

±3,750 RSF  
CREATIVE OFFICE SPACE AVAILABLE

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CAROLWOOD

# 1538 20th Street Santa Monica



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## FOR LEASE

**1538 20TH STREET**  
SANTA MONICA, CA 90040  
Call Broker For Pricing

Property Description  
Premium Santa Monica Media District location.

Indoor/Outdoor Opportunity.

Private amenity deck patio with panoramic  
Santa Monica and ocean views.

Blocks away from Expo Line Metro Station.

Exposed high ceilings and bright interiors.

Four private office spaces.

Open layout for collaborative working.

Kitchen equipped with large stainless steel  
refrigerator and dishwasher and plenty of  
cabinet storage.



AVAILABLE RSF

± 3,750 RSF

OCCUPANCY

Immediate

LEASE RATE

\$4.95/sf/mo Modified Gross

TERM

3-10 Years

USAGE

Creative Office

PARKING

10 Parking Spaces  
On-Site @ \$130 Per Space / Mo.

ACCESSIBILITY

87/100 Walkscore



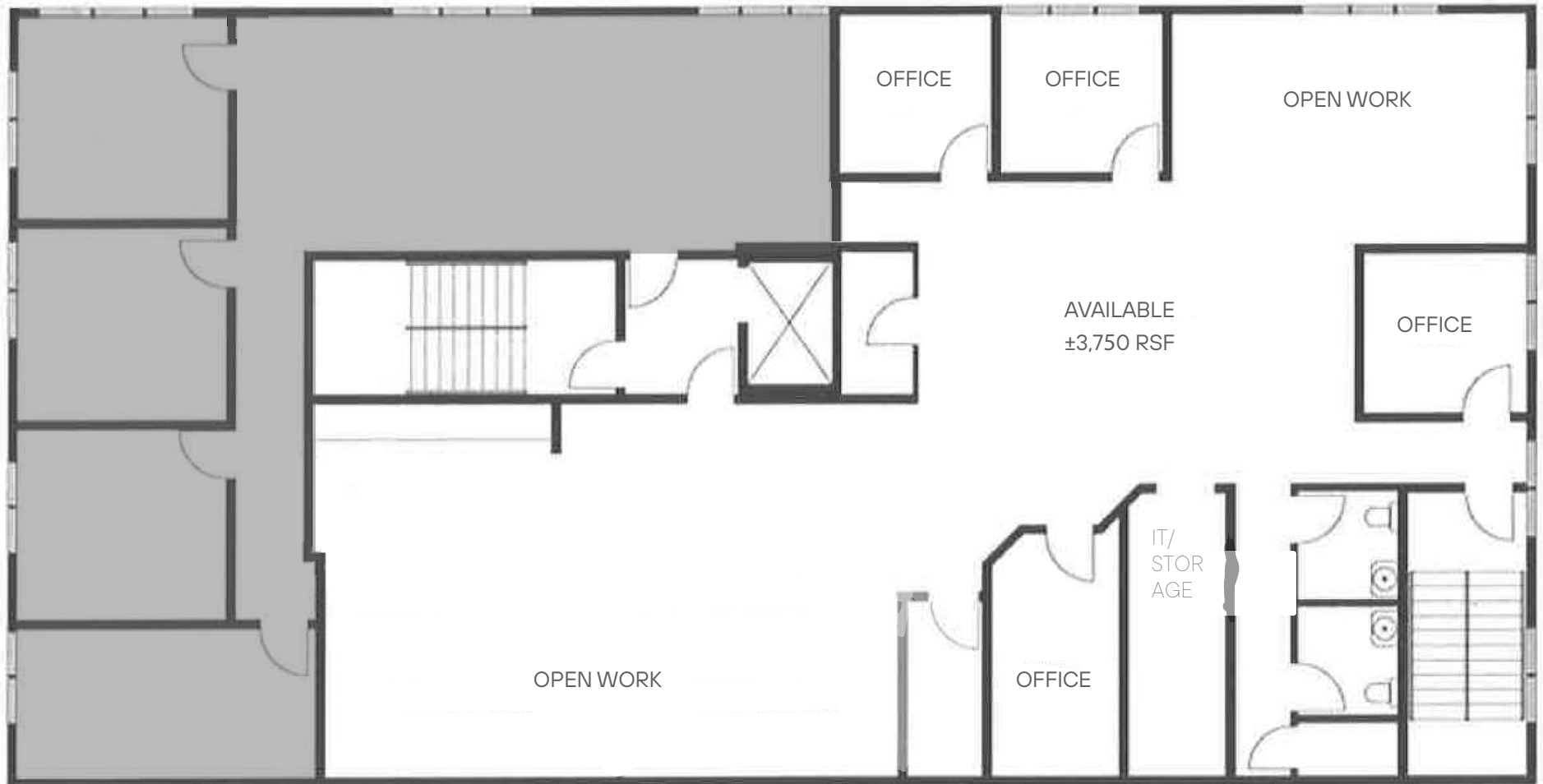






# FLOOR PLAN

2nd Floor



# THE NEIGHBORHOOD

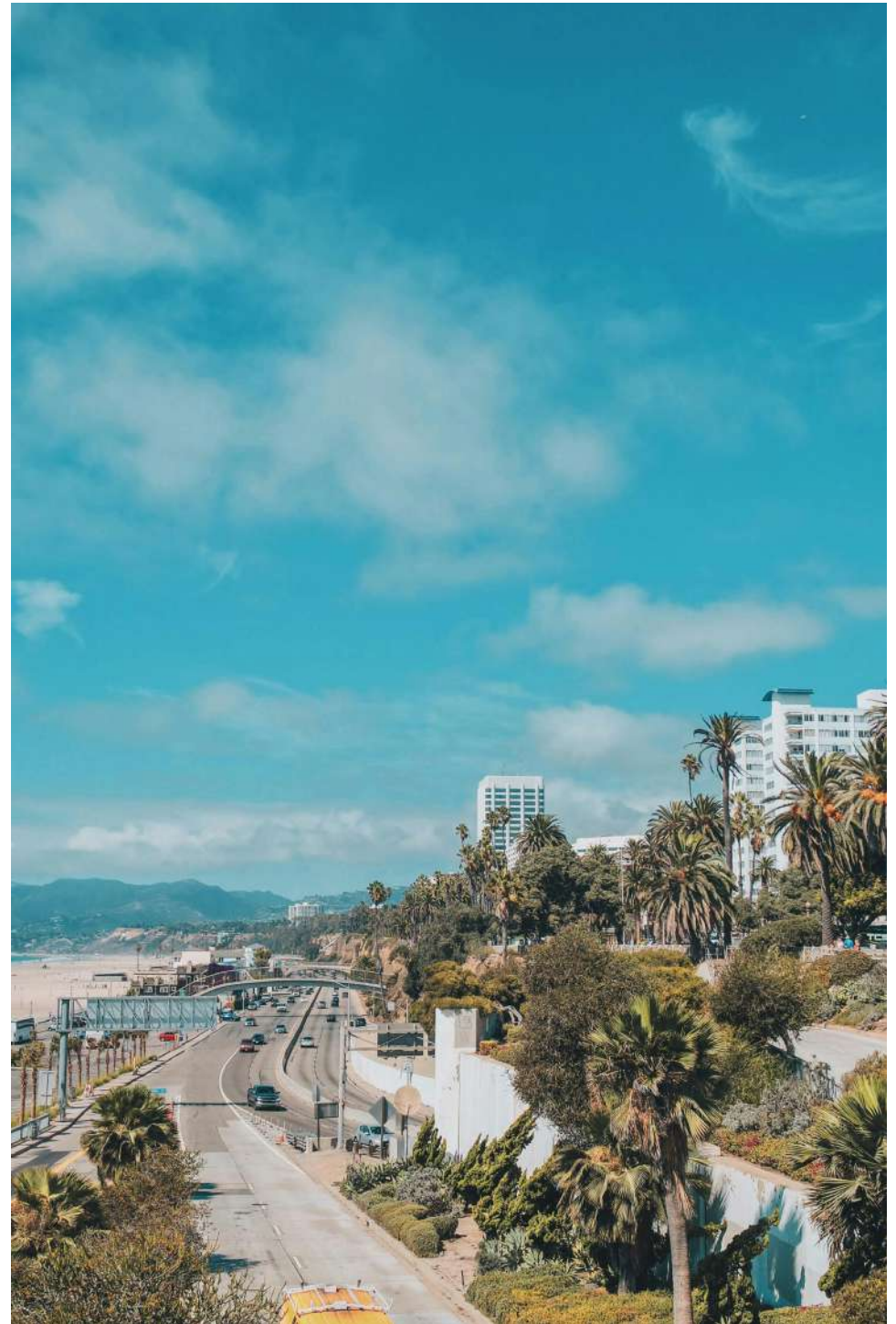
## Santa Monica

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top “10 Beach Cities in the World” and by TIME as one of the “Best Places to Live”,

Santa Monica’s residential population is approximately 93,000, increasing to an estimated 250,000 during the day with tourists, shoppers, and employees. Tourism attracts over 8 million visitors annually.

Santa Monica has a strong and diverse economy. Known as *Silicon Beach*, local businesses are at the leading edge of the nation’s creative economy and startup scene. 20th St is part of a vibrant community of media, blue-chip HQ’s, tech, gaming and production companies. Abundant and diverse dining is close by.

LA’s Metro Expo Line runs from Downtown LA to Downtown Santa Monica and easy access to the 10 Freeway makes daily commutes easier.





1.

#### Bergamot Station

Bergamot station arts center is a leading arts and cultural hub of visual and performing arts organizations, and includes event spaces, galleries and restaurants.

2.

#### Milo & Olive

Milo + Olive is an all-day neighborhood bakery and pizzeria from Josh Loeb and Zoe Nathan, Selected for the Michelin Guide California, 2021-2023

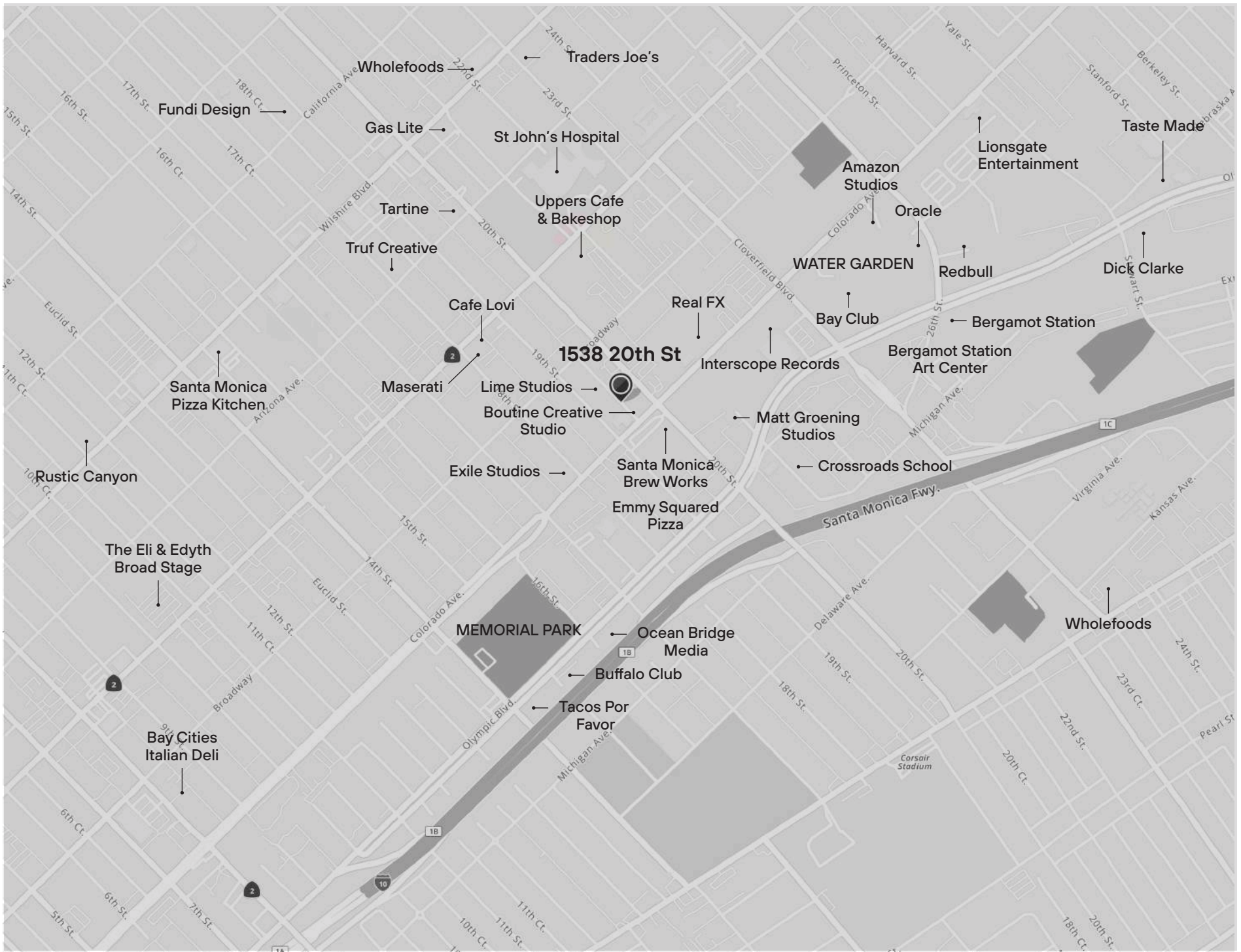
3.

#### Santa Monica Pier

Located moments from the beaches and the famed pier, Santa Monica and the 3rd St Promenade offer ample dining, relaxation and exercising opportunities before and after work.



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