

# 1453 3rd Street Promenade, Santa Monica



**PROMENADE GATEWAY** is a class A mixed use development with office, retail and residential for lease.

It is undeniably one of the premier locations on the world renowned 3rd Street Promenade. Located in the heart of Santa Monica, this prime location offers convenient access to the West Side and the Greater Los Angeles area.



**Year Built** 1989 - renovated in 2025

**Total Commercial Building SF** 105,301 SF Total  
With 68,209 SF of Office

### Features

- ✓ Private balconies and operable windows
- ✓ Onsite security
- ✓ Secure bicycle storage with lockers and workstand
- ✓ Furnished common area outdoor deck with wifi
- ✓ Onsite covered parking with valet
- ✓ Walk to countless restaurants, fine hotels, parks & public beaches
- ✓ Easy access to the Expo Light Rail Line & 10 freeway

### Current Availabilities

- ▶ Suite 300 1,939 SF
- ▶ Suite 340 3,099 SF
- ▶ Suite 350 2,531 SF





**Premises**

+/- 3,099 Rentable SF

**Rate**

\$5.25/SF FSG

**Occupancy**

Immediate

**Term**

1 to 5 years

**Parking**

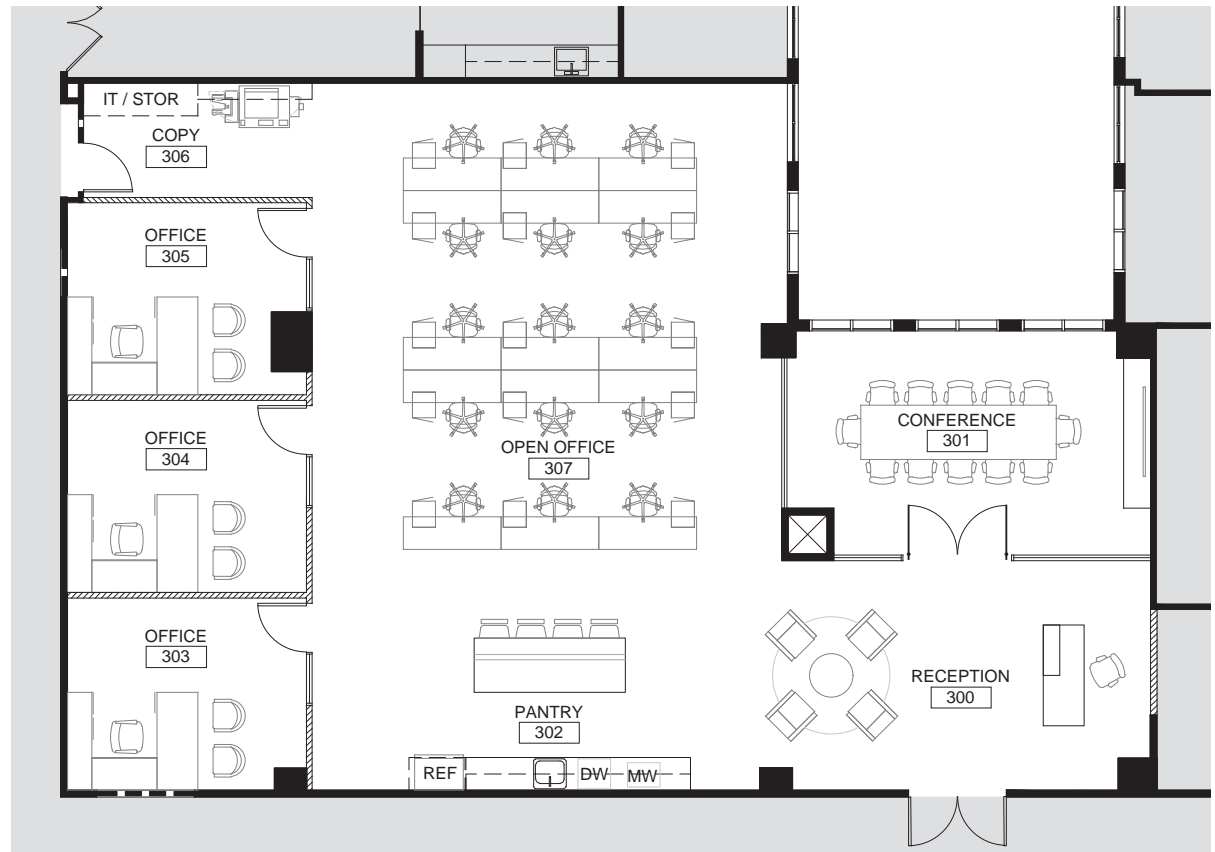
2/1000 SF spaces onsite, public structures directly adjacent

Virtual Tour



**Space Layout & Features**

- ✓ Stunning 1st generation spec suite with high end finishes
- ✓ Double door entry
- ✓ Full height glass walled conference room
- ✓ Three private offices & open plan
- ✓ Open kitchen with bar
- ✓ Concrete floors and carpet tile
- ✓ Exposed ceilings
- ✓ Multiple Internet providers to building, including City of Santa Monica Fiber





**Premises**

+/- 1,939 Rentable SF

**Rate**

\$5.25/SF FSG

**Occupancy**

Immediate

**Term**

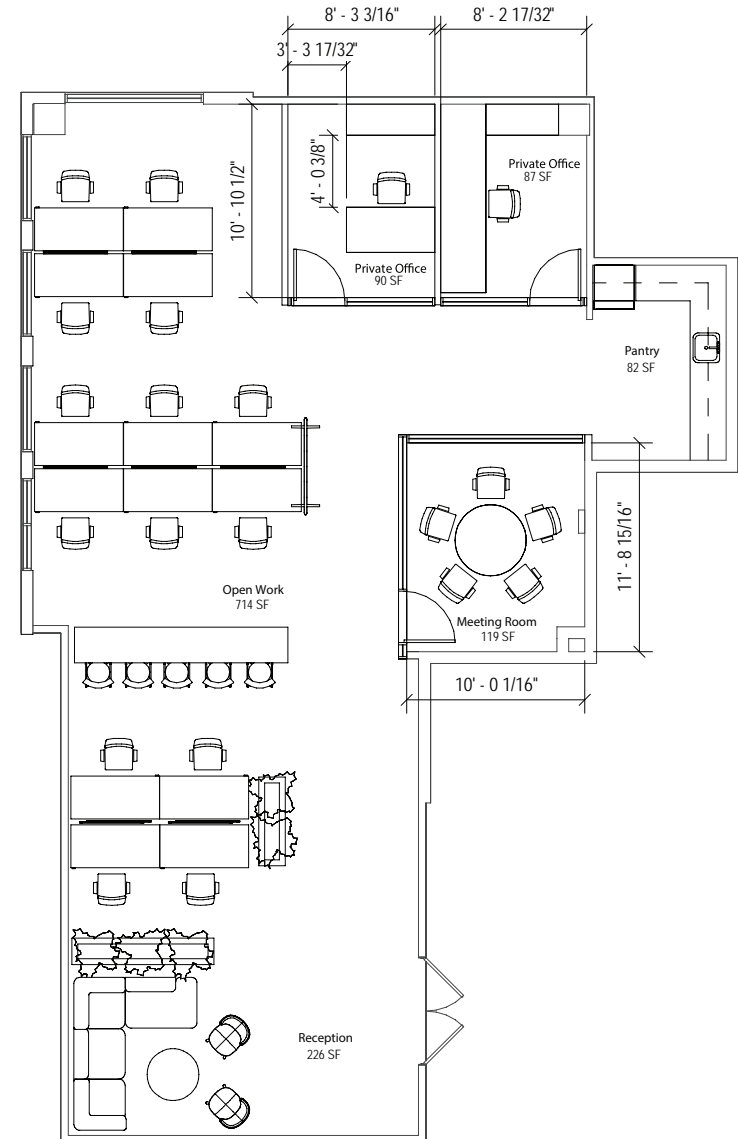
1 to 5 years

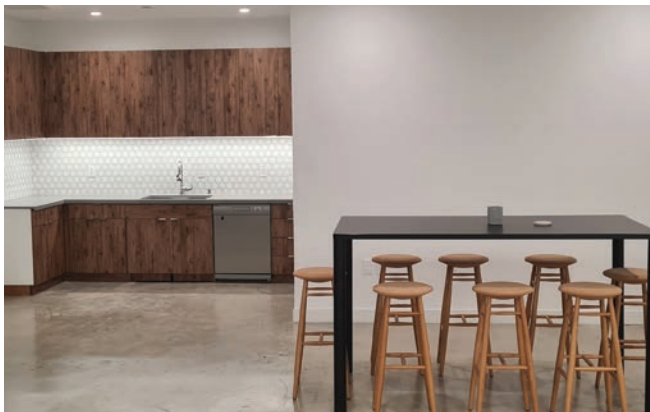
**Parking**

2/1000 SF spaces onsite, public structures directly adjacent

**Space Layout & Features**

- ✓ Stunning 1st generation spec suite with high end finishes
- ✓ Fully furnished
- ✓ Double door entry from elevator lobby
- ✓ Full height glass walled team room
- ✓ Two private offices & open plan
- ✓ Open kitchen
- ✓ Operable windows
- ✓ Polished concrete floors and carpet tile
- ✓ Exposed ceilings
- ✓ Multiple Internet providers, including City of Santa Monica Fiber





**Premises**

+/- 2,521 Rentable SF

**Rate**

\$5.25/SF FSG

**Occupancy**

Immediate

**Term**

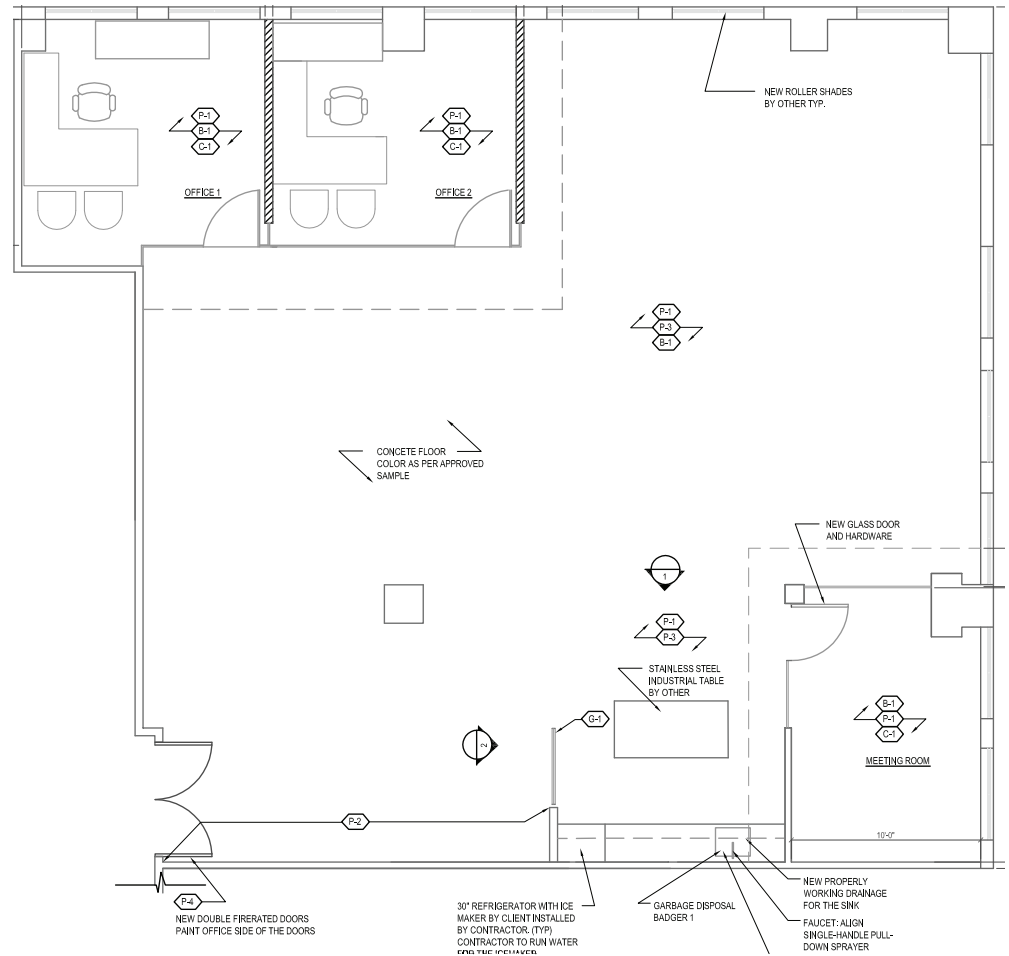
1 to 5 years

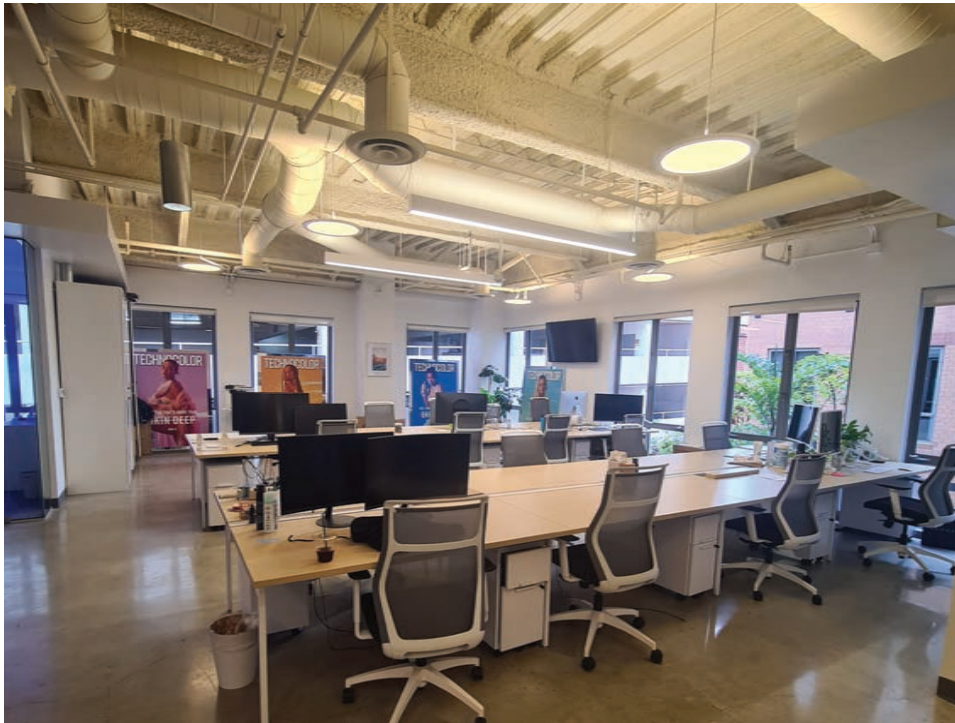
**Parking**

2/1000 SF spaces onsite, public structures directly adjacent

**Space Layout & Features**

- ✓ Corner suite with high end finishes
- ✓ Full height glass walled team room
- ✓ Private office
- ✓ Open kitchen
- ✓ Operable windows
- ✓ Polished concrete floors and carpet tile
- ✓ Exposed ceilings
- ✓ Multiple Internet providers, including City of Santa Monica Fiber







Third Street Promenade



Palisade Park



Metro Rail Terminal



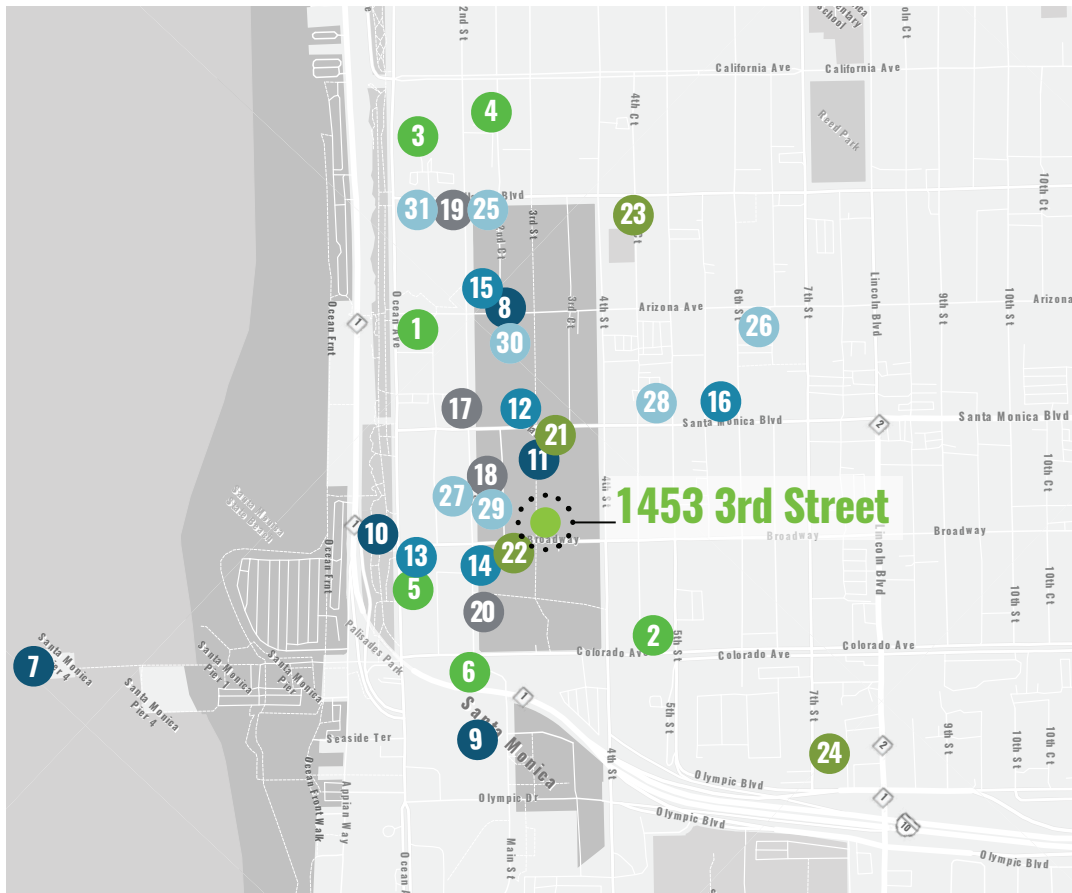
Santa Monica Bicycle Center



The Misfit

## 500+ Food & Entertainment Destinations

Within a one mile radius



### Hotels

- 1 Hotel Shangri-La
- 2 Courtyard by Marriott Santa Monica
- 3 Fairmont Miramar Hotel & Bungalows
- 4 The Huntley Hotel Santa Monica Beach
- 5 Shore Hotel
- 6 Wyndam Santa Monica At The Pier

### Fitness

- 17 Equinox
- 18 Orangetheory Fitness
- 19 SoulCycle
- 20 The Bike Center Santa Monica

### Retail

- 21 Apple
- 22 Tesla
- 23 FedEx
- 24 Post Office

### Attractions

- 7 Santa Monica Pier
- 8 Santa Monica Farmers Market
- 9 City Center/Tongva Park
- 10 Palisades Park
- 11 3rd Street Promenade

### Neighboring Office Tenants

- 25 PatientPop
- 26 March Capital
- 27 Andreesen
- 28 SURE
- 29 Rialto
- 30 Stubbs Alderton & Markiles
- 31 Rustic Canyon Partners

### Restaurant / Nightlife

- 12 SUGARFISH
- 13 Blue Plate Taco
- 14 True Food Kitchen
- 15 Tender Greens
- 16 Philz Coffee

# RSFLA

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