



FOR LEASE

Exceptional creative campus opportunity

±25,000 TO 45,243 RSF AVAILABLE | NEW CONSTRUCTION

1221
COLORADO

1221

COLORADO

Located in Santa Monica steps from the Metro E-Line, this striking three-story creative office building blends modern design with smart functionality. The ground floor offers flexible retail and office spaces that can provide on-site amenities, while upper-level offices showcase premium finishes and expansive floor-to-ceiling glass. This architectural standout delivers a bold vision for the evolving landscape of modern workplace and lifestyle destinations in one of LA's most sought-after neighborhoods.





AVAILABLE SPACES

Immediate Occupancy Available

Retail	±3,090 RSF
Office Suite A	±25,663 RSF
Office Suite B	±15,212 RSF
Total	±45,243 RSF

NNN	\$4.85 (Estimated NNN's \$1.40/RSF)
Parking	\$250/stall

- Striking contemporary design
- Production-ready screening room with executive lounge + bar
- Sophisticated finishes with soaring 19-foot ceilings
- Expansive private outdoor hosting and workspaces
- Integrated solar energy system
- Direct Metro E-Line transit access
- 2.75 per 1,000 SF on-site subterranean parking garage w/ EV charging



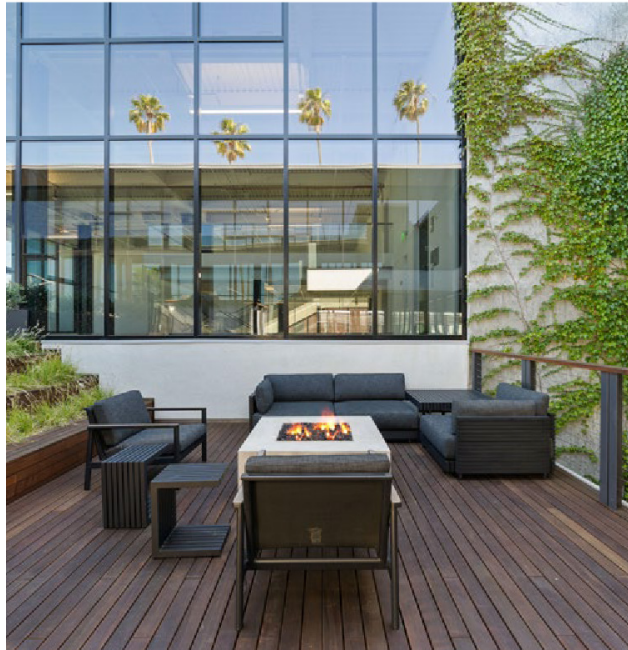
Walk Score: 87 "Very Walkable"



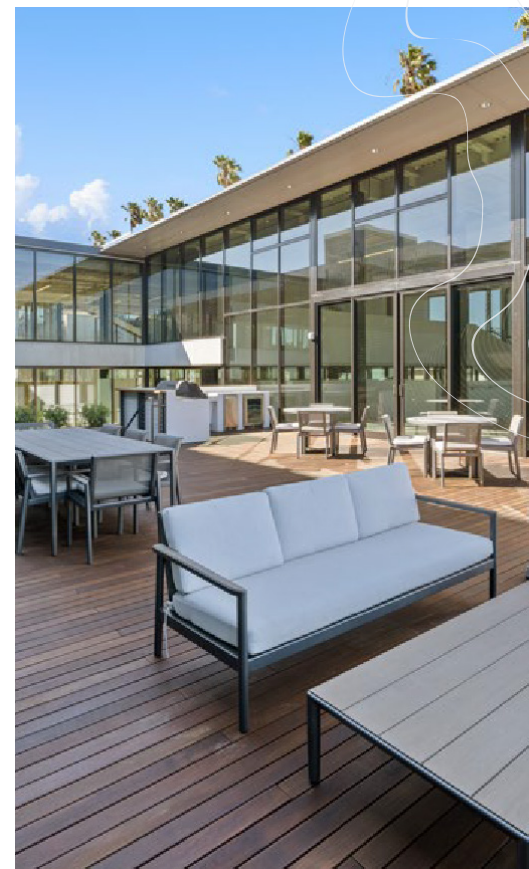
Bike Score: 90 "Biker's Paradise"

SEE OFFICE MATTERPORT

SEE SCREENING ROOM MATTERPORT



DESIGN
that defines the block





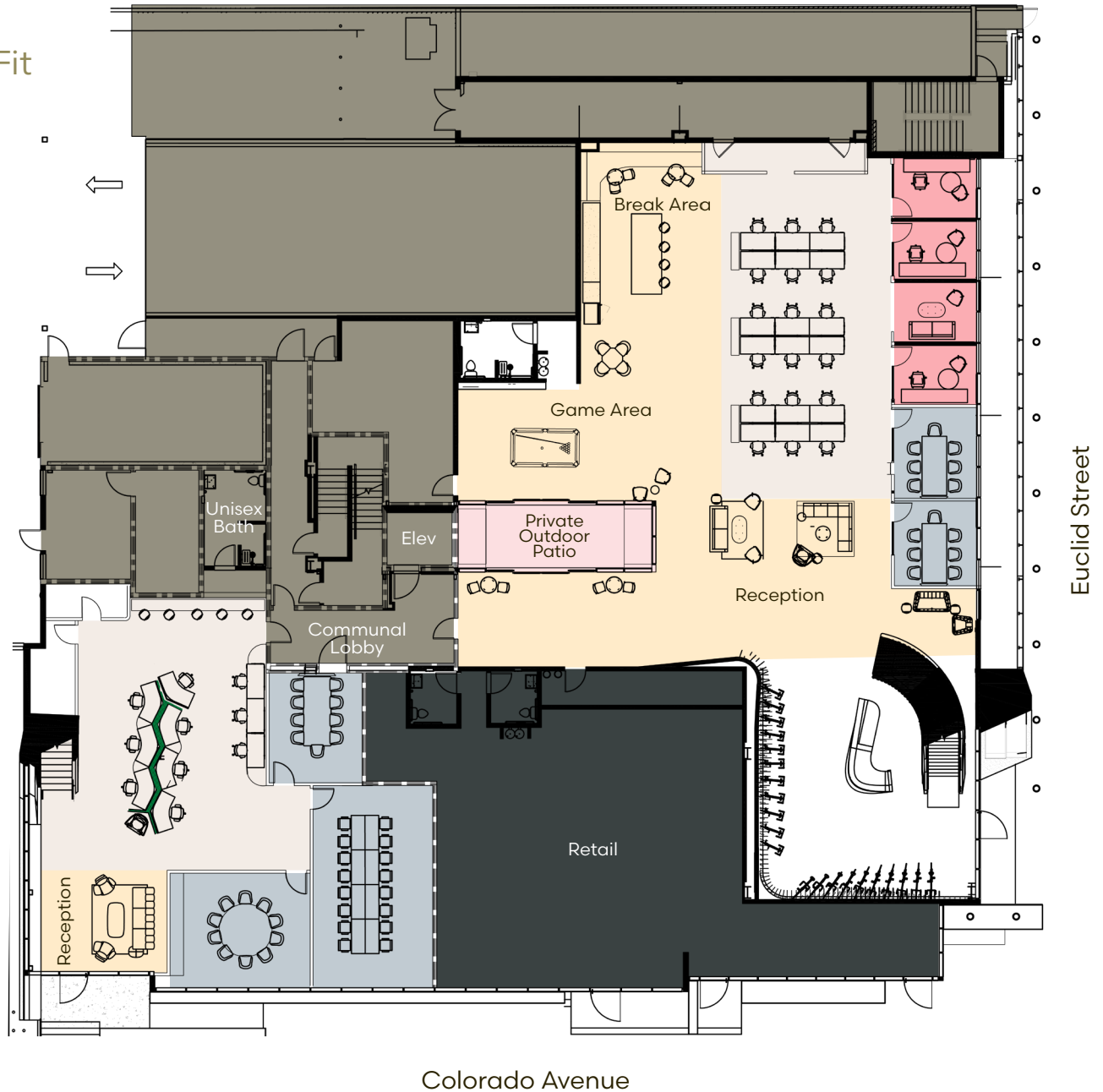
*Hypothetical renderings

FLOOR 1

Single Tenant Hypothetical Test Fit

- 3 Offices
- 1 Large Conference Room
- 2 Med Conference Rooms
- 2 Small Conference Rooms
- 25 Workstations
- 1 Kitchenette
- 1 IT
- 1 Storage

- Conference Room
- Amenity Space
- Open Office
- Private Office
- Private Outdoor Patio
- Retail
- Phone Room

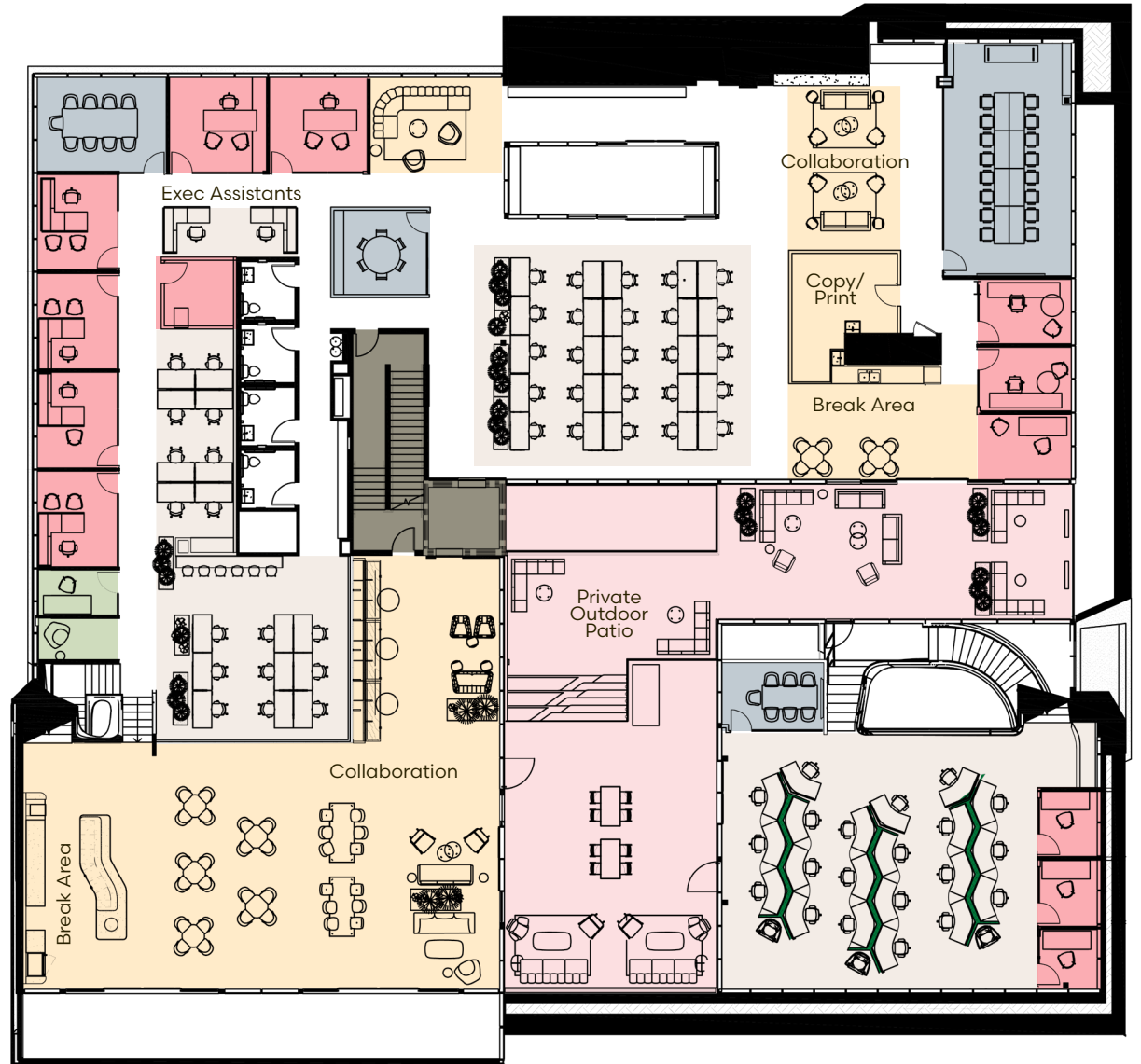


FLOOR 2

Single Tenant Hypothetical Test Fit

- 8 Offices
- 1 Large Conference Room
- 1 Med Conference Room
- 2 Small Conference Rooms
- 3 Phone Rooms
- 63 Workstations
- 1 Kitchenette
- 1 Storage

- Conference Room
- Amenity Space
- Open Office
- Private Office
- Private Outdoor Patio
- Retail
- Phone Room

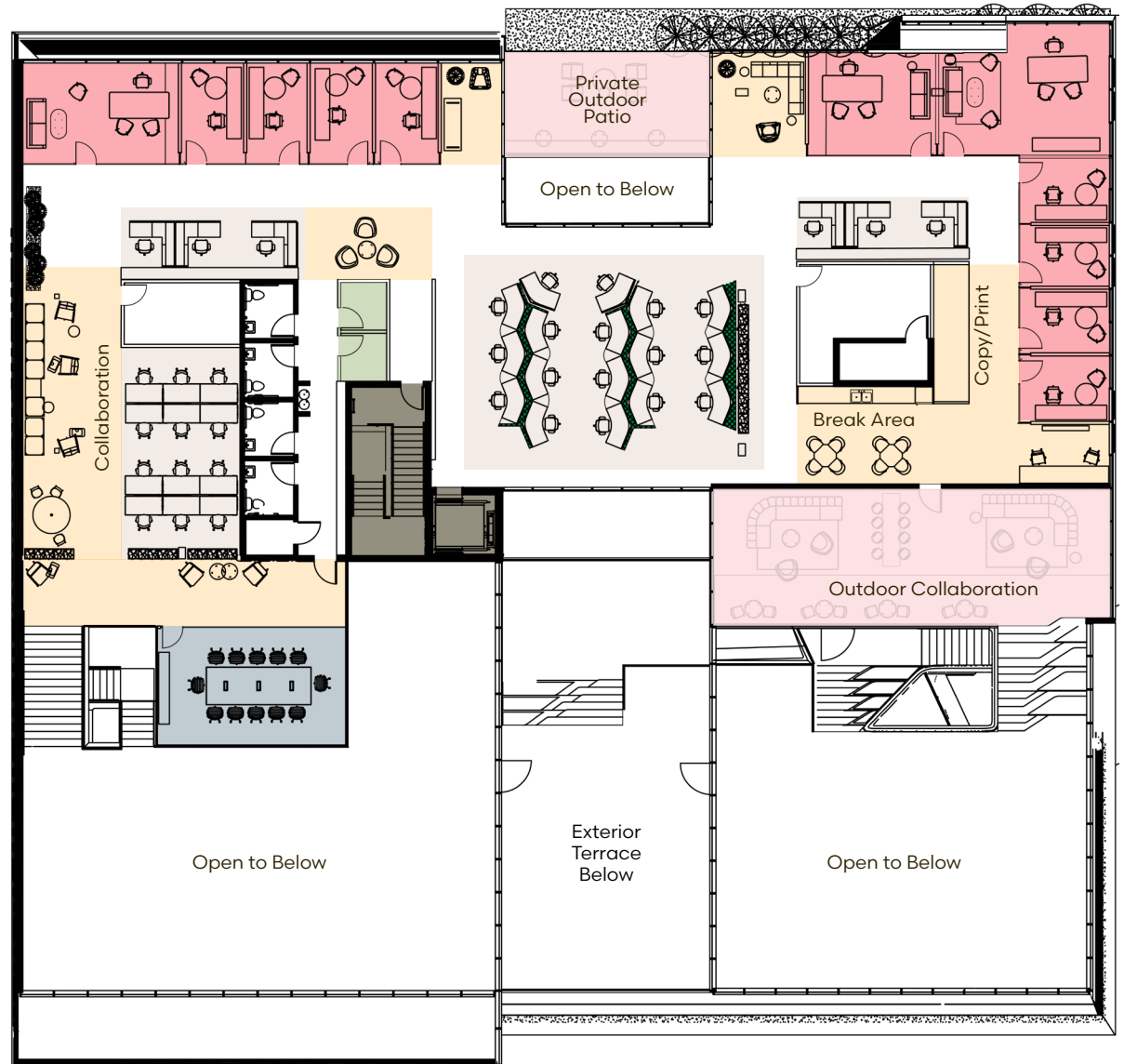


FLOOR 3

Single Tenant Hypothetical Test Fit

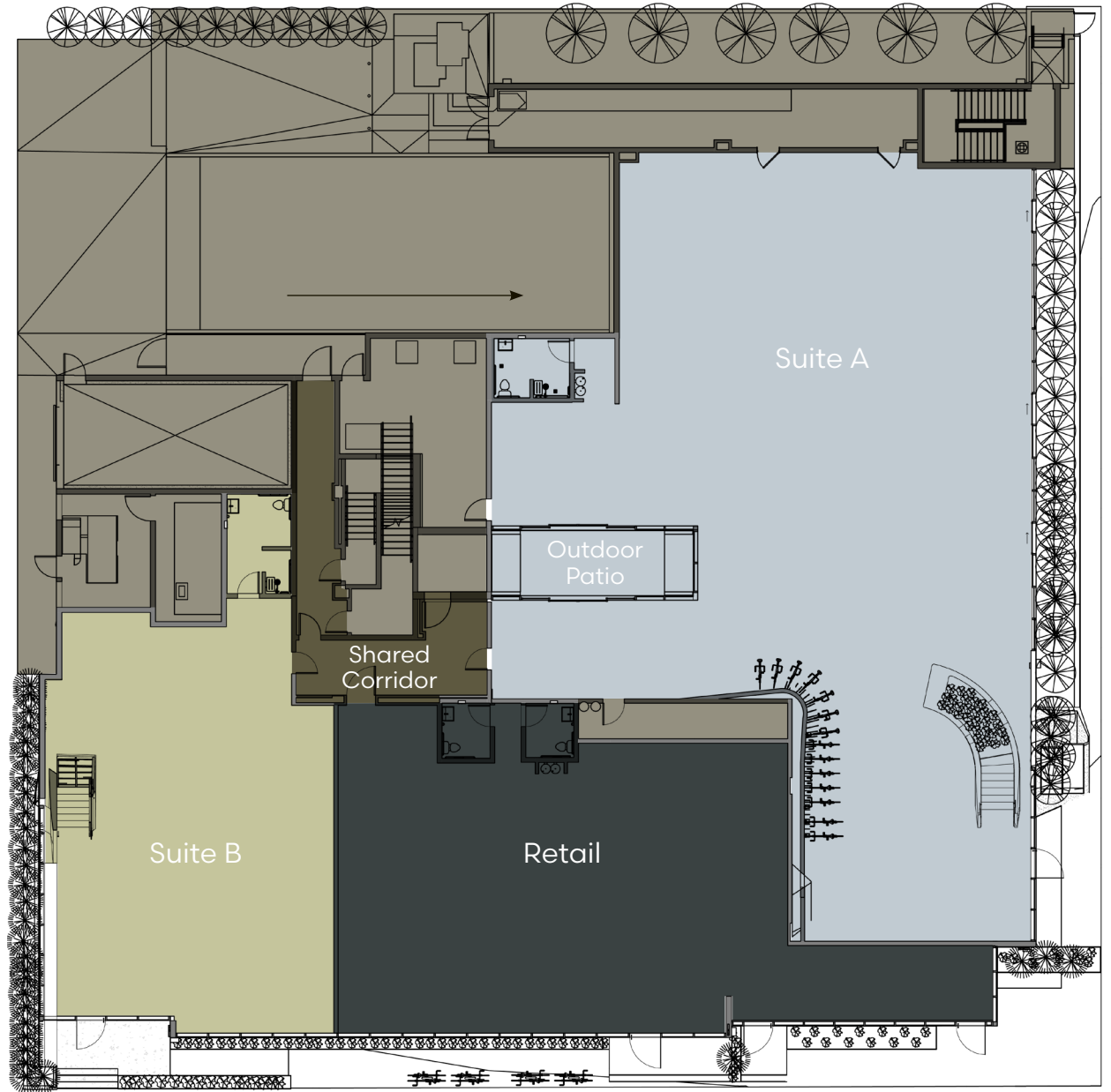
- 13 Offices
- 1 Large Conference Room
- 29 Workstations
- 2 Storage Rooms
- 1 Mothers Room
- 1 Quiet Room

- Conference Room
- Amenity Space
- Open Office
- Private Office
- Private Outdoor Patio
- Retail
- Phone Room



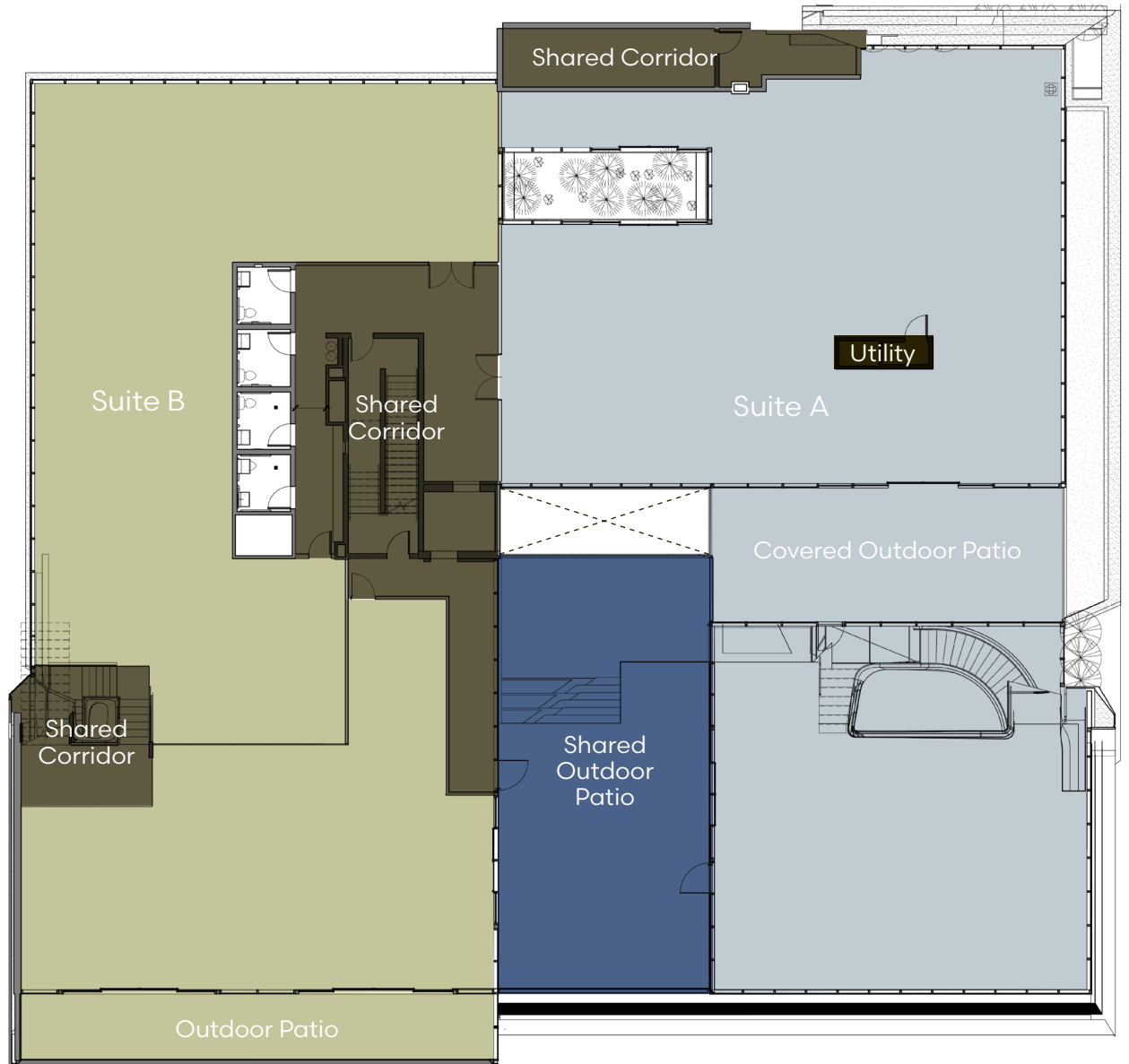
FLOOR 1

Hypothetical Multi-Tenant
Demising Plan



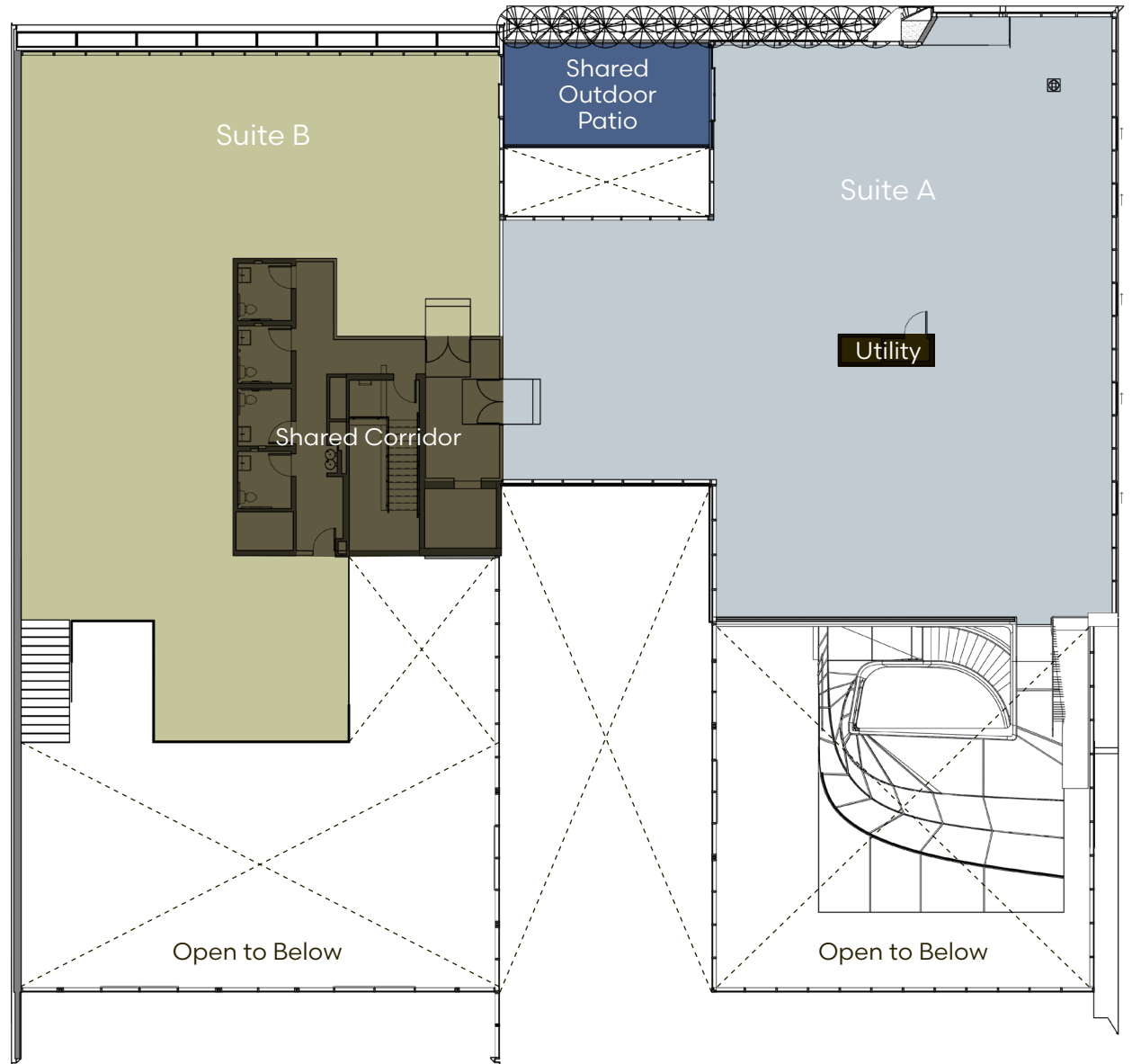
FLOOR 2

Hypothetical Multi-Tenant
Demising Plan



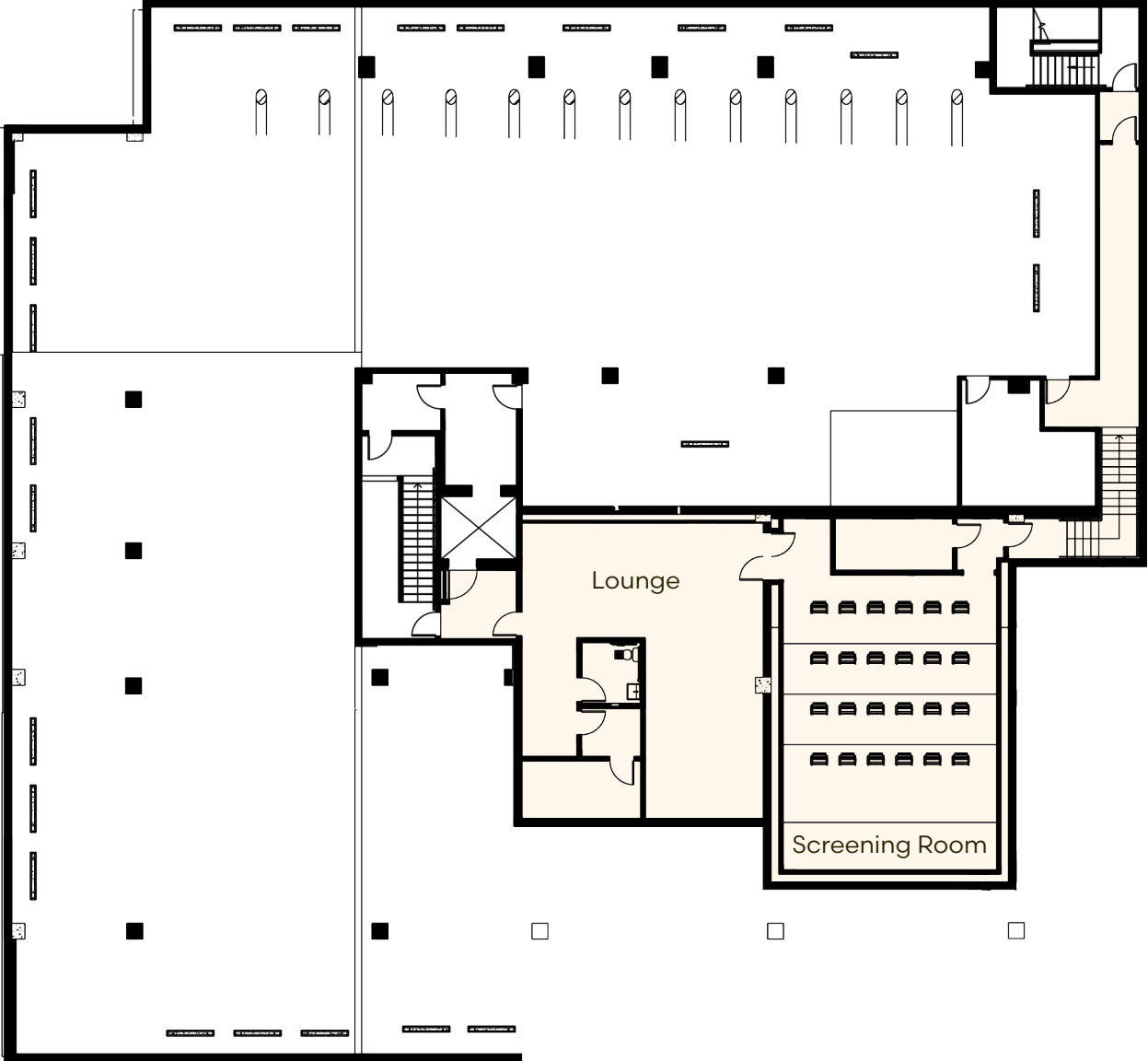
FLOOR 3

Hypothetical Multi-Tenant
Demising Plan



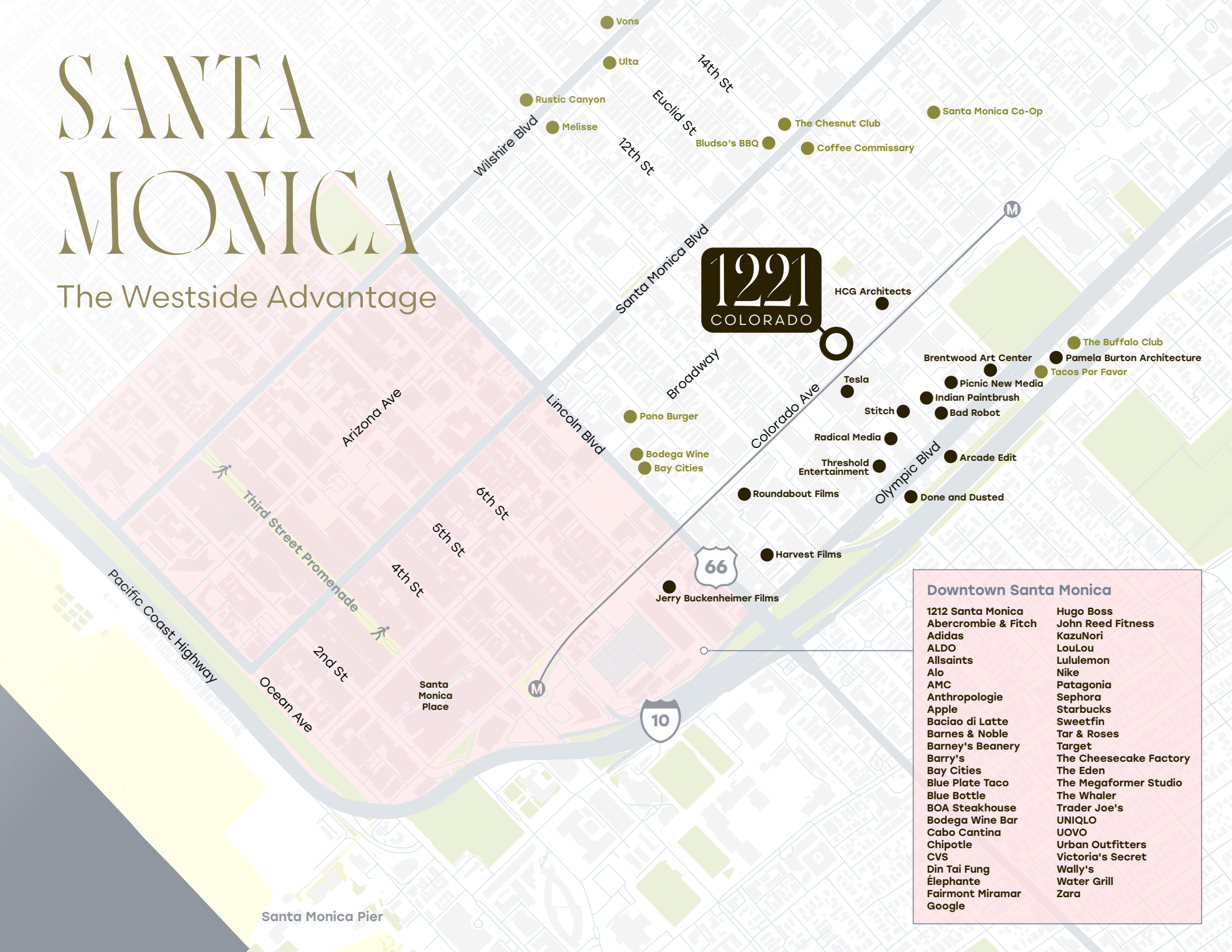
SCREENING ROOM

Screening Room - **3,452 RSF**



SANTA MONICA

The Westside Advantage



- Downtown Santa Monica**
- | | |
|---------------------|------------------------|
| 1212 Santa Monica | Hugo Boss |
| Abercrombie & Fitch | John Reed Fitness |
| Adidas | KazuNori |
| ALDO | LouLou |
| Allsaints | Lululemon |
| Alo | Nike |
| AMC | Patagonia |
| Anthropologie | Sephora |
| Apple | Starbucks |
| Baciao di Latte | Sweetfin |
| Barnes & Noble | Tar & Roses |
| Barney's Beanery | Target |
| Barry's | The Cheesecake Factory |
| Bay Cities | The Eden |
| Blue Plate Taco | The Megaformer Studio |
| Blue Bottle | The Whaler |
| BOA Steakhouse | Trader Joe's |
| Bodega Wine Bar | UNIQLO |
| Cabo Cantina | UOVO |
| Chipotle | Urban Outfitters |
| CVS | Victoria's Secret |
| Din Tai Fung | Wally's |
| Éléphante | Water Grill |
| Fairmont Miramar | Zara |
| Google | |

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COLORADO

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MAKE YOUR NEXT MOVE