

# 227

## BROADWAY

SANTA MONICA, CA



CREATIVE OFFICE SPACE FOR LEASE





# PROPERTY FEATURES

## ICONIC

KELLER BLOCK BUILDING

BUILT IN 1893

RECENT OWNERSHIP  
CHANGE

SPACE IS IDEAL  
FOR FULL FLOOR  
OCCUPANCY

OPERABLE  
WINDOWS

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





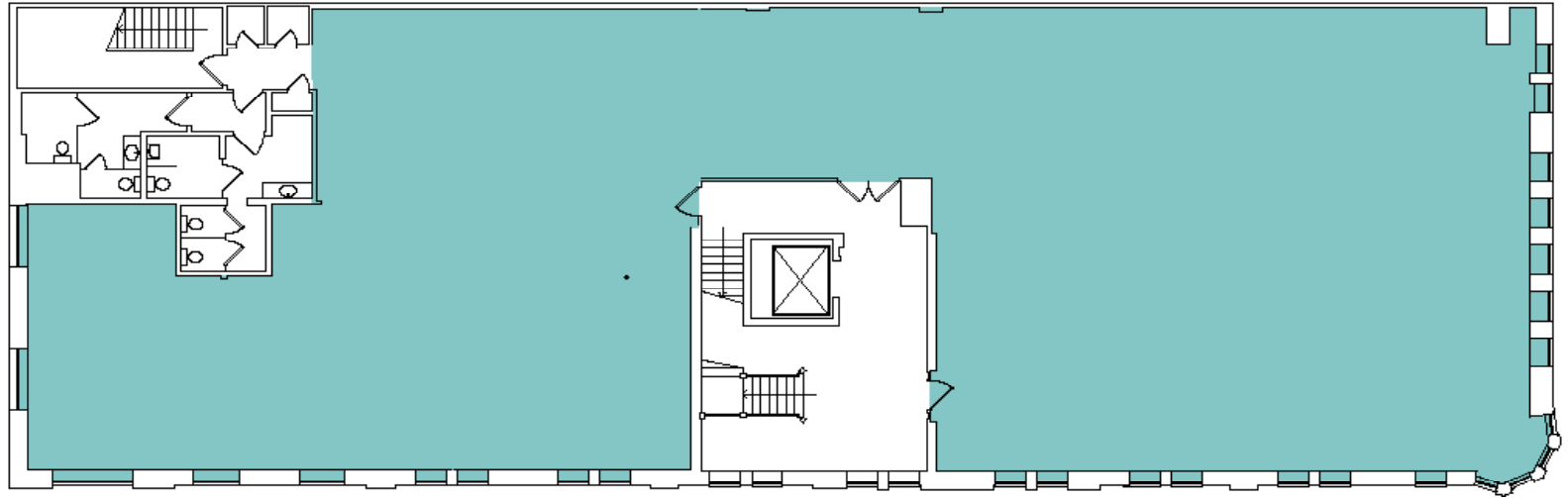
# OFFICE RENDERINGS



# FLOOR PLANS

## SECOND FLOOR

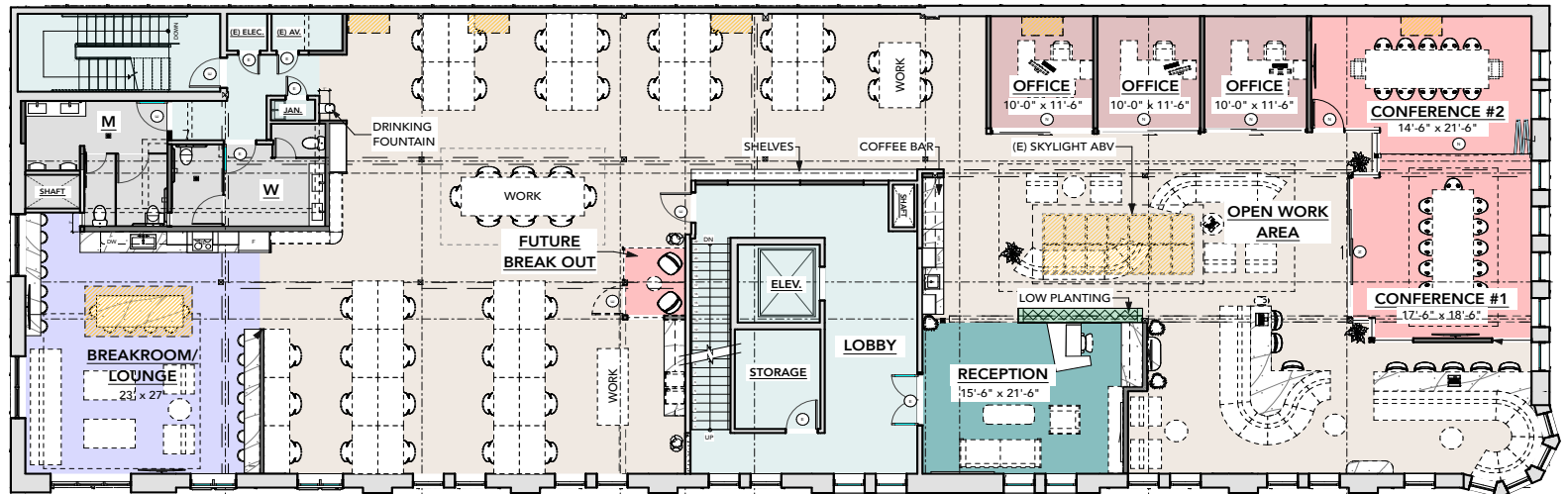
**7,157 RSF**



## THIRD FLOOR

**7,100 RSF**

HIGH END  
SPEC SUITE IN  
PROGRESS





IDEALLY **LOCATED**

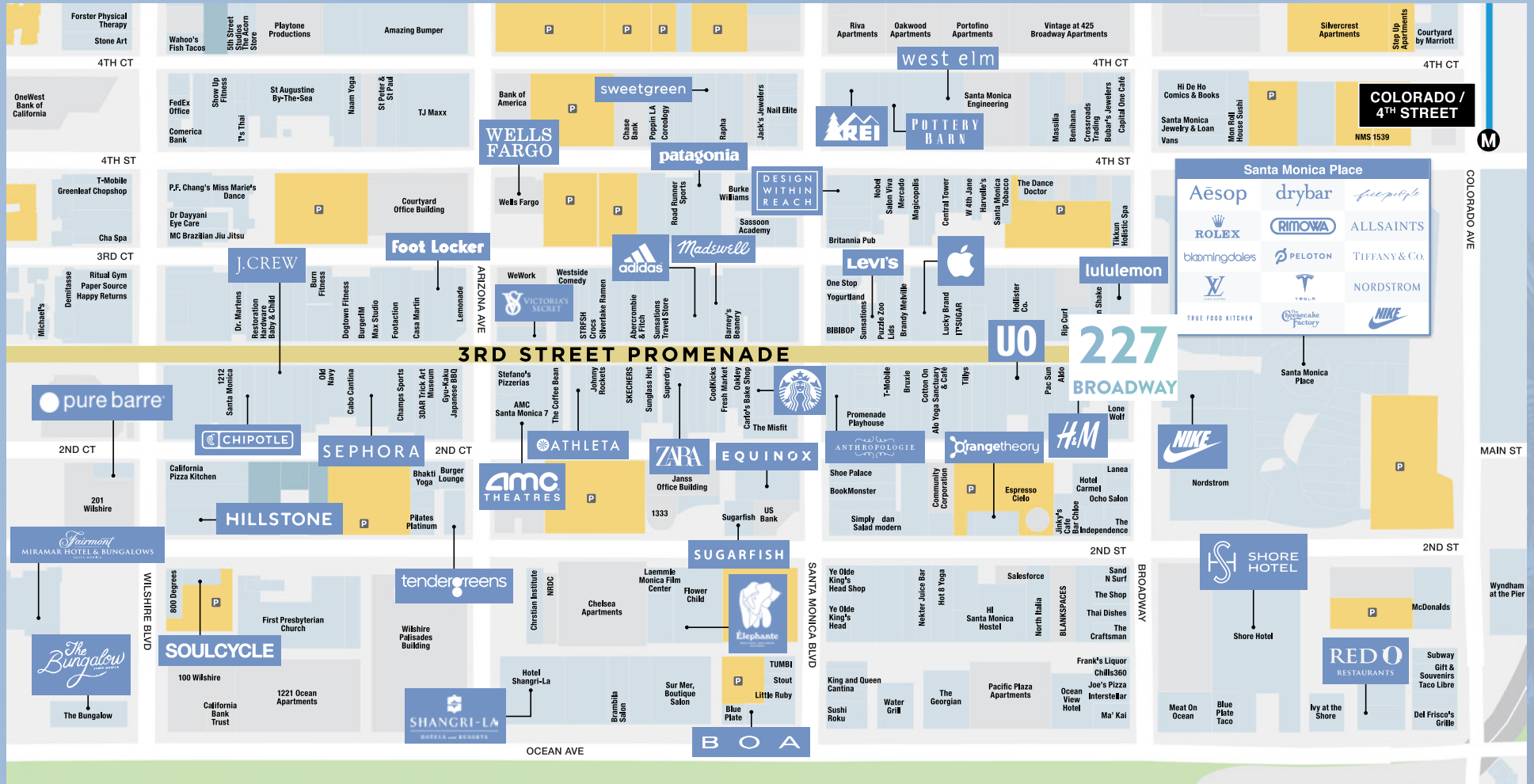
IN THE VIBRANT CREATIVE OFFICE EPICENTER OF **SANTA MONICA**



**227**  
BROADWAY



# 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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