

NEXT STOP: 302 COLORADO



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More than just a place to work, 302 Colorado provides tenants a truly unique environment, with the added advantage of an open-air atrium and activated rooftop.

The premier 3-story office and retail tower features more than 50,000 square feet of Class A+ space. Designed for the way you want to work, the highly accessible building delivers exceptional quality, with an awe-inspiring location in the heart of Santa Monica.

Convenient access to on and off-ramps to Interstate 10 and California Highway 1 (traffic count exceeding over 50,000 cars per day); Metro E Line immediately adjacent to site delivering over 58,000 people per day. The E Line is a 15.2 mi light rail line that runs between Downtown Los Angeles and Santa Monica.



AN ENHANCED USER EXPERIENCE

1,278 SF

First Floor

Rooftop

Office Lobby

±12,000 SF

FLOOR AREA

26,156 SF Lower Level

First Floor

27,242 SF Second Floor

29,075 SF

Retail Space

20,287 SF Third Floor

CONNECTIVITY

Metro Expo line station adjacent

Within two blocks of five bus stops

Tasy access to the I-10 freeway

Walking distance to Santa Monica Pier & downtown Santa Monica

ULTRAMODERN WORKSPACES

Thoughtfully designed to enhance productivity and creativity

UPSCALE IDENTITY

Spec opportunities with newly activated rooftop terrace space

HEALTHY BUILDING CERTIFIED











EXCLUSIVE ROOFTOP WORKSPACE

Successful amenities will increase the elasticity of demand and allow for the inevitable fluctuation in occupancy and headcount in this ±12,000 SF outdoor rooftop workspace

DEDICATED PARKING + BIKE FACILITIES

Strategic placement of 239 available parking spots in a surface lot enforces appropriate distancing. Assisted valet parking is planned. Short term bicycle parking racks and long term bicycle storage lockers are provided

DEDICATED OFFICE LOBBY

Separate and dedicated entrance if provided for tenant and their visitors. Integration of automatic doors makes the entry not only full ADA accessible but also create a touchless entry experience.



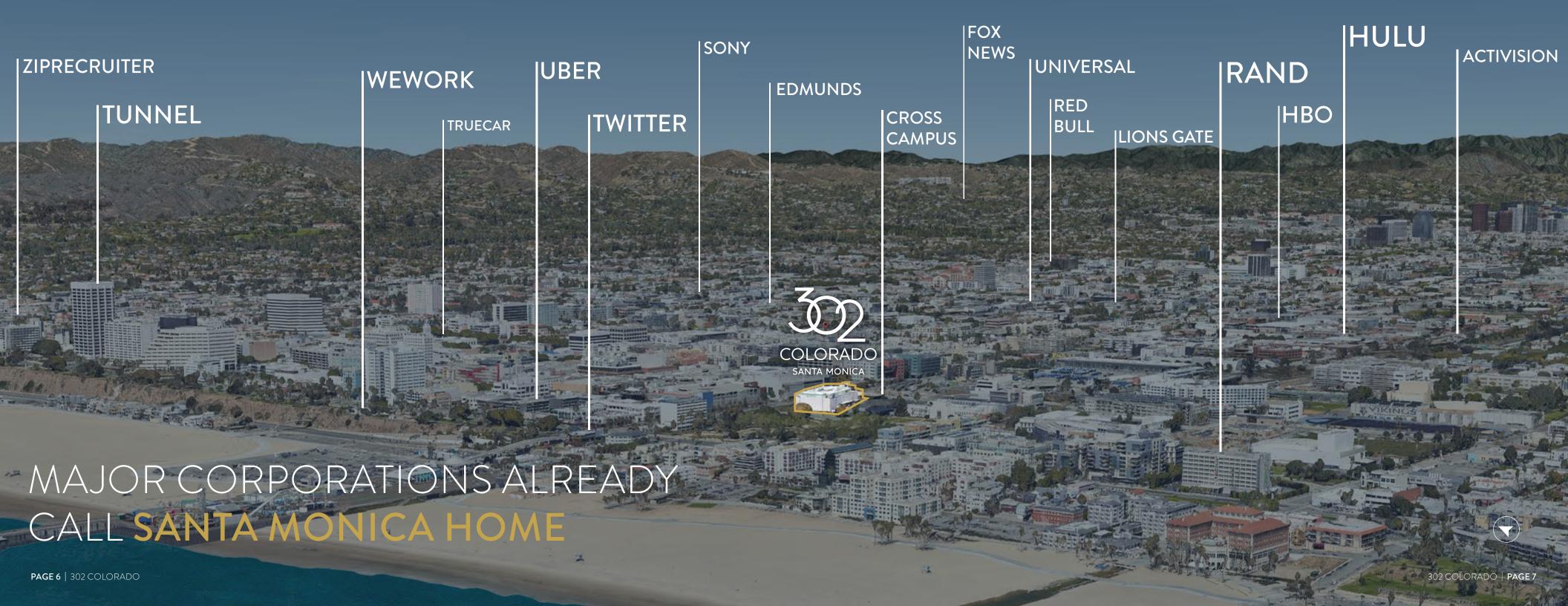
The feature stair, located within a central atrium, connects multiple floors providing greater connection with views and energy. This is a key draw for circulation and movement through the space reducing the need for elevators

CENTRAL ATRIUM WITH NATURAL LIGHT

The benefits of biophilic design in the workplace are amplified by exposure to natural light, green space, and airflow

AT THE INTERSECTION









WEST FACADE





SIGNAGE OPPORTUNITY

SIGNAGE OPPORTUNITY





SECOND FLOOR OFFICE SPACE: 27,242 SF

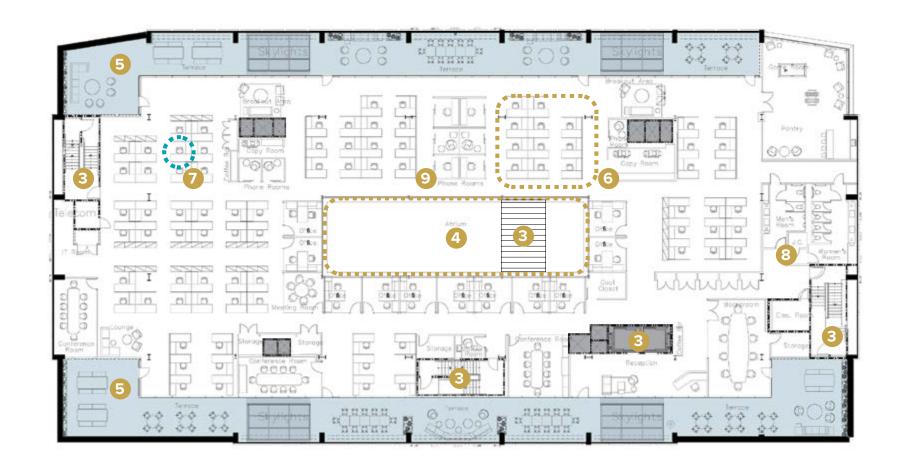
- BUILDING ENTRY (Ground Floor)
- PARKING & BIKE FACILITIES (Ground Floor)
- 3 VERTICAL TRANSPORTATION

- 4 OPEN ATRIUM WITH NATURAL LIGHT
- 5 EXCLUSIVE OUTDOOR WORK SPACE
- 6 SMALL NEIGHBORHOODS

- 6 ft WORKSTATIONS WITH DIVIDING PANELS
- 8 TOUCHLESS RESTROOM LAYOUT
- 9 SINGLE OCCUPANT FOCUS ROOMS

*Hypothetical floor plans for visualization purposes only

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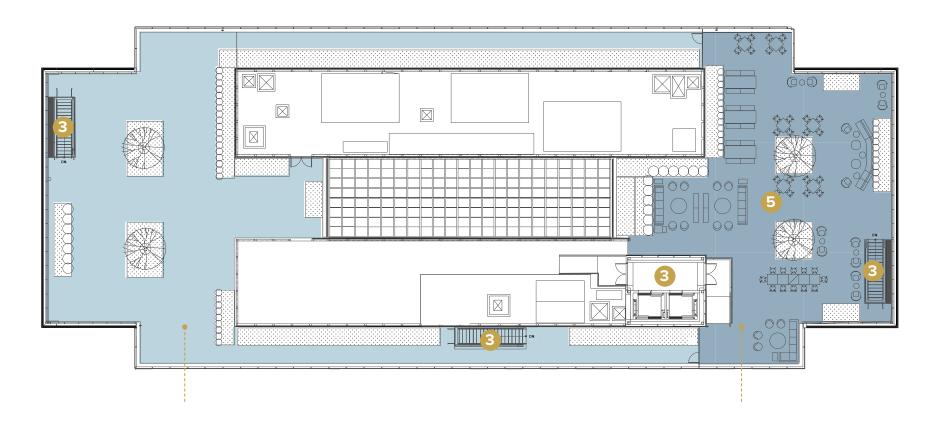


THIRD FLOOR OFFICE: 20,287 SF | OUTDOOR PATIO: 5,416 SF

- BUILDING ENTRY (Ground Floor)
- PARKING & BIKE FACILITIES (Ground Floor)
- 3 VERTICAL TRANSPORTATION

- 4 OPEN ATRIUM WITH NATURAL LIGHT
- 5 EXCLUSIVE OUTDOOR WORK SPACE
- 6 SMALL NEIGHBORHOODS

- 6 ft WORKSTATIONS WITH DIVIDING PANELS
- 8 TOUCHLESS RESTROOM LAYOUT
- SINGLE OCCUPANT FOCUS ROOMS



ROOFTOP OUTDOOR OFFICE: ±12,000 SF

- BUILDING ENTRY (Ground Floor)
- 2 PARKING & BIKE FACILITIES (Ground Floor)
- 3 VERTICAL TRANSPORTATION

- 4 OPEN ATRIUM WITH NATURAL LIGHT
- 5 EXCLUSIVE OUTDOOR WORK SPACE
- 6 SMALL NEIGHBORHOODS

- 7 6 ft WORKSTATIONS WITH DIVIDING PANELS
- 8 TOUCHLESS RESTROOM LAYOUT
- 9 SINGLE OCCUPANT FOCUS ROOMS

*Hypothetical floor plans for visualization purposes only

• SANTA MONICA PIER THIRD STREET PROMENADE COLORADO SANTA MONICA LOEWS HOTEL M DOWNTOWN SANTA MONICA STATION PAGE 14 | 302 COLORAD

MAKE YOUR NEXT STOP 302 COLORADO

Situated directly adjacent to the terminus of the LA Metro Expo Line that runs from Downtown Los Angeles, there may be no address with greater commuting advantages in Santa Monica. If your commuting preference is via automobile, the building provides quick on/off access to the 10 Freeway. Ample parking exists on site and valet service is provided.

302 Colorado commands a powerful presence in the Heart of Silicon Beach among the world's leading tech firms and prominent retail and visitor attractions. Your neighbors are building the next economy in one of the country's most energetic and forward-looking corporate communities. 302 Colorado provides an existing and compelling infrastructure for tomorrow's advanced workforce. Once completed, the space will rank among the best and most desirable in the community and the most recognizable within an already impressive corporate landscape.

A CONVERGENCE OF

WORKSTYLE & LIFESTYLE

Santa Monica, California offers more than its beautiful beach and yearround 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

TOURISM BY THE NUMBERS

3.5 MILLION visitors came to Santa Monica.

THOUSAND
visitors came to Santa Monica
from outside of the United States.

750 MILLION dollars generated by tourism to our local economy.

5.7 THOUSAND jobs supported by tourism in Santa Monica.

*Source: 2021, Santa Monica Travel & Tourism

SANTA MONICA ACTIVITIES





*Source: 2021Data, JLL Research

Hotel	# Rooms	Star Rating
Fairmont	297	4
Shutters on the Beach	198	5
Casa Del Mar	129	5
Georgian Hotel	84	3
Lowes Hotel	347	5
Santa Monica Proper Hotel	267	5



SANTA MONICA
DEMOGRAPHICS

Total Population

Median Age

Working Population

White Collar Workers

Blue Collar Workers

Service Workers

Median Household Income

1 MILE

31,721

36,983

\$95,550

41.8

EXPO LINE RIDERSHIP

Weekday 23,549
Saturday 19,854
Sunday 15,483
58,886

*Source: 2021Data, JLL Research



CENTURY

5 MILES

418,996

347,304

\$102,827

38.7

3 MILES

173,340

142,977

41.8

\$107,657

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SERITAGE GROWTH PROPERTIES



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