

SINGLE TENANT STANDALONE BUILDING - MINIMIZE COVID 19 EXPOSURE



1655 26TH STREET
SANTA MONICA, CA 90404

PREMISES ± 52,831 SF

RENT \$4.00/SF, NNN (Taxes/Ins. Approx. \$0.19/SF)

OCCUPANCY 30 Days Notice

TERM 5 - 10 Years

PARKING 124 Spaces @ \$150/Space/Month
(Additional Parking Available Nearby)

- FEATURES
- Plug & Play
 - Entire Building, No Shared Space
 - Private Parking
 - Exposed Ceilings
 - Exposed Brick
 - Glass Offices
 - Private Offices and Open Work Spaces
 - Modern Kitchen
 - 38,831 SF First Floor
 - 14,000 SF Second Floor
 - Located in the Highly Desirable Santa Monica Media District



1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

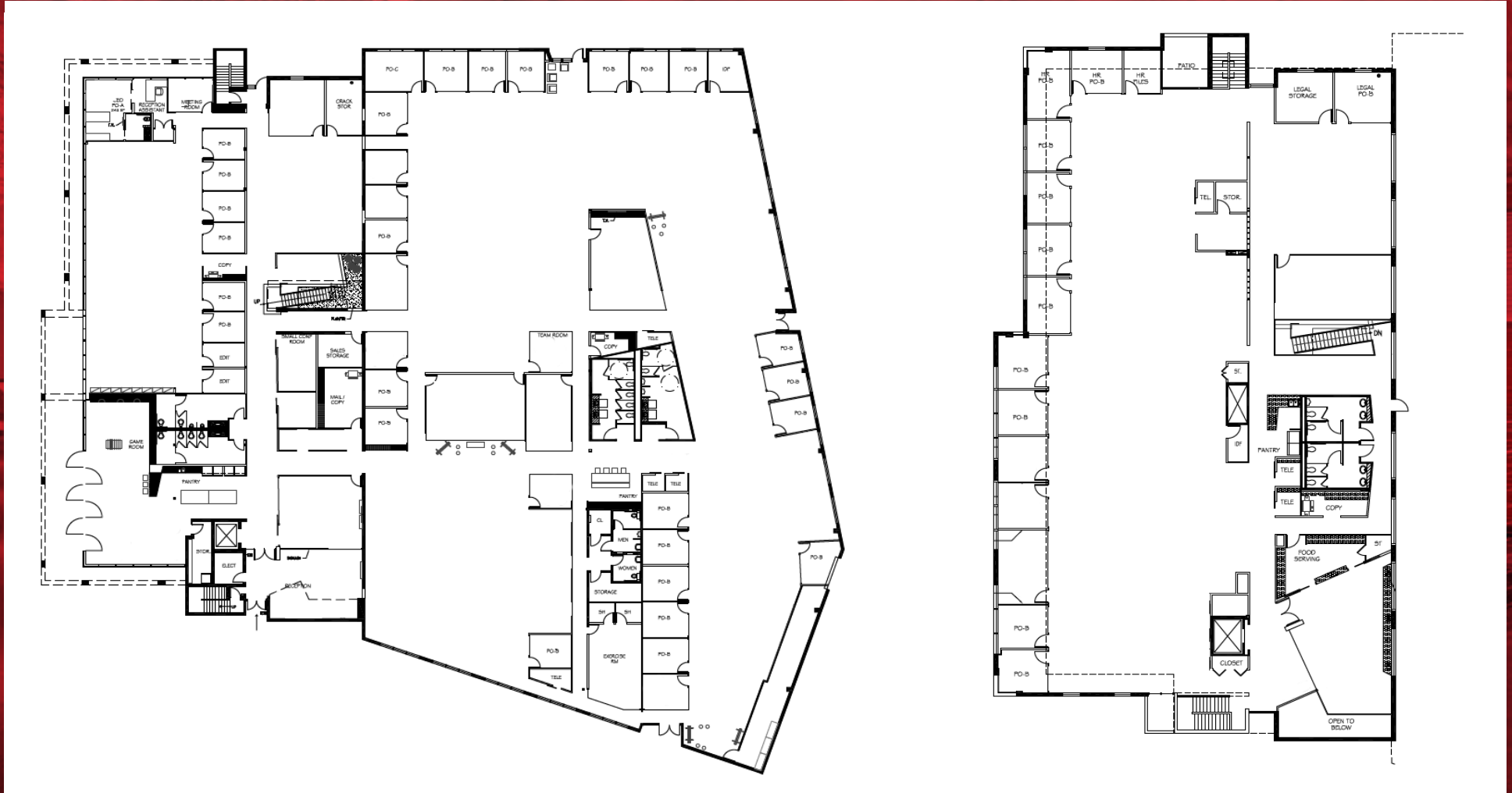
Welcome to 1655 on 26th Street. A place where creative, collaborative and forward thinkers can call home. This single tenant, stand-alone building with a rich Santa Monica history has been designed for a modern day tenant. With multiple points of access, a combination of open work space, private offices and conference rooms with glass walls. Cafeteria like eating areas gives comfort for not just eating but meeting as well, a flex indoor / outdoor area that allows for some fresh outdoor oxygen, custom lighting, detailed brickwork, and exposed ceilings brings out the character of this original industrial use building. With the majority of the foot print on the first floor, there is a 14,000 square foot beautifully designed mezzanine space with multiple staircase access and an elevator for convenience and/or handicap capabilities. As a stand-alone building, the tenant will have complete control of the open air parking lot with 124 striped parking spaces or additional parking with valet service.

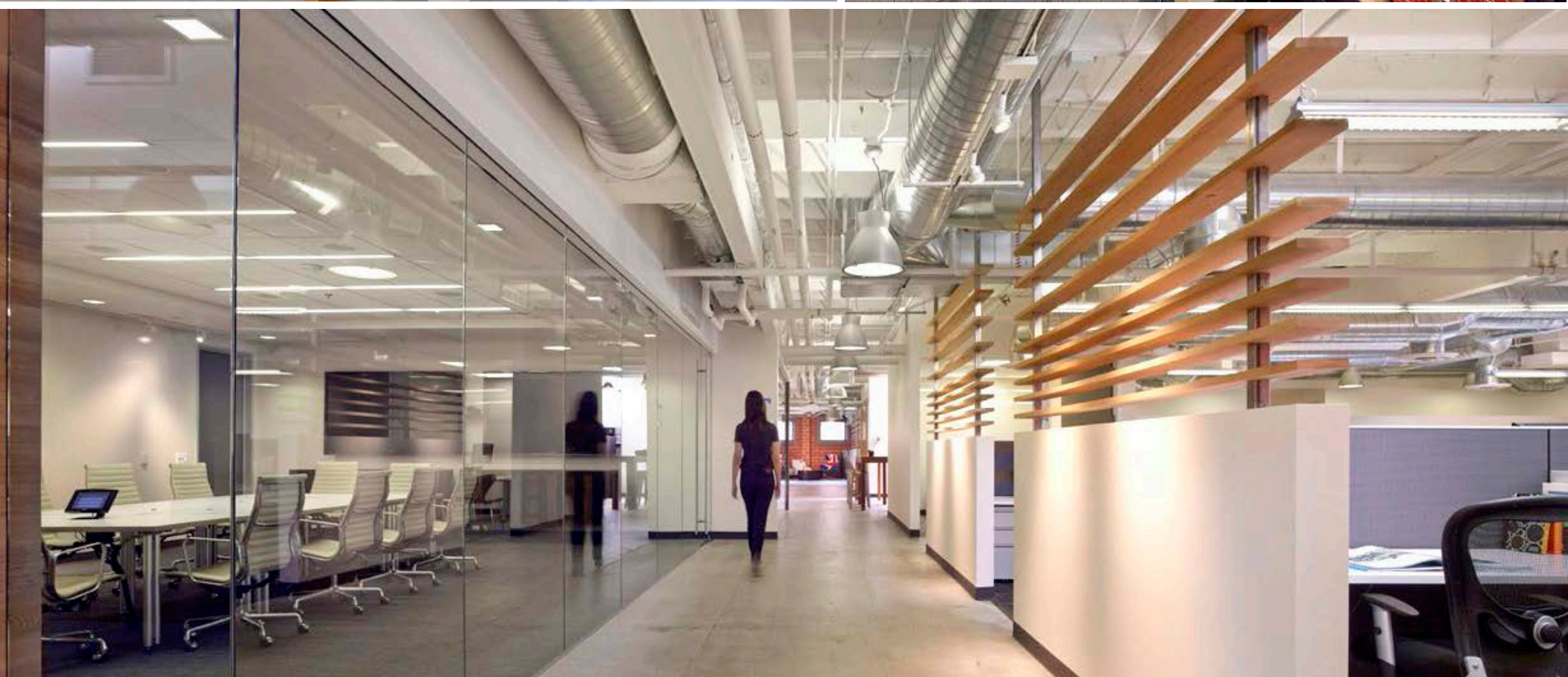
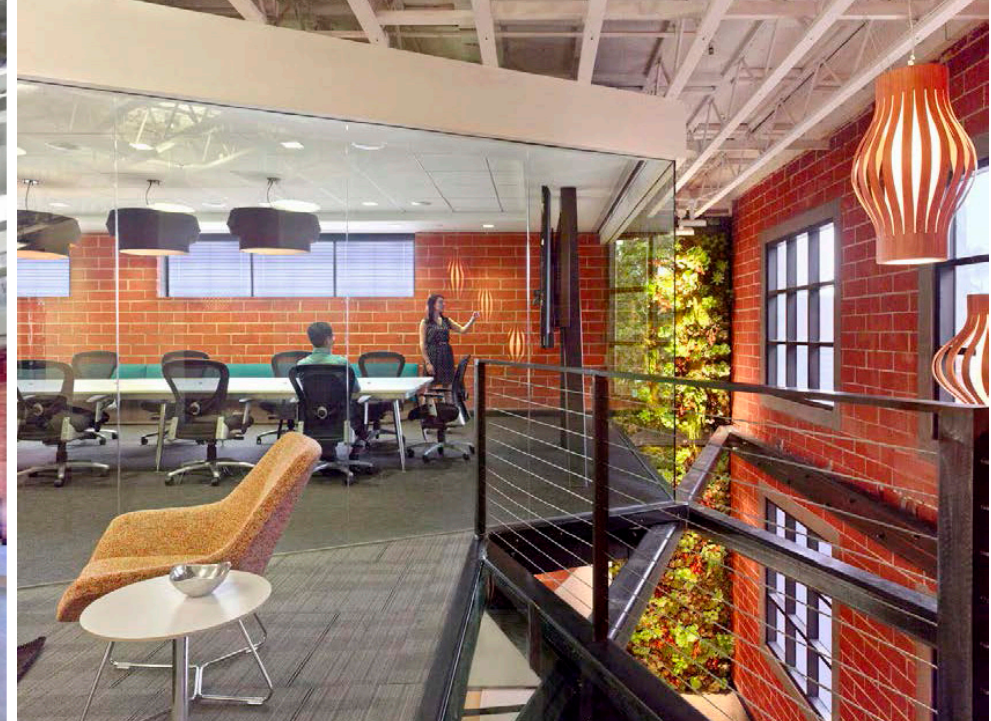
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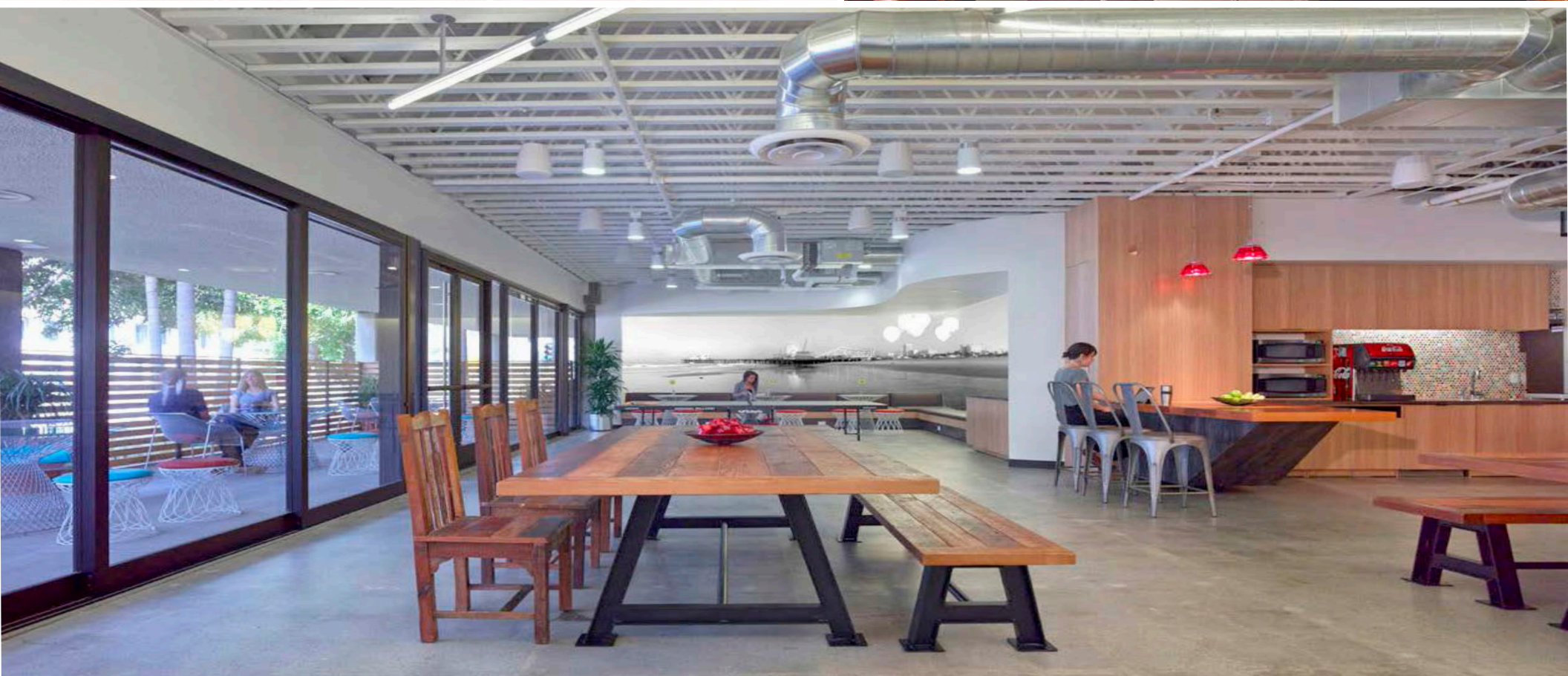
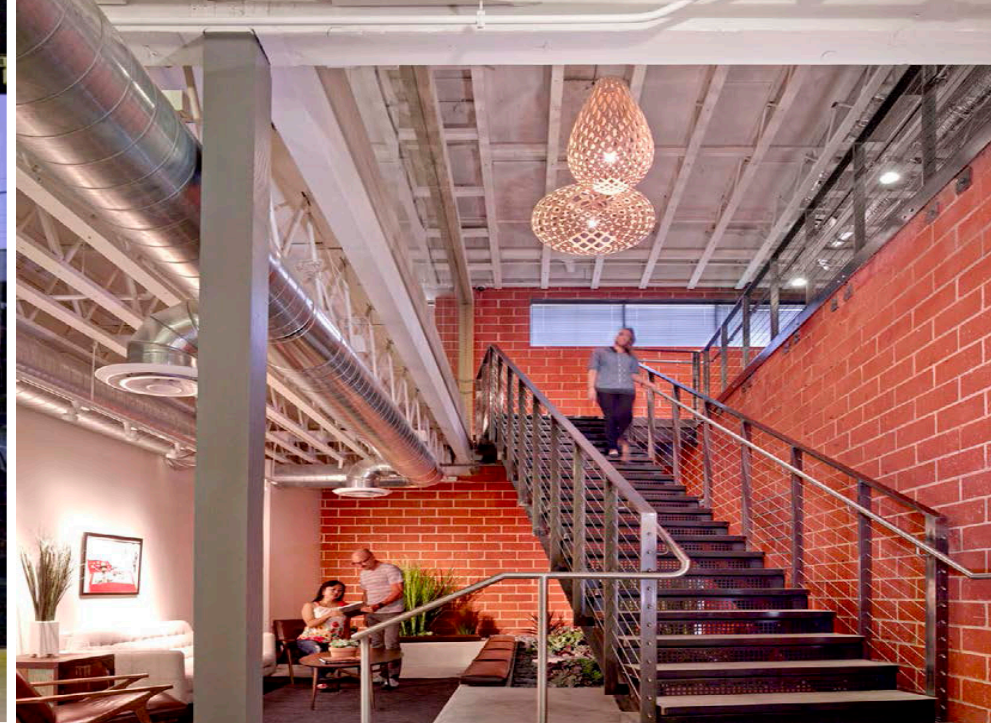
FLOOR PLAN EXISTING PLAN

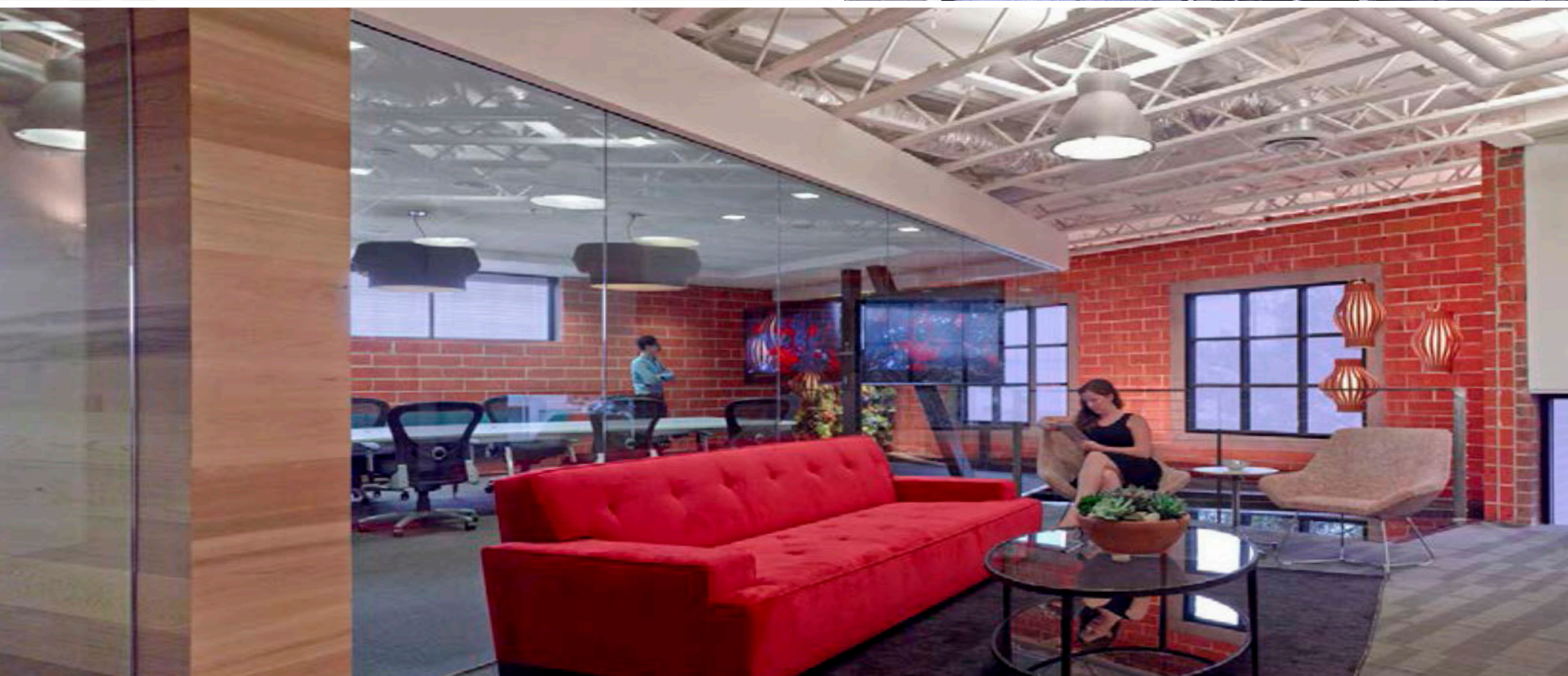
FLOOR 1

FLOOR 2









SANTA MONICA AMENITIES



Herringbone



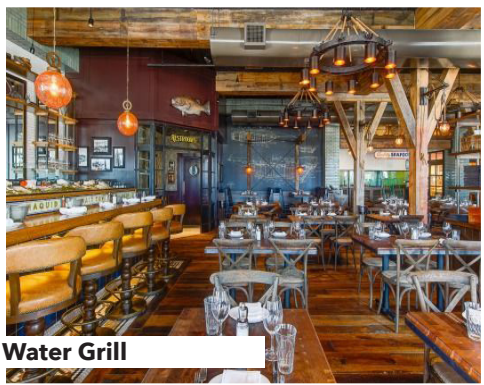
True Food Kitchen



Ivy at the Shore



Estate



Water Grill



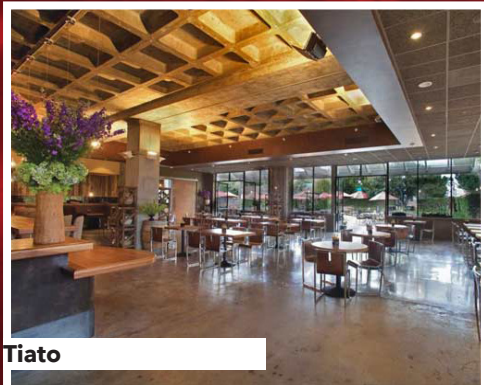
Ocean & Vine



Capo



Milo + Olive



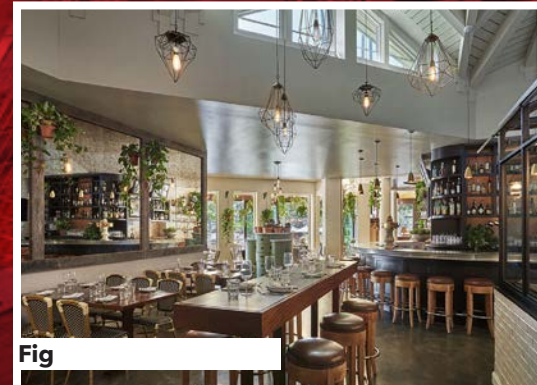
Tiato



Tar & Roses



Cassia



Fig



DOWNTOWN
SANTA MONICA

JERRY BRUCKHEIMER FILMS

ARSENAL CREATIVE

INDIAN PAINTBRUSH

NEW FORM

FINAL CUT

17TH STREET/SMC METRO STATION

BAD ROBOT

UNIVERSAL MUSIC GROUP

GAME SHOW NETWORK

ILLUMINATION ENTERTAINMENT

REEL FX

EDMUNDS, KITE PHARMA,
HULU, HILL & DALE, RPA, BIRD

HBO

ORACLE, AMC NETWORKS, AMAZON,
CBS TELEVISION DISTRIBUTION,
SMARTMATIC, WELLS FARGO &
COMPANY, SPACES, CORNERSTONE
ONDEMAND, PALISADES MEDIA GROUP

SUMMIT ENTERTAINMENT,
LIONSGATE, VIACOM, ORACLE

SUBJECT PROPERTY

KITEPHARMA
GOODRX

ENTERTAINMENT ONE

MURPHY O'BRIEN
MEDIA/ADVERTISING

REDBULL

SIMPLE PRACTICE
FIGS

SANTA MONICA CC
& KCRW

REDBULL

STARZ

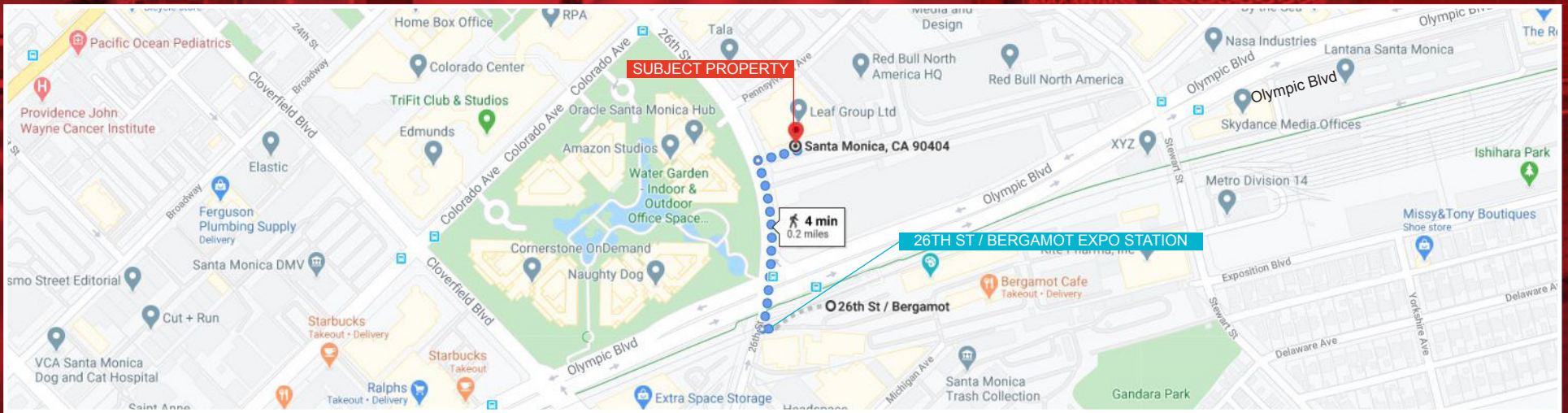
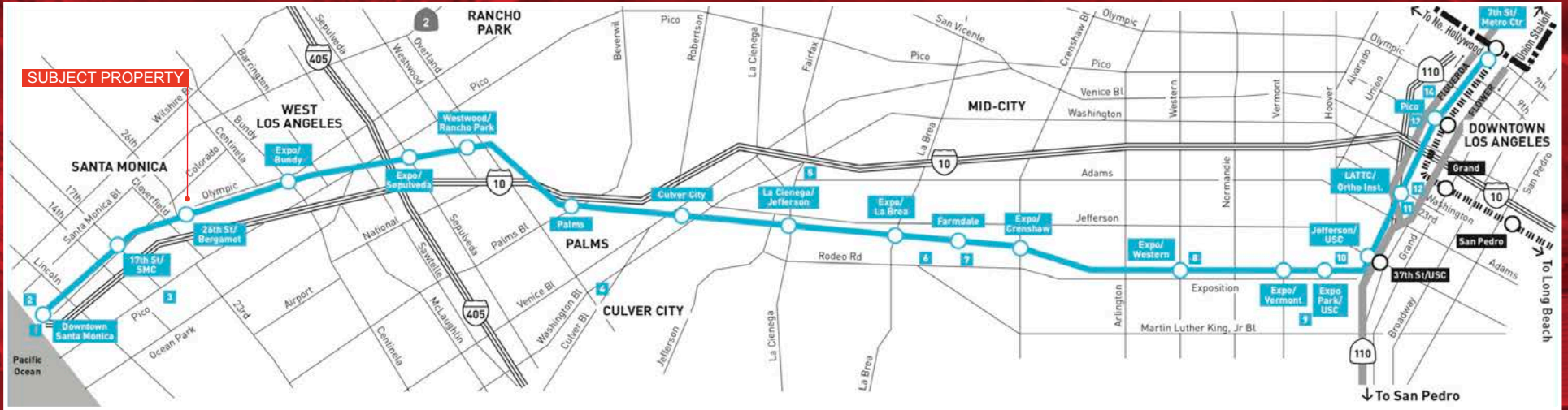


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SANTA MONICA TENANTS

EXPO LINE

Walking distance to the 26th St/Bergamot Station



TELECOM SURVEY

1655 26TH ST, SANTA MONICA, CA 90404

TELECOM AVAILABILITY REPORT

Lee & Associates, West LA
 Ron Rader Alex Rivera
 310-899-2743 310-899-2742
 rader@leewesfla.com arivera@leewesfla.com

LIT PROVIDERS 📶 Frontier | Spectrum |

OTHER AVAILABLE PROVIDERS

Airespring | Centurylink | Fusion | Nifel | SpectrumCoax | TPX | Windstream |

	SERVICE	LIT	SPEED	COST	INSTALL	RATING	DETAILS
DEDICATED INTERNET	FIBER	📶	10Mb - 10Gb	\$437+	15 - 20 days	★★★★★	The Rolls Royce of Internet
	T1 / EoC	📶	1.5Mb - 50Mb	\$244+	30 - 35 Days	★★★★	When there is nothing else.
	FIXED WIRELESS		1Mb - 100Mb	\$179+	7 - 10 Days	★★★	Satellite placed on the roof
SHARED INTERNET	OVERSE/FIOS		Not Available			★★	Fast downloads & uploads
	BUSINESS CABLE		Up to 940Mb x 35Mb	\$60-\$250	90 - 120 Days	★★	What you have at home.
	BUSINESS DSL		Up to 18mb x 1mb	\$40.00	7-15 Days	★	What your grandma has

	SERVICE	INSTALL	DETAILS
VOICE	VoIP / FLEX	30 - 45 Days	Internet and voice as a single service
	POTS LINE	3 - 5 Days	For fire or security alarms
	ISDN PRI	30 - 45 Days	Reliable for very large businesses, old tech
	HOSTED PHONE	7 - 14 Days	All the cool kids are doing it.
	SIP TRUNK	3 - 5 Days	Great cost savings for very large businesses

	SERVICE	DETAILS
CLOUD	OFFICE 365	Subscription of microsoft apps accessible on multiple devices
	CLOUD SERVER	A virtual server in a data center accessible anywhere
	SD WAN	Intelligently directs data traffic to increase app performance
	DISASTER RECOVERY	Protects from critical events and maintains critical functions
	DATA SECURITY	Protects from access and corruption on all apps and platforms
	REMOTE DESKTOP	Software allows access of data and resources on a computer



Tenant Telecom Advisors is a FREE consultant for every major voice, internet and cloud provider nation-wide. Everything we do for our clients is completely free.

Our team finds the solutions that fit specific needs and budget so your company can communicate more efficiently, move in on time and under budget.



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