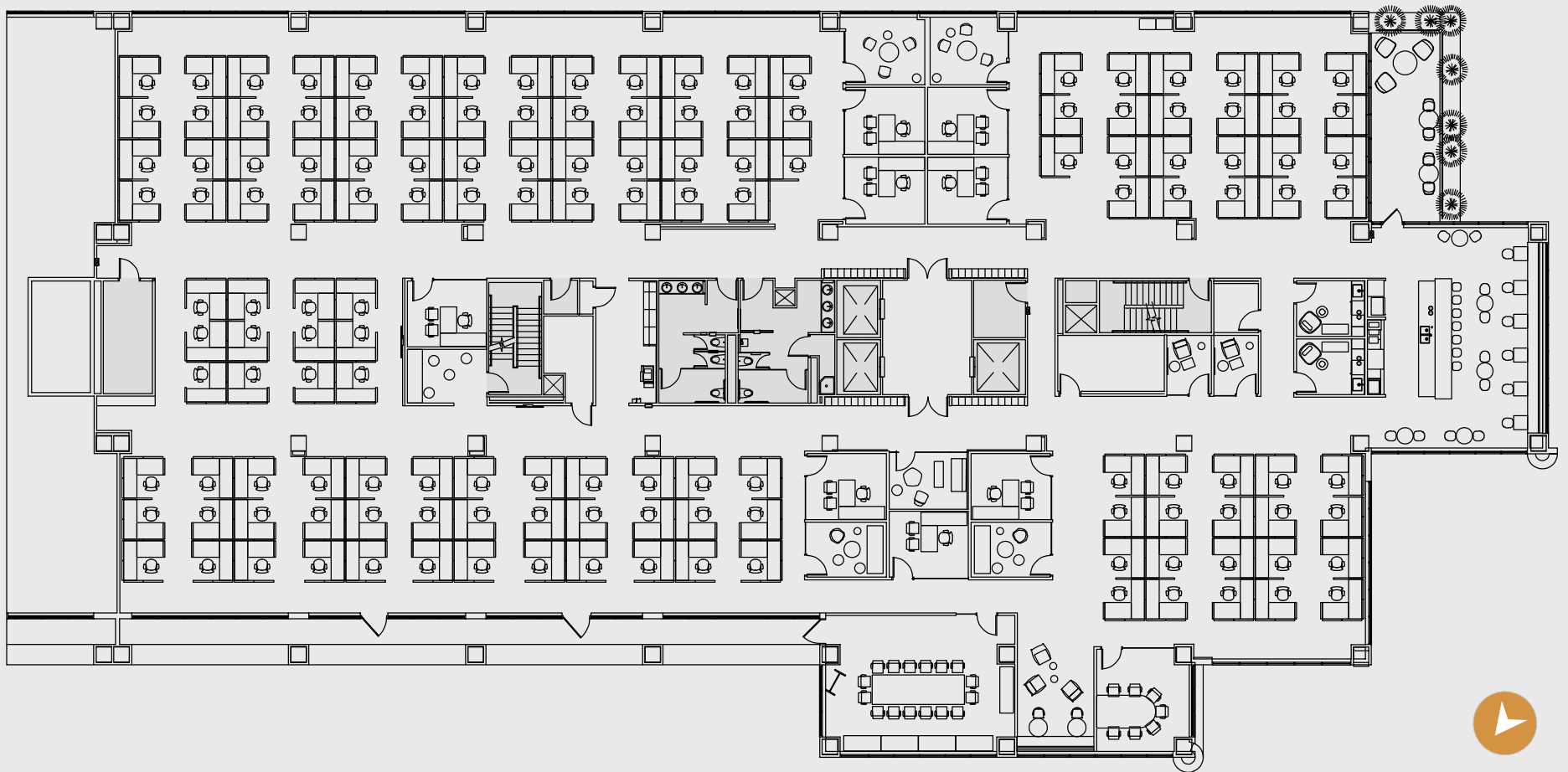


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FLOOR PLAN

FIFTH FLOOR

22,075 SQUARE FEET



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LOCATION OVERVIEW

2600 Colorado is uniquely positioned at the crossroads of the I-10 and I-405 freeways, offering seamless connectivity for both residents and visitors. Known for its relaxed beach town atmosphere, Santa Monica beautifully marries the charm and tranquility of coastal living with the vibrant energy and sophistication of a bustling urban center.

RESTAURANTS

1. Bergamot Cafe
2. Birdie G's
3. MRKT Santa Monica
4. Blueys Santa Monica
5. Endless Noise Coffee + Vinyl
6. Chaumont Bakery & Café
7. Cafe Ruisseau
8. Cafe Bizou
9. Mrs. Winston's
10. Subway
11. Uppers Cafe & Bakeshop
12. goodboybob coffee roasters
13. Starbucks
14. Thai East Wind
15. Vito's Pizza
16. LOKL HAUS
17. Busby's West
18. Habit Burger & Grill
19. Le Petit Chez Mimi
20. Paderia Bakehouse
21. Gilbert's El Indio Restaurant
22. Lunetta
23. Z Garden
Mediterranean Cuisine
24. The Daily Pint
25. Lo/Cal Coffee & Market
26. Rae's Restaurant
27. Starbucks
28. Yoshinoya Santa Monica
29. Tartine
30. Blu Jam Cafe

RETAIL

1. CVS
2. Trader Joe's
3. Gap
4. Target
5. Erewhon
6. New Balance
7. Whole Foods Market
8. Ralphs Fresh Fare
9. Trader Joe's

WELLNESS

1. Bay Club Santa Monica
2. TRIFIT LA
3. IRON Santa Monica



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