



FLEX / CREATIVE OFFICE BUILDING  
1400 SF - 21,408 SF **FOR LEASE**

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**2842-2912**  
COLORADO AVENUE

# *Creative Flex Campus in the Heart of Santa Monica's Colorado Corridor*

**Roberts Campus** offers a rare creative flex opportunity in the heart of Santa Monica's thriving Colorado Avenue corridor. The campus features a variety of flexible suite sizes with open creative layouts, private offices, and select spaces offering ground-level loading and roll-up doors. Abundant on-site parking and a campus-style setting create a convenient and collaborative work environment. Conveniently located near popular cafes, restaurants, and major Westside employers, Roberts Campus provides easy access to major transportation routes and public transit, making it an ideal destination for creative, office, showroom, and flex users seeking a dynamic Santa Monica location.



## PROPERTY OVERVIEW

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<b>Premises:</b>	2842-2912 Colorado Ave Santa Monica, CA 90404
<b>1st Floor:</b>	<b>Unit 100</b> - 1,935 SF <b>Unit 101 - 103</b> - 5,240 SF <b>Unit 104</b> - 1,400 SF <b>Unit 2862</b> - 900 SF <b>Unit 2902-A</b> - 1,970 SF <b>Unit 2902-B</b> - 2,200 SF <b>Unit 2904</b> - 1,488 SF
<b>2nd Floor:</b>	<b>Unit 201 - 202</b> - 3,875 SF <b>Unit 203</b> - 1,650 SF <b>Unit 204</b> - 1,650 SF
<b>Rate:</b>	\$3.85 - \$4.00/SF, Modified Gross
<b>Term:</b>	Negotiable
<b>Parking:</b>	2/1,000 on-site at \$150/space

## FEATURES

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1.

### CREATIVE FLEX CAMPUS IN PRIME SANTA MONICA LOCATION

Roberts Campus offers one of the few creative flex environments in Santa Monica, combining office, showroom, and light industrial functionality in a highly desirable Westside location.

2.

### FLEXIBLE UNIT SIZES FOR SCALABLE GROWTH

With units ranging from approximately 900 SF to 5,240 SF and the ability to divide or combine spaces tenants benefit from maximum flexibility to accommodate evolving business needs.

3.

### CREATIVE INDUSTRIAL FEATURES & LOADING CAPABILITIES

Select units offer ground-level roll-up doors, open flex layouts, mezzanine space, and high ceilings, making the campus ideal for creative, showroom, production, or hybrid office users.

4.

### CONVENIENCE FOR EMPLOYEES & CLIENTS

The property provides ample on-site parking (2/1,000 RSF) and benefits from excellent access to major Westside thoroughfares, enhancing accessibility for teams, clients, and operations.

5.

### WALKABLE AMENITY-RICH WESTSIDE ENVIRONMENT

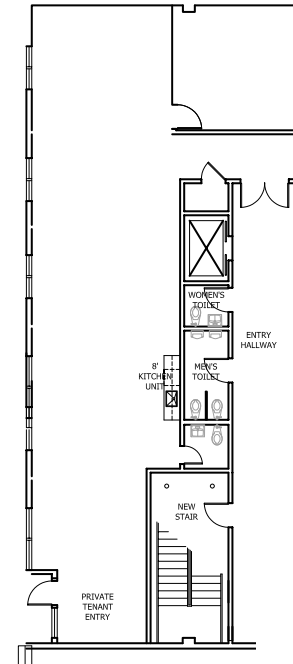
Located along Colorado Avenue, Roberts Campus is surrounded by nearby amenities, creative companies, and walkable restaurants, offering a dynamic and convenient work environment.





1ST FLOOR

## UNIT 100 - 1,935 SF

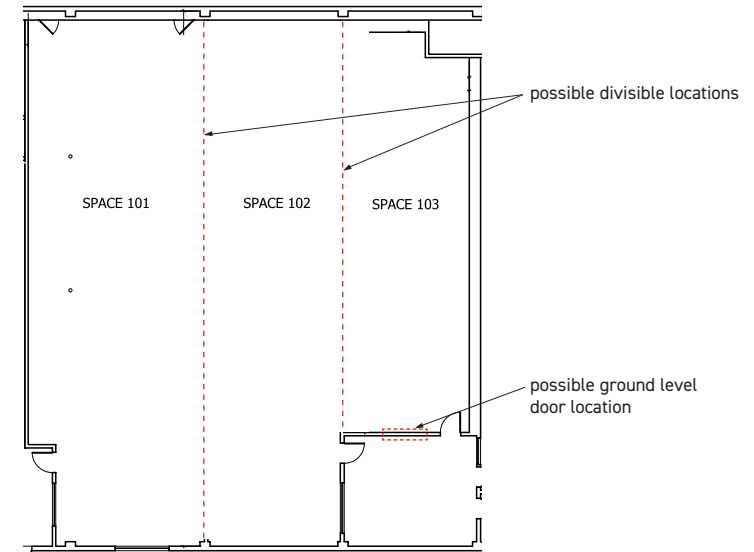


- Prime Colorado Ave frontage with strong visibility
- Ideal for retail, showroom, or creative office use
- Private restroom & kitchen
- Polished concrete floors throughout
- Natural light from large windows
- Open, flexible floor plan
- Built-in private office / breakout area
- Turnkey condition with minimal buildout needed
- Direct, convenient entry access



1ST FLOOR

## UNIT 101 - 103 - 5,240 SF

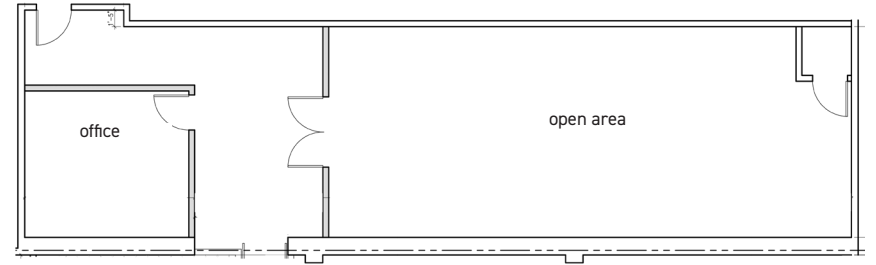


- ±5,240 SF fully air-conditioned open flex space
- Highly efficient open floor plan with minimal columns
- Divisible down to approximately 1,435 SF for flexibility
- Ground-level roll-up door capability (ideal for loading or showroom use)
- Ideal for creative office, showroom, production, or light industrial users



1ST FLOOR

## UNIT 104 - 1,400 SF



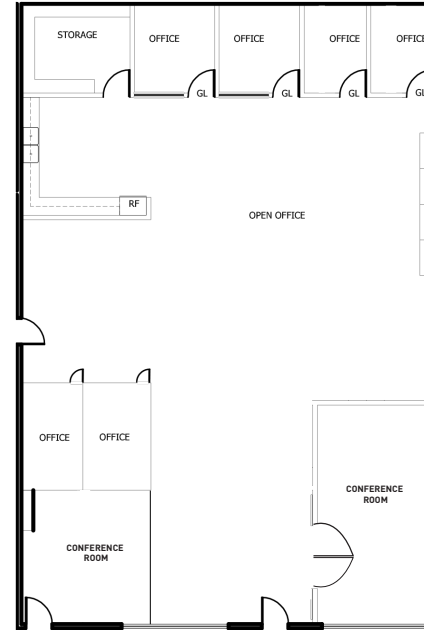
- ±1,400 SF creative flex space
- Ideal for gallery, studio, or creative workspace use
- Polished concrete floors throughout
- High ceilings
- Flexible layout with dedicated office area
- Separate conference room for meetings or client presentations
- Additional storage space for operational needs
- Clean, minimalist interior ready for customization





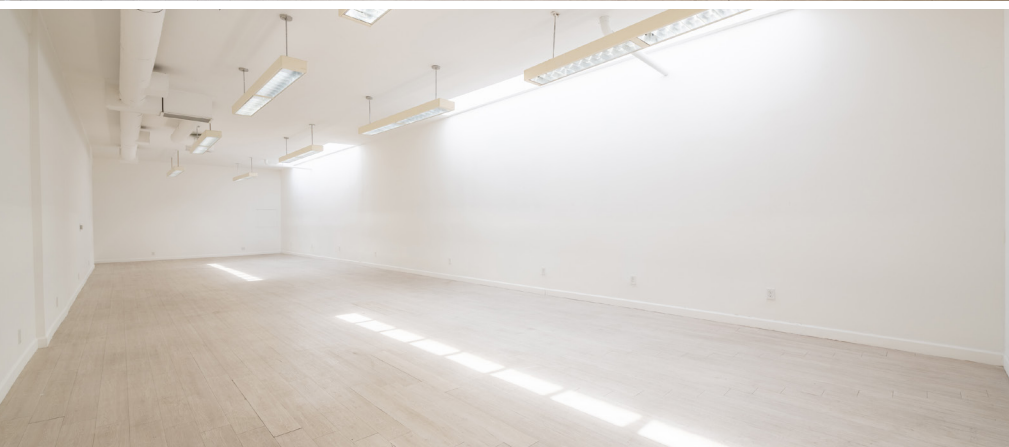
## 2ND FLOOR

## UNIT 201 - 202 - 3,875 SF

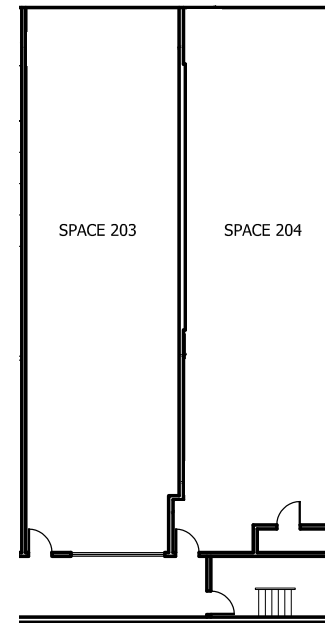


- Six private offices with efficient layout
- Two dedicated conference rooms for meetings and collaboration
- One storage / IT room for operational support
- High-end wood flooring throughout
- Clean, modern buildout with turnkey condition
- Move-in ready with minimal improvements needed

2ND FLOOR



**UNIT 203 - 1,650 SF | UNIT 204 - 1,650 SF**

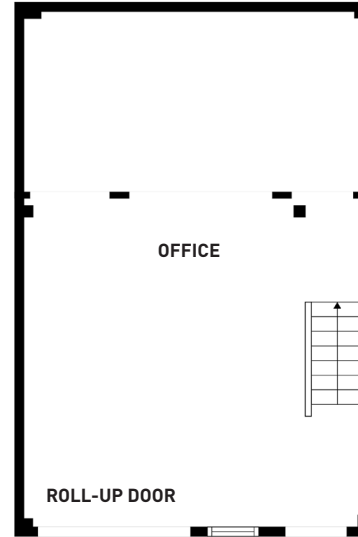


- ±1,650 SF each (can be combined for ±3,300 SF)
- Flexible layout ideal for studio, gallery, or creative workspace
- Ability to combine units for larger, contiguous space
- Wood flooring throughout for a warm, modern aesthetic
- Open floor plans

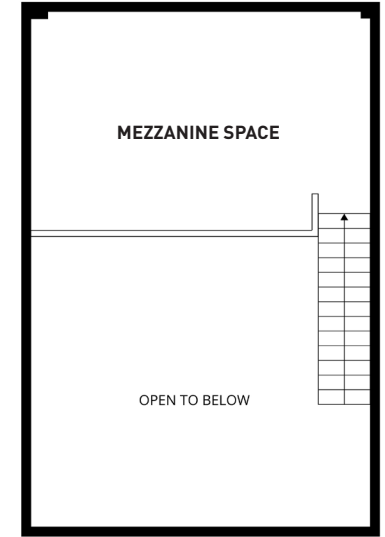


1ST + 2ND FLOOR

## UNIT 2862 - 900 SF



1st floor



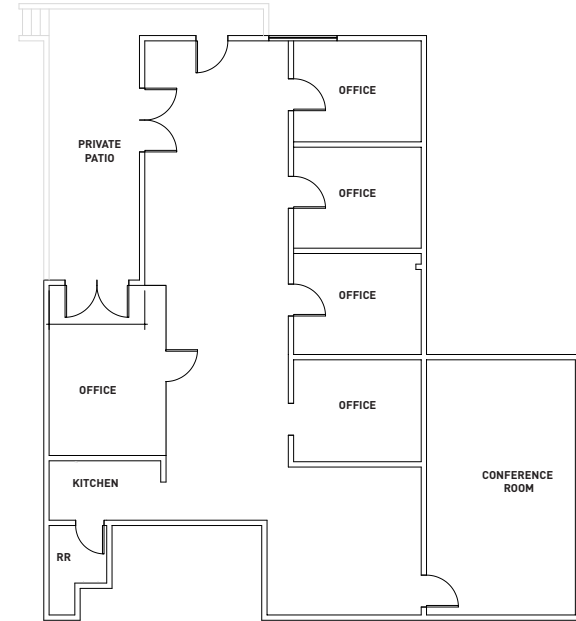
2nd floor



- ±900 SF creative flex space
- High exposed ceilings
- Ground-level roll-up door for loading and easy access
- Open bull-pen layout ideal for creative or studio use
- Mezzanine space for additional storage or workspace
- Flexible configuration for office, showroom, or light production
- Functional layout with indoor/outdoor flow potential

2ND FLOOR

UNIT 2902A - 1,970 SF

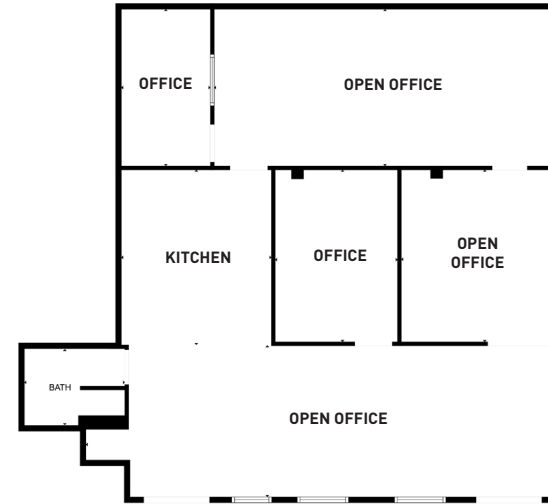


- ±1,970 SF creative office space
- Five private offices and one dedicated conference room for meetings and presentations
- Private patio offering indoor/outdoor work environment
- Ideal for creative, media, or professional office users
- Natural light throughout enhancing the workspace
- Clean, modern buildout with turnkey condition



## 2ND FLOOR

### UNIT 2902B - 2,200 SF

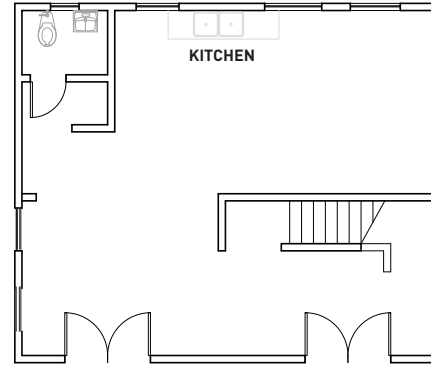


- ±2,200 SF creative office space
- Wood beam ceilings and wood flooring throughout for a warm, modern aesthetic
- Three private offices and one dedicated conference room for meetings and collaboration
- Large kitchen area
- Open bullpen area for collaborative workspace
- Abundant natural light enhancing the interior environment
- Move-in ready

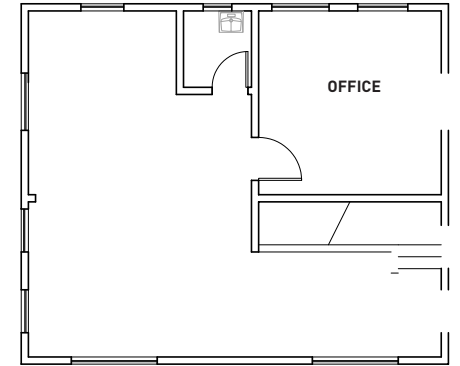


1ST + 2ND FLOOR

**UNIT 2904 - 1,488 SF**



1ST FLOOR



2ND FLOOR



- ±1,488 SF creative flex space
- Wood flooring throughout for a warm, modern aesthetic
- Large kitchen area ideal for team use or break space
- One private office
- Two private bathrooms
- Flexible layout suitable for office, studio, or creative use
- Clean, functional design with move-in ready condition



## At the Center of Santa Monica's Creative Corridor

Positioned along Colorado Avenue in the heart of Santa Monica, Roberts Campus offers a highly sought-after Westside location with immediate access to the area's top amenities, talent pool, and transportation corridors.

Just moments from the I-10 and 405 freeways, the property provides seamless connectivity across Los Angeles, while being within close proximity to the vibrant Sawtelle dining corridor. This walkable, amenity-rich environment makes it an ideal setting for creative and professional users seeking both convenience and lifestyle.





2842  
2912  
COLORADO  
AVENUE

CHAUMONT

EREWHON

BLUEYS  
KITCHEN

CHEZ MIMI



GOODBOYBOB  
COFFEE ROASTERS

wanderlust  
CREAMERY



m|o|l|o  
o|!|ve



Gelson's



MIYA  
MIYA



TRADER JOE'S



Artelice Pâtisserie  
CALIFORNIA

ICONFIT





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