

520 BROADWAY

520 BROADWAY • SANTA MONICA • CA • 90401

Award-winning
Class A creative office space
in unmatched Silicon Beach location

FOR LEASING INFORMATION:

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520 BROADWAY



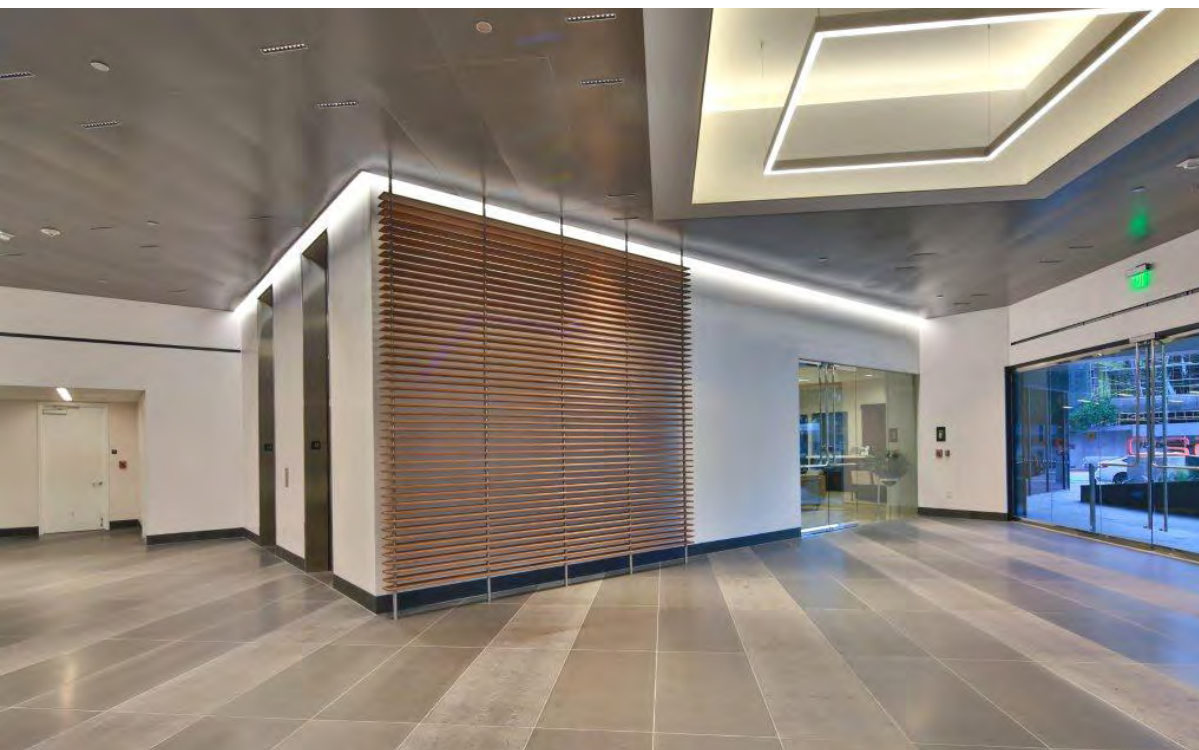


520 BROADWAY

Address	520 Broadway, Santa Monica, CA 90401
Rental Rate	Negotiable
Available Space	20,444 SF - 6th Floor
Parking	\$200.00 Unreserved \$270.00 Reserved

suite highlights

- » 360 degree views
- » 5 balconies
- » 14 foot ceilings

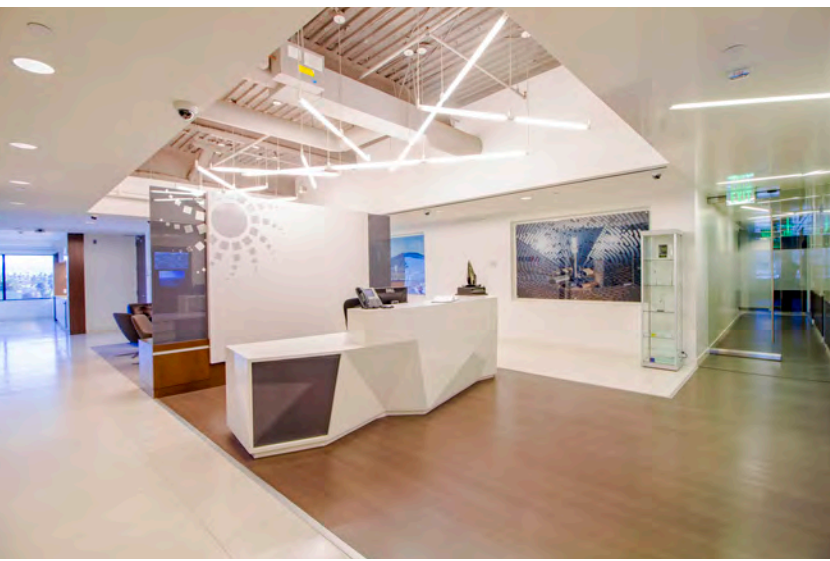


property highlights

- » 520 Broadway is a unique creative property with dynamic energy located in the heart of Downtown Santa Monica.
- » The property recently underwent a multi-million dollar renovation , which was completed by Wolcott Architects in 2014.
- » Tenant extras include: bike racks, Bird scooters, electric car charging stations, 24 hour security, amazing amenity base, class A property management.

current major tenants include:

amazon **FLY** **G** GOODWIN **wework**



520 BROADWAY

6TH FLOOR
20,444 RSF





Location highlights

- » Located on Broadway between 5th and 6th street in Downtown Santa Monica, 520 Broadway benefits from close proximity to the 10 freeway, PCH, and the Expo Line providing easy, direct access to all of Los Angeles.
- » Metro Stop at 4th & Colorado is a 3 minute walk
- » 520 Broadway is steps from premier retail, dining, and hotels including the Third Street Promenade, Santa Monica Place.
- » 520 Broadway is exceptionally located in the heart of Silicon Beach - Southern California's technology center and home to over 600 tech, media, entertainment, and creative companies. Considered to be one of the most dynamic and fastest growing technology markets in the US, the area attracts top tier tenants, a highly educated workforce, and substantial venture capital investment.



520
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walkable amenity base with unrivaled light rail access



A short walk to the recently opened Downtown Santa Monica light rail station



Two blocks from the Santa Monica I-10 Freeway, providing immediate eastbound regional access



Surrounded by exceptionally affluent and well educated neighborhoods including Santa Monica, Pacific Palisades and Venice.



350 new multifamily units recently completed or under constructed within walking distance



Walking distance to over 100 prestigious restaurants and bars, beachfront hotels, luxury residences, and high-end retail at Third Street Promenade & Santa Monica Place



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