

INDU
STRY

CREATIVE OFFICE
±2,127 RSF

2042
BROADWAY
SANTA MONICA

FOR SUBLEASE

INDUSTRYPARTNERS.COM

310 395 5151

CA BRE No. 01900833

RYAN SHULER

rs@industrypartners.com

CA BRE No. 01987799

BEN LARSON

bl@industrypartners.com

CA BRE No. 02138876



BUILDING DETAILS

SUITE 2042A ±2,127 RSF

LEASE TERMS

RATE \$4.50/SF per Mo. NNN

OCCUPANCY Immediate

TERM 3-5 years (Longer possible)

PARKING

RATIO 2 Spaces per 1,000 SF

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WHAT'S DIFFERENT

THREE FULLY BUILT, ACOUSTICALLY ENGINEERED STUDIOS

PURPOSE-BUILT PROFESSIONAL ENVIRONMENT, offering floating floors, isolation treatments, LED ambient lighting, and modern finishes throughout.

SPACIOUS LOBBY/RECEPTION AREA providing a polished entrance for clients, collaborators, and talent.

PRIVATE KITCHEN for hospitality and extended sessions.

PRODUCTIONS MADE IN STUDIO: Twisters, Mortal Kombat and IT - Welcome to Derry.

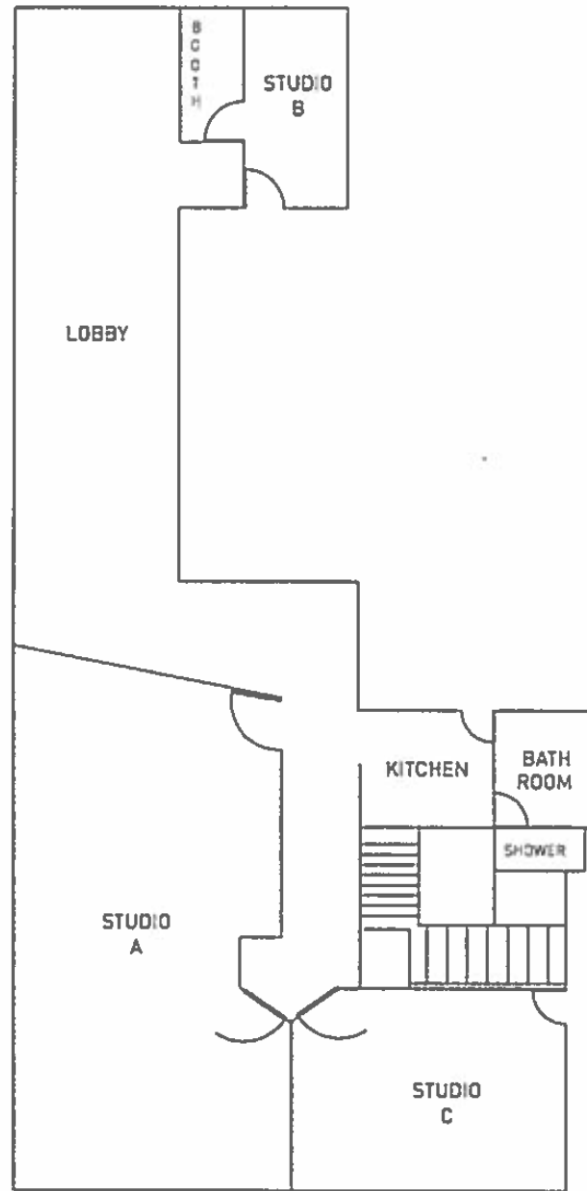
TURNKEY CREATIVE INFRASTRUCTURE, supporting scoring, composition, audio post-production, sound design, and high-end commercial content creation.

THOUGHTFULLY DESIGNED AESTHETIC, with hardwood floors, cinematic lighting, and feature-film artwork creating an inspiring, high-end creative atmosphere.

PLUG-AND-PLAY SETUP—no build-out required, ready for immediate use by composers, producers, editors, and audio teams.

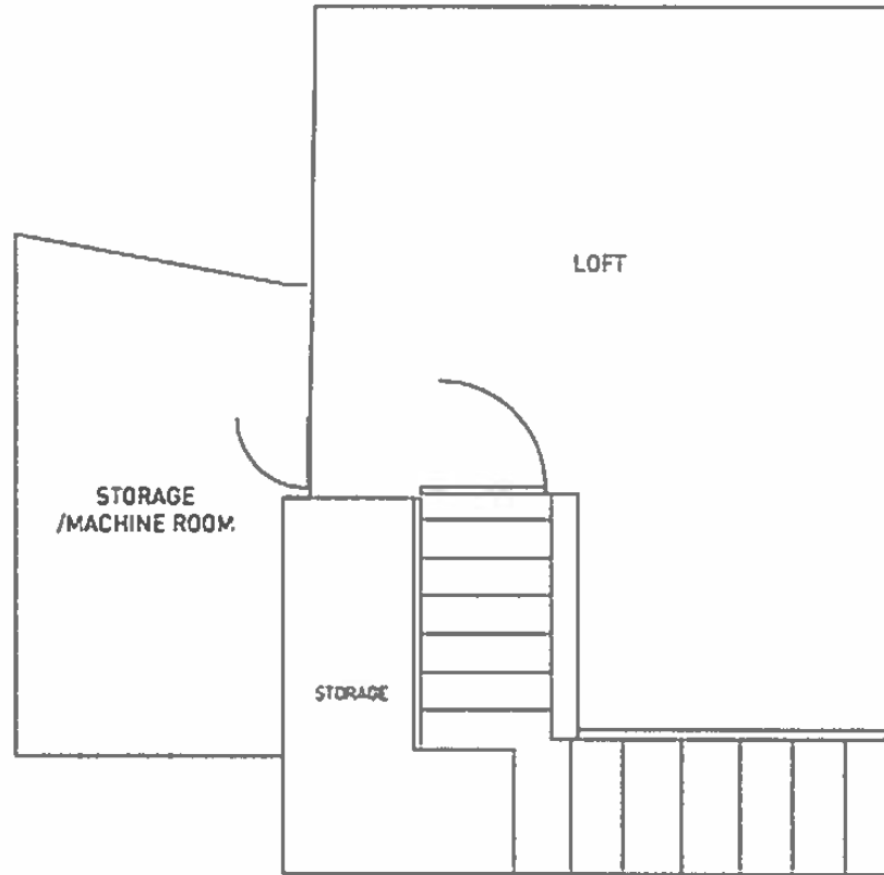


1ST FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

LOFT SPACE



NOT TO SCALE.
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1 min WALK



Goodboybob coffee roasters: Known for its meticulously sourced and roasted coffee, goodboybob offers a cozy atmosphere with a selection of specialty drinks and pastries, ideal for coffee lovers seeking quality and unique flavors.

2 min WALK



Uppers Cafe & Bakeshop: A charming bakery and cafe offering a variety of baked goods, sandwiches, and coffee, Uppers is loved for its fresh pastries and welcoming ambiance.

5 min WALK



Santa Monica Brew Works: Santa Monica's first and only craft brewery, offering a variety of local beers in a lively taproom setting. It's a favorite for craft beer enthusiasts and casual gatherings alike.

6 min WALK



10 Speed Coffee: A small but popular cafe known for its smooth espresso and cyclist-friendly atmosphere, making it a great stop for coffee lovers and bike enthusiasts.

7 min WALK



Elabrew Coffee: Known for its sleek, modern atmosphere, Elabrew offers an elevated coffee experience with unique espresso drinks and pour-overs, perfect for a mid-day pick-me-up or coffee enthusiasts.

3 min DRIVE



Cafe Ruisseau: A neighborhood cafe serving up great coffee, teas, and pastries, Café Ruisseau is popular for its relaxed vibe, making it a go-to for locals and visitors needing a coffee break.

4 min DRIVE



Birdie G's: A trendy restaurant by Chef Jeremy Fox, Birdie G's serves up American comfort food with a twist, focusing on seasonal, farm-fresh ingredients in a chic yet welcoming setting.

4 min DRIVE



Gas Lite: A longtime Santa Monica dive bar with a lively atmosphere, karaoke nights, and affordable drinks, Gas Lite is a favorite for those seeking a fun, unpretentious night out.

8 min WALK



The Coffee Bean & Tea Leaf: This classic chain offers a reliable menu of coffee, teas, and snacks, making it a convenient stop for quick refreshments or a casual work session.

10 min WALK



Tartine: A branch of the renowned San Francisco bakery, Tartine serves high-quality pastries, bread, and savory items made with local ingredients in a stylish space that's great for brunch or coffee breaks.