



1522

2ND STREET

29,550 SF SANTA MONICA
CREATIVE OFFICE FOR LEASE

PROPERTY DETAILS

Premises: 1520 2nd Street: 10,871 SF
1522 2nd Street: 18,679 SF

Total
Premises: 29,550 SF

Rent: Negotiable

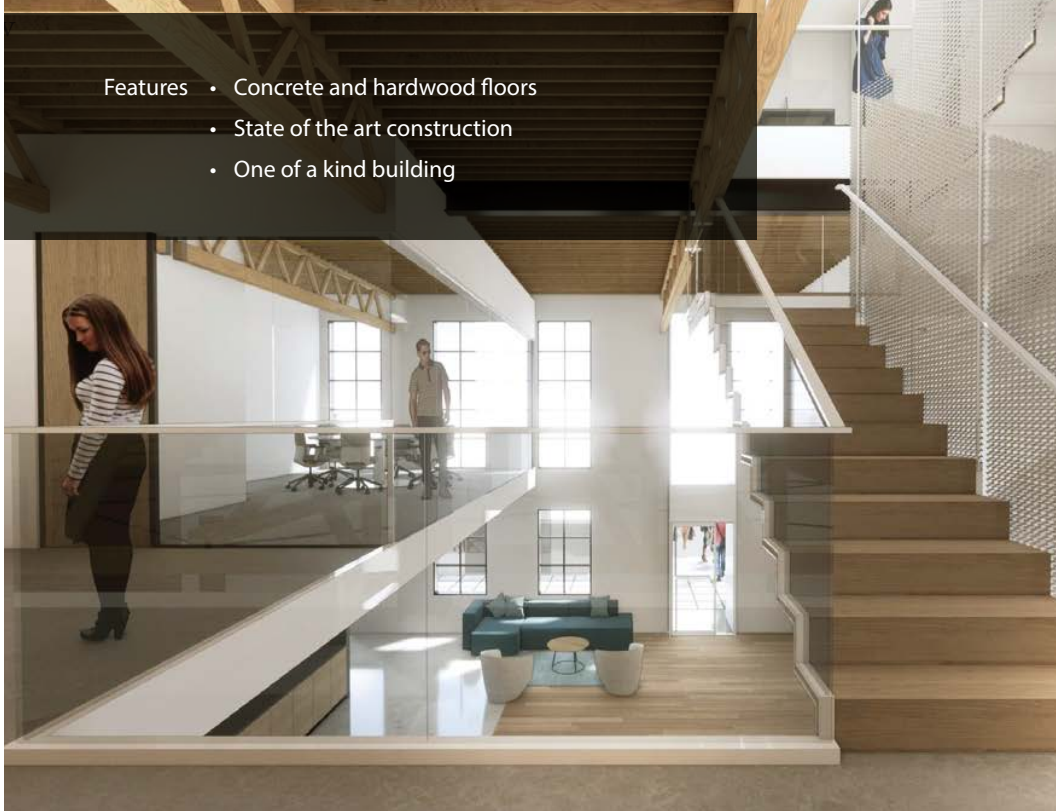
Occupancy: 1520 2nd Street: February 1st, 2021
1522 2nd Street: April 1st, 2020

Parking: Parking – 75 spaces within a 2 minute walk
10 tandem spaces onsite @ \$250 per space



- Features
- Located one block from 3rd Street Promenade and Santa Monica Pier
 - Rooftop deck, skylights, exposed ceilings and tons of natural light
 - Grand staircase lobby

- Features
- Concrete and hardwood floors
 - State of the art construction
 - One of a kind building

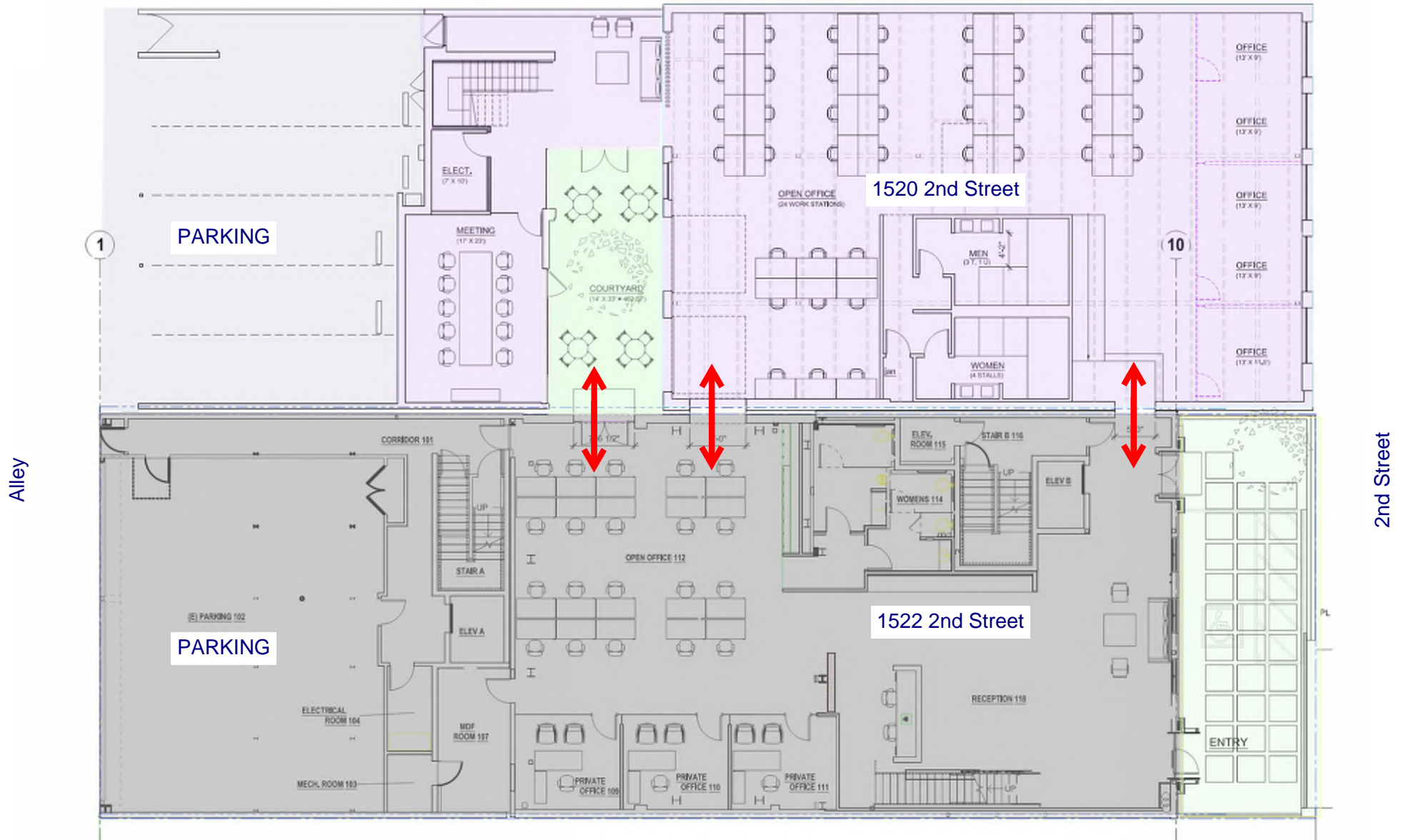


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2ND STREET

LEVEL 1 FLOOR PLAN

Alley

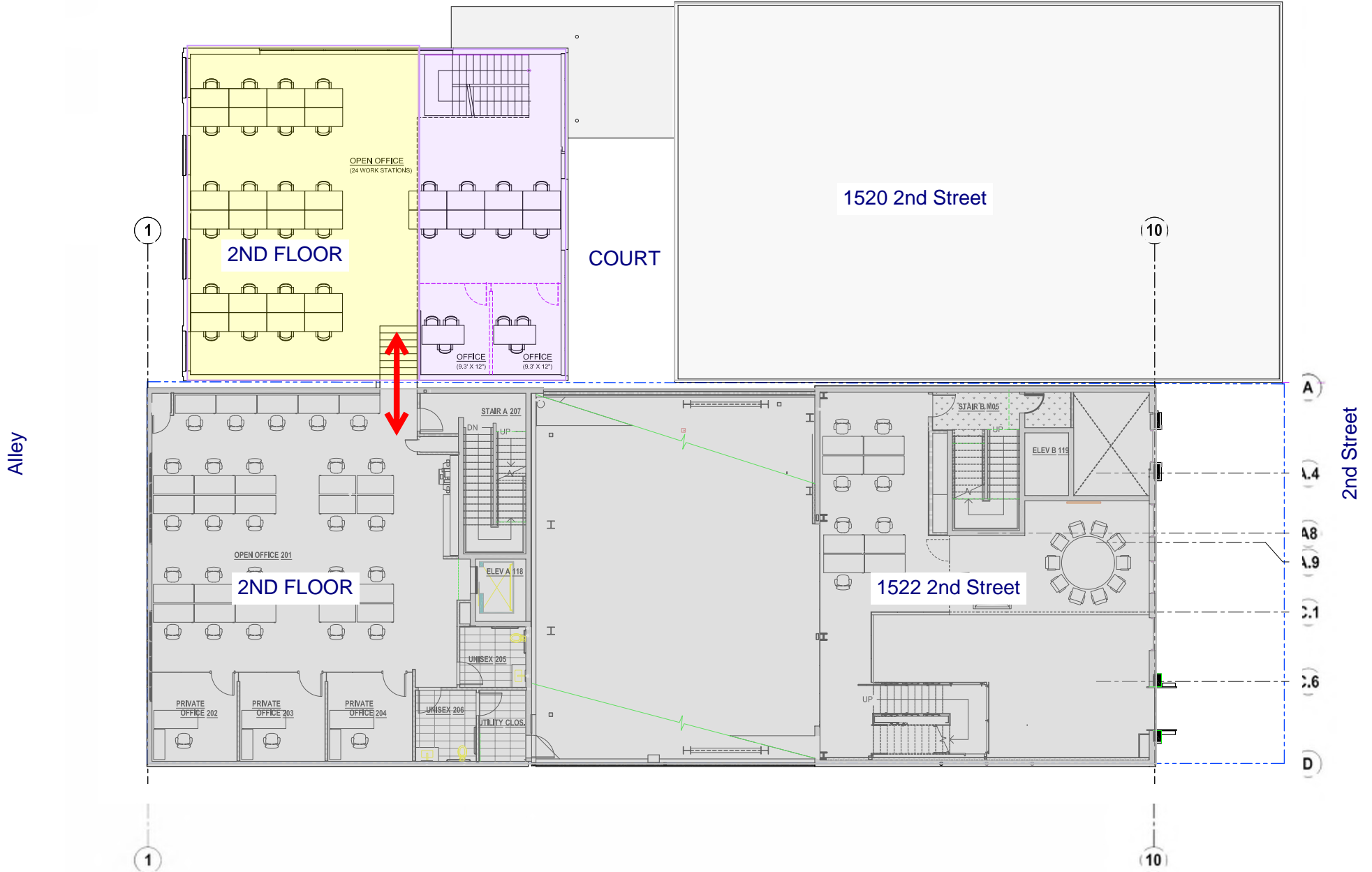


CONNECTION BETWEEN 1520 AND 1522

1522

2ND STREET

LEVEL 1 FLOOR PLAN



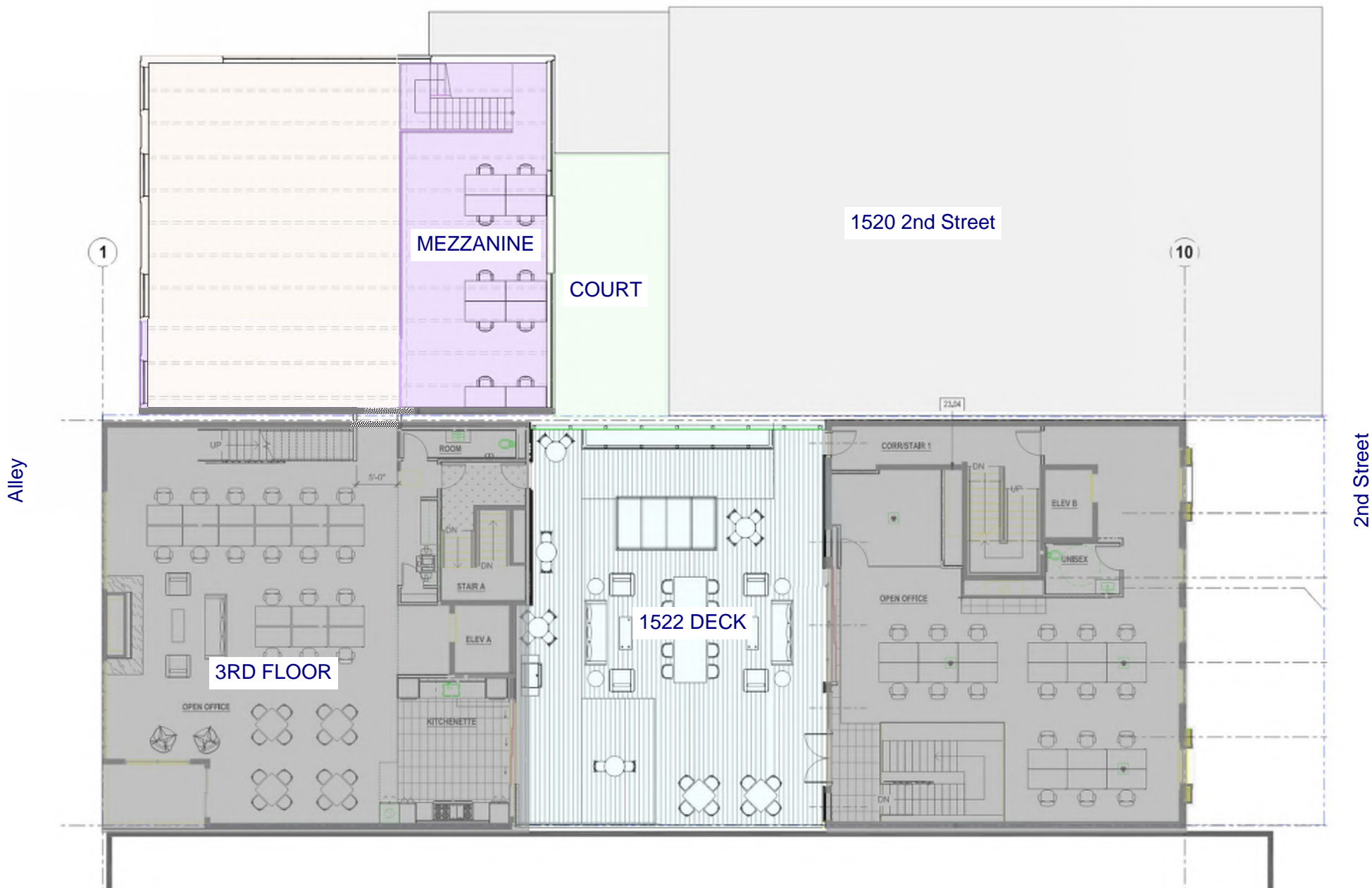
CONNECTION BETWEEN 1520 AND 1522

1522

2ND STREET

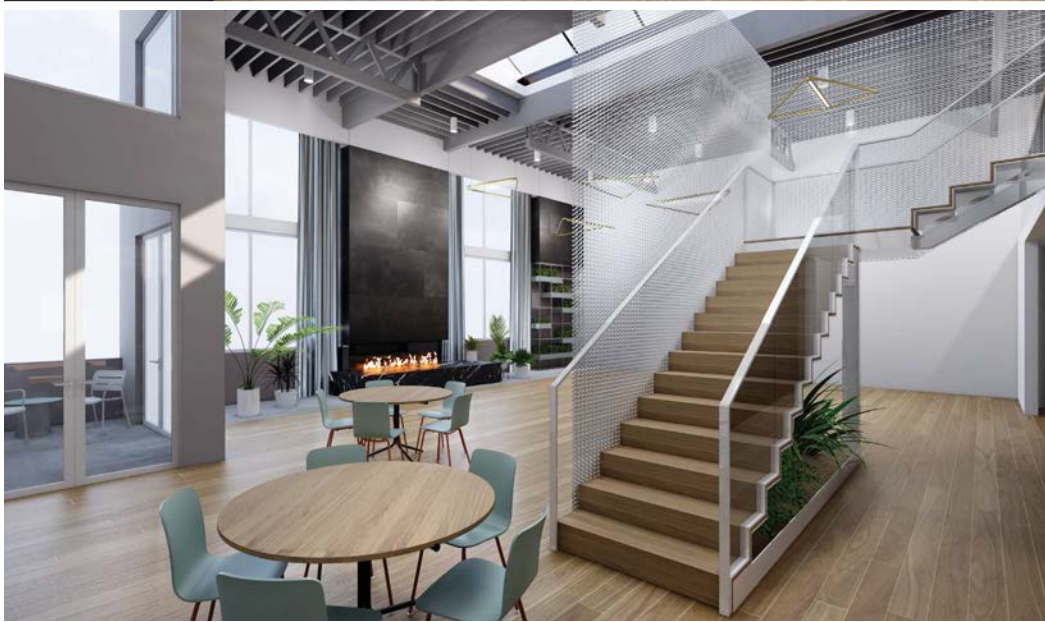
LEVEL 3 FLOOR PLAN

Alley



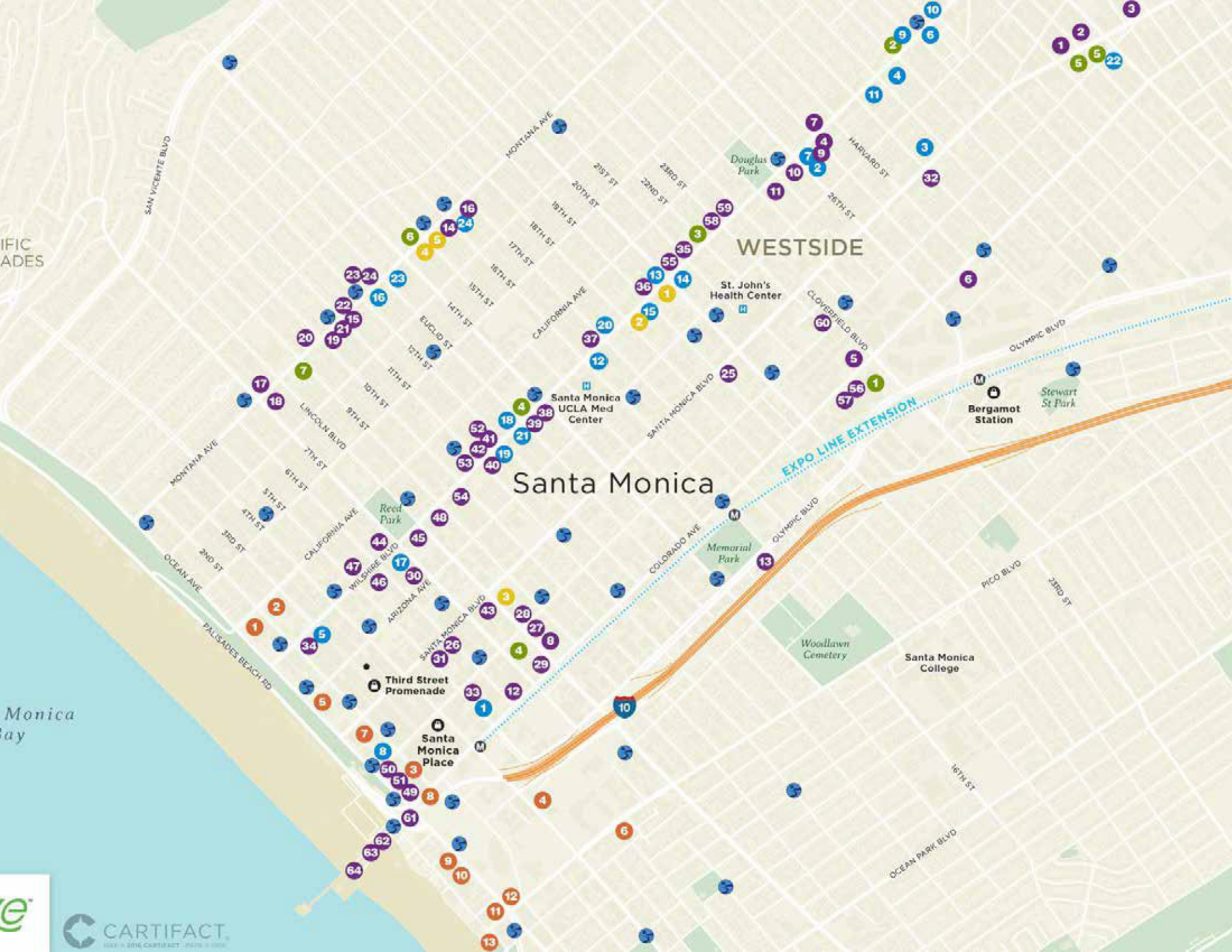












Monica
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Santa Monica Local Amenities

Restaurants

1 Rosemary Grill	17 Spumoni Italian Restaurant	33 Umami Burger	49 Del Frisco's Grill
2 All India Cafe	18 Marmalade Cafe	34 Hillstone	50 Ivy at the Shoe
3 U-Zen	19 Art's Table	35 Veggie Grill	51 Blue Plate Taco
4 Pacific Dining Car	20 Rosti Santa Monica	36 Chandni	52 Rustic Canyon
5 Daily Grill	21 Father's Office	37 Bagel Nosh Deli	53 El Cholo
6 Tiato	22 Kreation Organic Juicery	38 Sushi King	54 Huckleberry
7 Milo & Olive	23 The Courtyard Kitchen	39 Santa Monica Pizza Kitchen	55 Noma Sushi
8 Bay Cities Italian Deli	24 Sushi Sho	40 NY&C Pizza	56 Hole in the Wall Burger Joint
9 Melbec Santa Monica	25 IHOP	41 Ingo's Tasty Diner	57 Mondo Taco
10 Taco Teca	26 Real Food Daily	42 JP's Sports Bar & Grill	58 Snug Harbor
11 Wilshire Restaurant	27 Swingers	43 Melisse	59 California Chicken Cafe
12 Fritto Misto	28 Sweetfin Poke & Jersey Mike's	44 Mendecino Farms & Sidecar	60 Pot & Pan
13 The Buffalo Club	29 Denny's	45 Baja Fresh	61 The Lobster
14 Ox & Son	30 The Yacht Club	46 Superfood Cafe	62 Big Dean's
15 Locanda Portofino	31 Erven, Mare & Wokano	47 Panera Bread	63 Ristorante Al Mare
16 Forma Restaurant & Cheese Bar	32 Coogie's Cafe	48 Dagwoods Pizza	64 Bubba Gump Shrimp Co

Grocery

1 Ralph's
2 Bristol Farms
3 Whole Foods Market
4 Vons
5 Smart & Final
6 Whole Foods Market
7 Pavilions

Hotels

1 Fairmont Miramar Hotel
2 The Huntley
3 Shore
4 Double Tree Suites
5 Shangri LA
6 La Meridian
7 The Georgian
8 Wyndham Santa Monica
9 Loew's Santa Monica Beach Hotel
10 JW Marriot SM Le Merigot
11 Shutters on the Beach
12 Viceroy Santa Monica
13 Casa del Mar

Retail

1 Fred Segal	13 Gap
2 New Balance	14 Radioshack
3 Zen	15 Coldstone Creamery
4 Pier 1 Imports	16 Benefit Cosmetics
5 Sur La Table & Paper Source	17 Diane's Beachware
6 BevMo	18 Krispy Kreme
7 Surefoot	19 Healthy Spot
8 O'Neil Clothing	20 Men's Wearhouse
9 Big 5 Sporting	21 Ulta
10 Friar Tux Shop	22 7-Eleven
11 Petco	23 Chicco's
12 Staples	24 William Sonoma

Santa Monica Third Street Promenade

Shopping

Abercrombie & Fitch	Dr. Martens Store
Active	DB Shoes
Adidas Shoes	Express
Aldo	Foot Locker
Anthropologies	Forever 21
Apple	Fossil
Arlo	Fred Segal
Athleta	Gap
Banana Republic	H&M
Barnes & Noble	J Crew
Brandy Melville	L'Occitane En Provence
Club Monaco	Levis
Converse	Lids
Cotton On	Lululemon
Crocs	Lush
Design within Reach	Old Navy

Pac Sun
Paper Source
Papyrus
Patagonia
Pottery Barn
Quicksilver
Restoration Hardware Baby & Kids
REI
Rip Curl
Sephora
Sketchers
Sunglass Hut
Superdry
Sur La Table
TJ Maxx
Tesla

Urban Outfitters
West Elm
Zara

Health

24 Hour Fitness
Burke Williams Spa
Burn Fitness
Equinox
Exhale Spa Santa Monica
Hot 8 Yoga
Orange Theory
Pilates Plus
Pure Barre
Soulcycle
The Yoga Collective

Restaurants / Eateries

1212 Santa Monica	Chipotle
800 Degrees Pizza	Coffee Bean & Tea Leaf
Barney's Beanery	Creams & Dreams
BOA Steakhouse	Crepe Café
Bruxie	FIG
Burger Lounge	Johnny Rockets
Cabo Cantina	Lemonade
California Pizza Kitchen	Locanda Del Lago

Mercado	Sugarfish by Sushi Nozawa
PF Changs	Sushi Roku
Pinkberry	Sweetgreens
Robata Grill	Tender Greens
ShopHouse	The Craftsman Bar & Kitchen
Starbucks	The Independence
Steak n Shake	The Misfit
Stickhouse	Water Grill

Santa Monica Place

Shopping

Aesop	Emporio Armani
Ali & Jay	Eton
Allsaints	Eva Varo
ArcLight Cinemas	Free People
Azure Salon	GNC Live Well
b8ta	G-Star Raw
Bailey44	Gymboree
Barney's New York	Hugo Boss
BCBG	Joe's Jeans
Bettie Page	Johnny Was
Bloomingdales	Jonathan Adler
Chilli Beans	Karen Millen
Coach	Kate Spade New York
Disney	Lorna Jane
DVF	Louis Vuitton

Marbles Brain Store	Michael Kors
Ministry	Nike
Nordstrom	Solstice Sunglasses
SPANX	Starbucks
Swarovski	Ted Baker
The Art of Shaving	Tiffany & Co.
Tory Burch	Uniqlo
Urban Leather	

Restaurants / Eateries

Blue Stove
Charlie Kabob
Crepe Maker
Forty Carrots
Fresh Healthy Café
Great Khan's Mongolian BBQ
Malibu J's
Pinches Tacos
Sbarro
Sonoma Wine Garden
Starbucks
The Cheesecake Factory
The Curious Palate
True Food Kitchen
Tutti Frutti Frozen Yogurt

WALKSCORE

WALKER'S PARADISE

94

DAILY ERRANDS DO NOT REQUIRE A CAR

BIKESCORE

VERY BIKEABLE

84

FLAT AS A PANCAKE EXCELLENT BIKE LANES

TRANSIT SCORE

EXCELLENT TRANSIT

76

TRANSIT IS CONVENIENT FOR MOST TRIPS

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