

227 BROADWAY

SANTA MONICA, CA



CREATIVE OFFICE SPACE FOR LEASE



PROPERTY FEATURES

SPACE IS IDEAL FOR FULL FLOOR OCCUPANCY

OPERABLE WINDOWS

ICONIC

KELLER BLOCK BUILDING

BUILT IN 1893

RECENT OWNERSHIP CHANGE

Third Street Promenade

CORNER LOCATION ON THE THIRD STREET PROMENADE WHICH OFFERS ABUNDANT AMENITIES

EXTERIOR SIGNAGE OPPORTUNITIES

BUILDING RENOVATIONS PENDING INCLUDING NEW GROUND FLOOR RETAIL USER

PROPERTY OVERVIEW

FLOOR AREA

7,157 RSF
Second Floor

7,100 RSF
Full Third Floor
High End Spec Suite in Progress

RENT

Inquire for Details

TERM





5-10 Years

PARKING

Parking structure across the street

Additional City of Santa Monica parking structures are within walking distance

CONNECTIVITY

-  **Metro Expo line station adjacent**
-  **Within two blocks of five bus stops**
-  **Easy access to the I-10 freeway**
-  **Walking distance to Santa Monica Pier & downtown Santa Monica**



OFFICE RENDERINGS



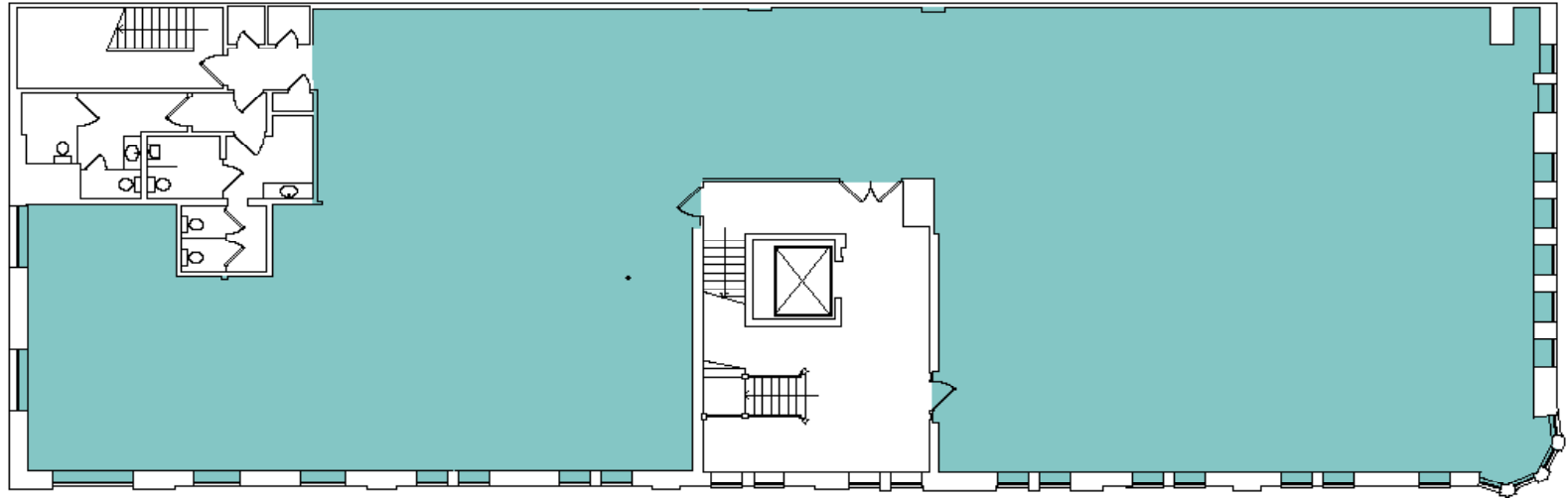
OFFICE RENDERINGS



FLOOR PLANS

SECOND FLOOR

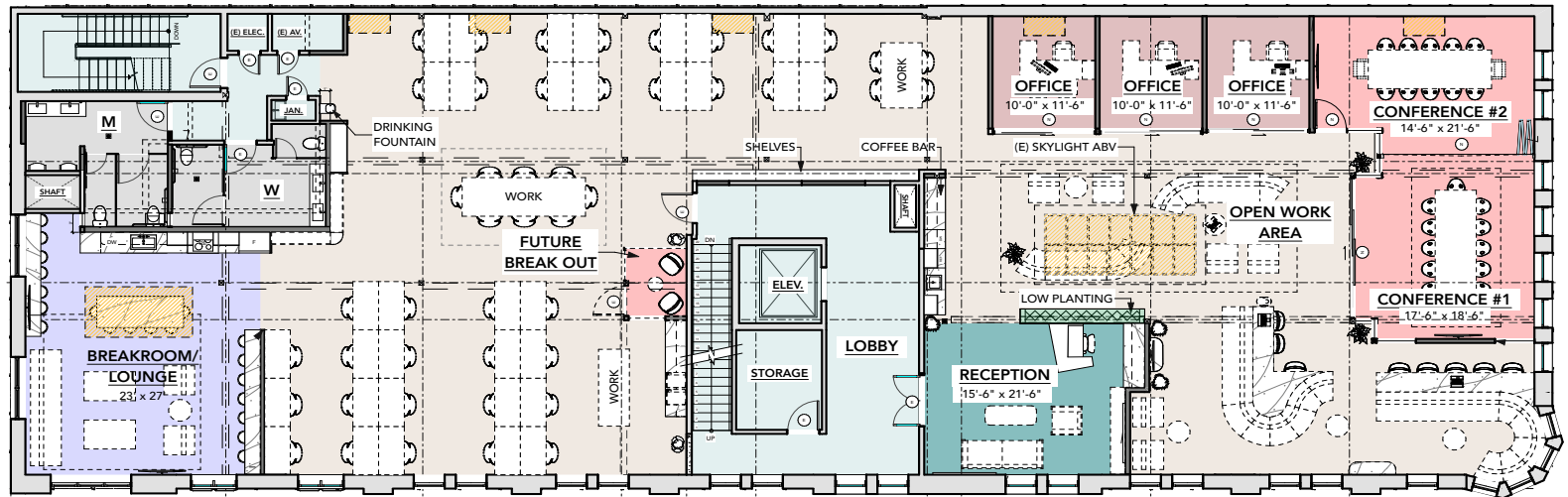
7,157 RSF



THIRD FLOOR

7,100 RSF

HIGH END
SPEC SUITE IN
PROGRESS

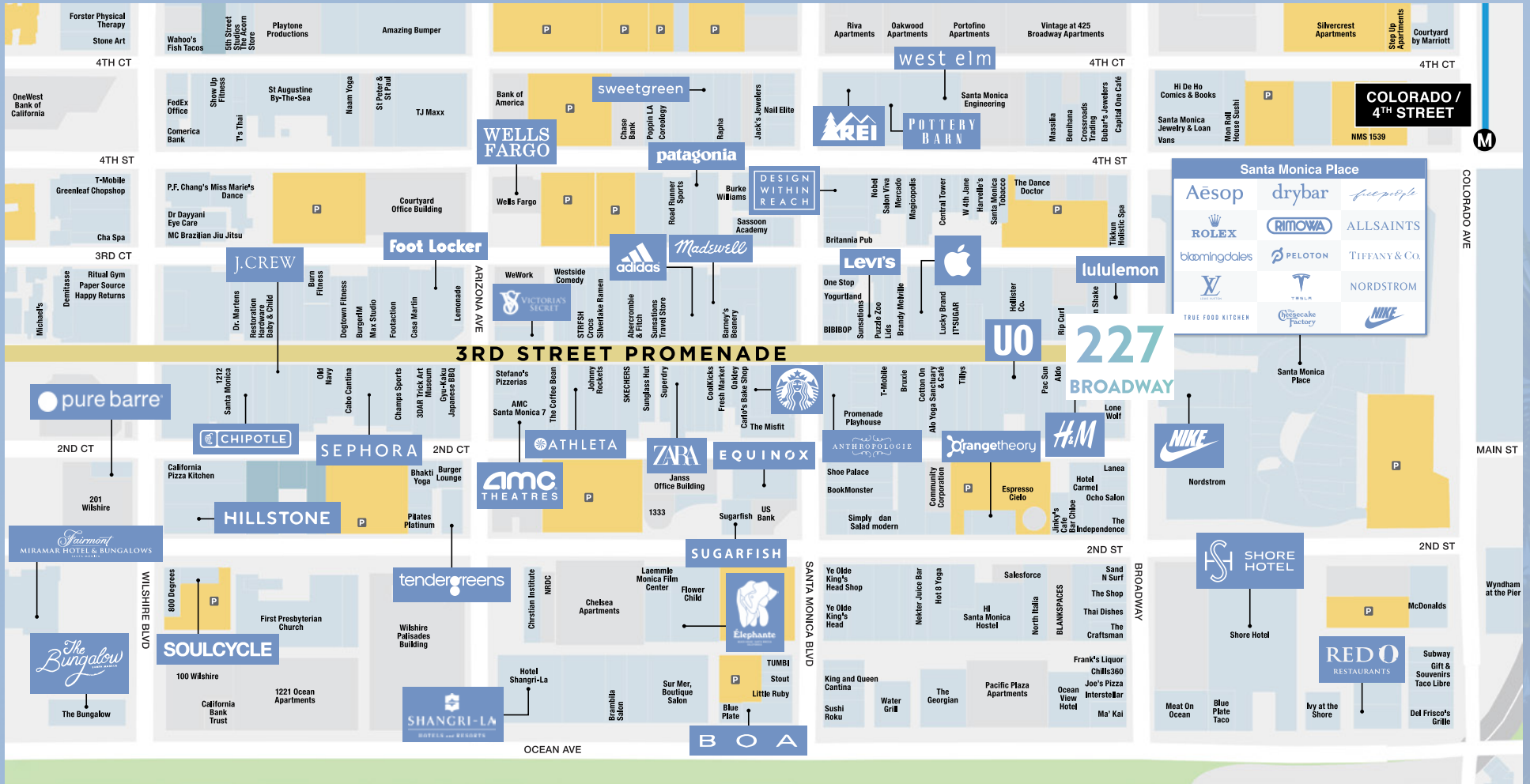


IDEALLY LOCATED

IN THE VIBRANT CREATIVE OFFICE EPICENTER OF **SANTA MONICA**



AREA AMENITIES



SANTA MONICA ACTIVITIES

 **511**
SPOTS TO EAT
& DRINK



531
ENTERTAINMENT
VENUES

*Source: 2023 Data, JLL Research

Santa Monica, California offers more than its beautiful beach and year-round warm weather. Its proximity to the greater Los Angeles area makes Santa Monica the perfect base for vacationers and business travelers alike.

- A relaxed beach town atmosphere with big city sophistication
- Easy access to public transportation and rentals making it easy to go car free

BUILDING GALLERY



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