

# 2800 OLYMPIC BLVD For Lease SANTA MONICA

Single-Tenant Creative Office with ±18,437 Rentable SF

Ample On-Site Parking

Flexible Floor Configurations

Rooftop Outdoor Space with More Possible

Permit-Ready for 1-Gigawatt Power Upgrade



# ABOUT 2800 OLYMPIC BLVD



Situated in one of Santa Monica's most dynamic creative districts, 2800 Olympic offers a rare blend of connectivity, culture, and convenience.

Steps from Bergamot Station—one of the Metro E Line's major transit hubs and an arts destination, the property places tenants at the center of a thriving ecosystem of leading companies and talent. The property's expansive outdoor areas flow seamlessly into light-filled interiors, while a rooftop with sweeping views of Santa Monica and Los Angeles creates an inspiring extension of the workspace. Generous on-site parking and opportunities for prominent tenant signage further elevate the offering.

## Available Space

First Floor	±9,125 RSF
Second Floor	±7,506 RSF
Third Floor Rooftop	±1,806 RSF
Total Space	±18,437 RSF
Rent / SF / Month	\$4.50 NNN + \$1.43 Nets

## Details

**1978**

Year Built

**Bergamot Transit Village (BTV)**

Zoning

**45 Striped / 100 with Valet Assist**

On-Site Parking Spaces

**Existing Dual 600A, 120/208V, 3-Phase, 4-Wire Service  
+ Permit-in-Hand for 1 Megawatt Upgrade**

Power

# HIGHLIGHTS

## — Ample On-Site Parking

Surface and structured parking—rare for this part of Santa Monica.

## — Transit-Rich Location

Next to the Metro E Line at Bergamot Station for easy Westside + DTLA access.

## — Power Upgrade-Ready to IMW

Capacity expandable to 1 megawatt for production, creative, or R&D needs.

## — Usable Roof Deck

Rooftop areas with panoramic views and potential for the expand usable roof space.

## — Strong Indoor-Outdoor Flow

Ground and upper levels naturally connect to outdoor spaces.

## — High-Capacity, Adaptable Infrastructure

Building systems + clearances support creative, production, and technical uses.

## — Flexible, Open Floorplates

Light-filled, flexible layouts ideal for open offices, studios, or hybrid work.

## — Proximity to Creative Neighbors

Surrounded by leading media, entertainment, and technology firms.

2800 OLYMPIC BLVD

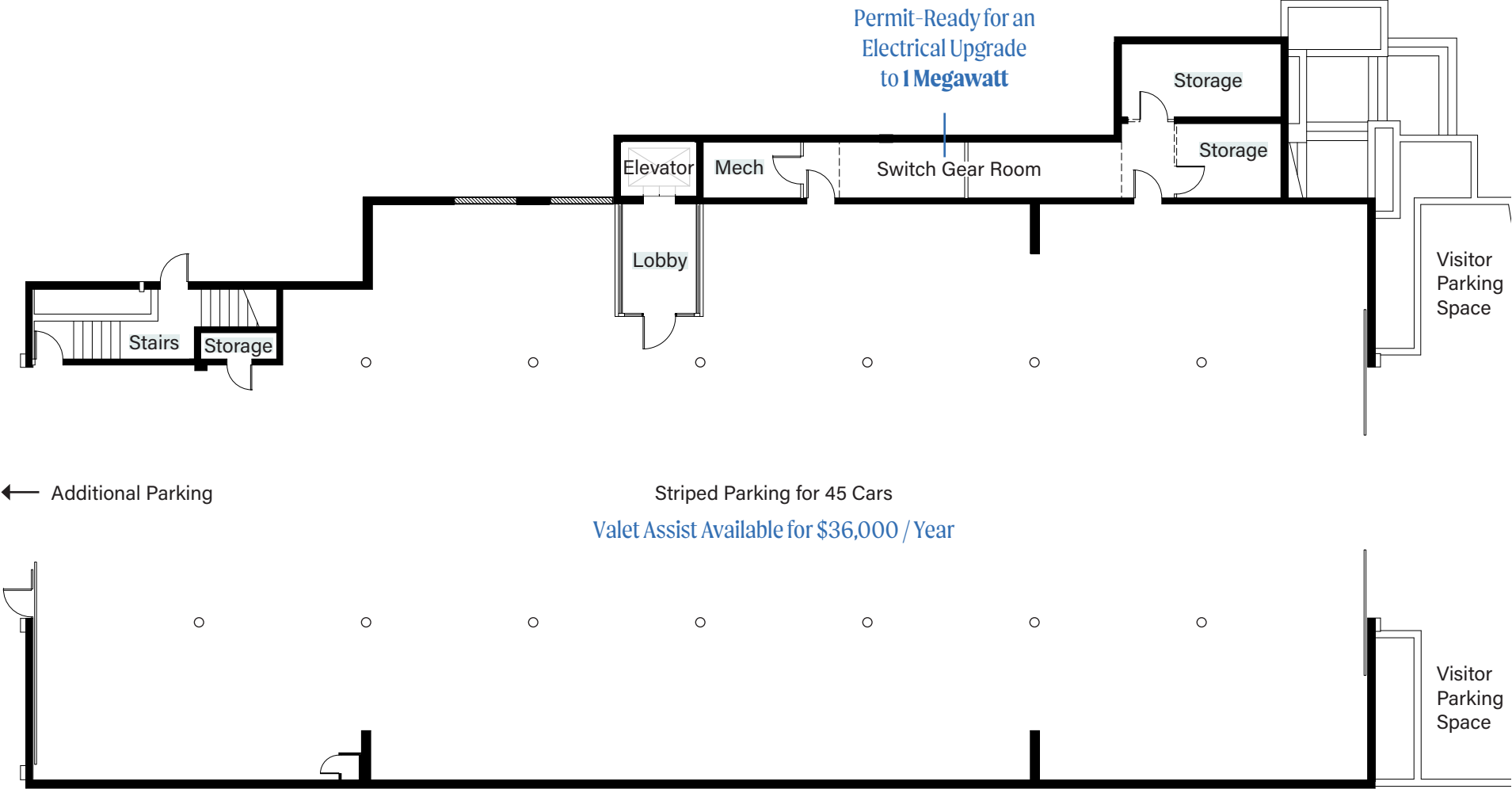




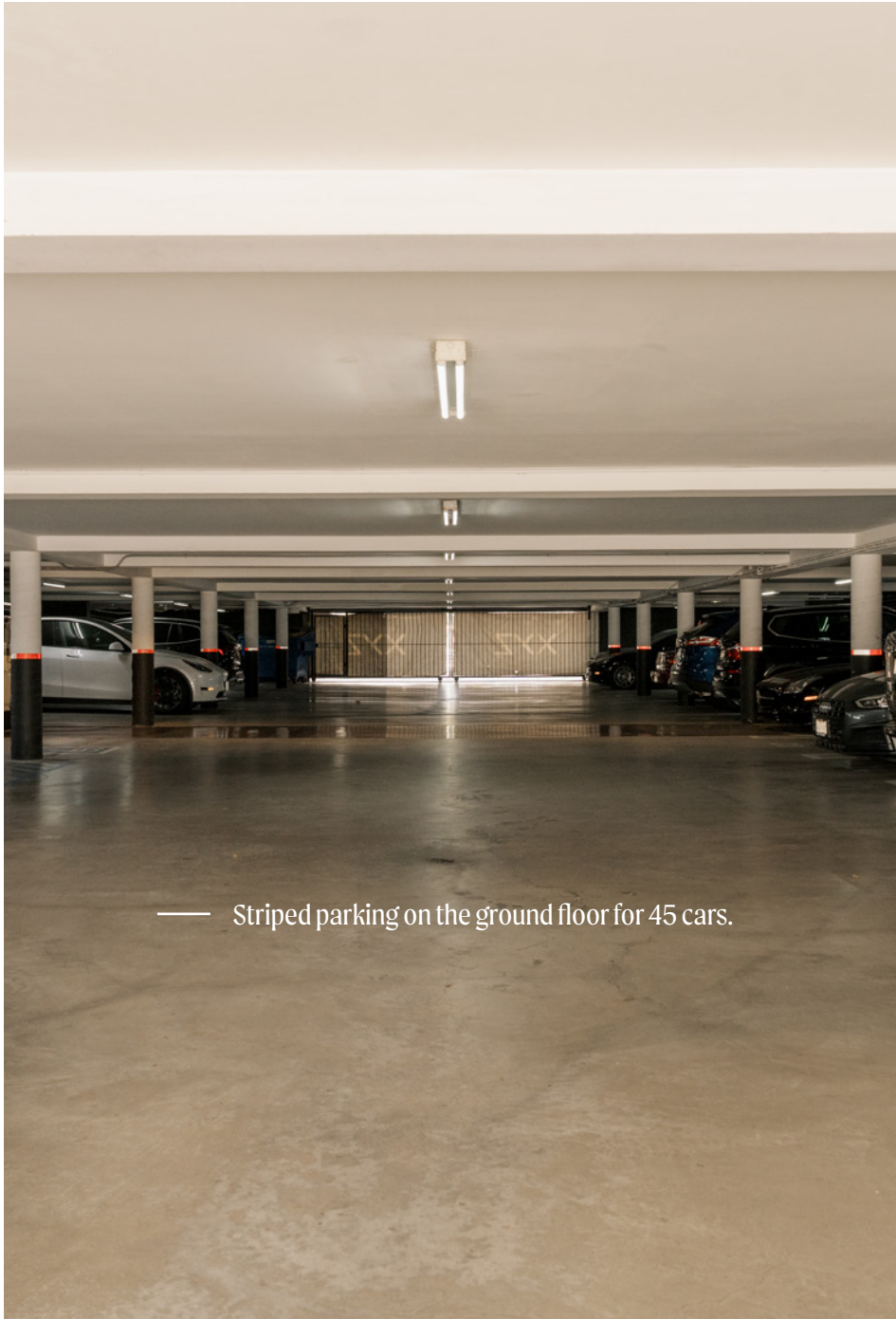
# EXPLORE THE BUILDING



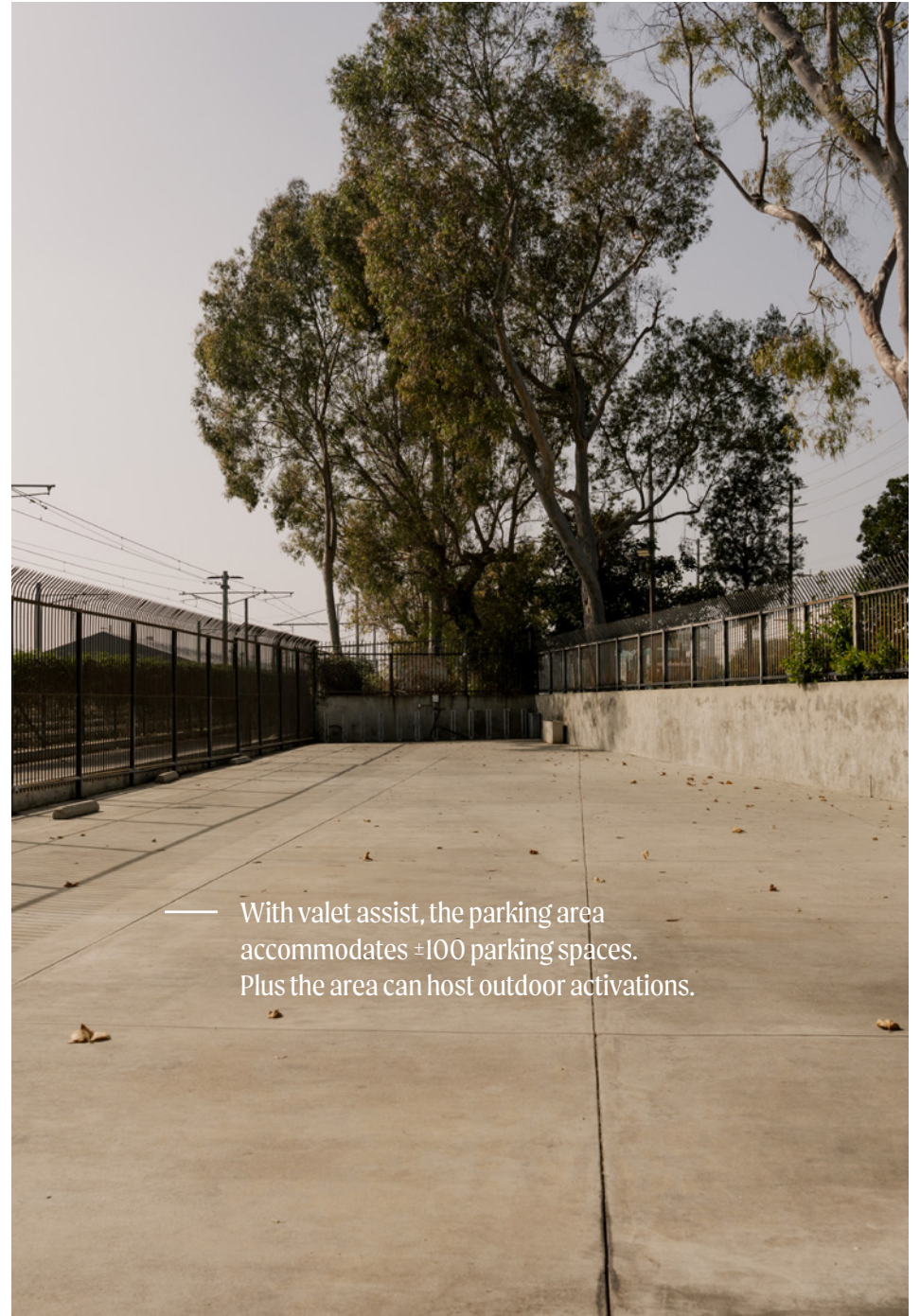
GROUND FLOOR



*Plan may not reflect the  
current as-built conditions*

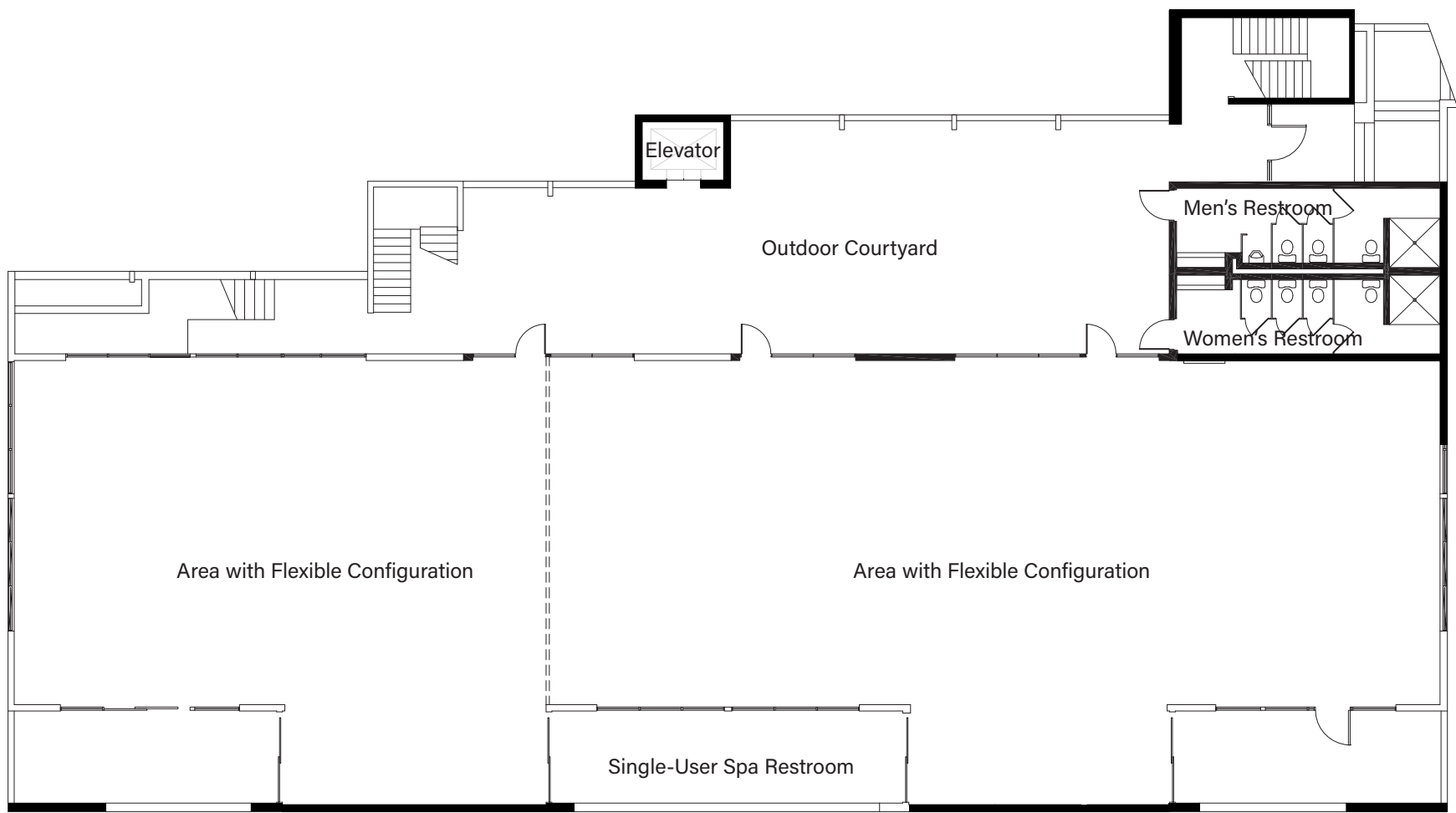


—— Striped parking on the ground floor for 45 cars.



—— With valet assist, the parking area accommodates  $\pm 100$  parking spaces. Plus the area can host outdoor activations.

FIRST FLOOR WITH ±9,125 RSF



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— Floor I has a large outdoor courtyard looking onto Olympic Blvd. The space is both connected and elevated from the street.

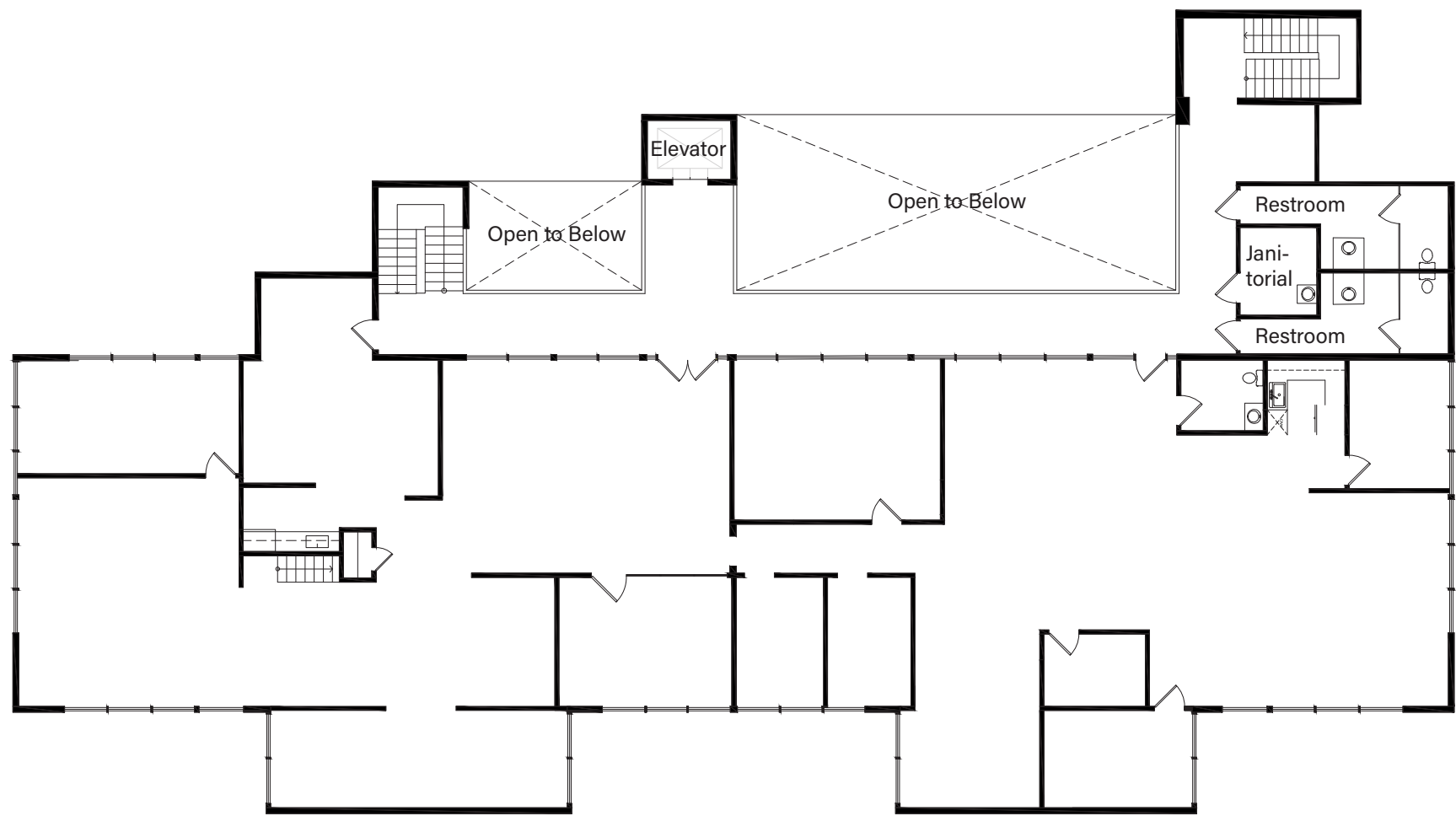


— From the courtyard, directly access a combination of open work areas and private offices on the first floor.



— Sun-filled interiors flow seamlessly from space to space, creating a flexible and interconnected work environment.

SECOND FLOOR WITH ±7,506 RSF

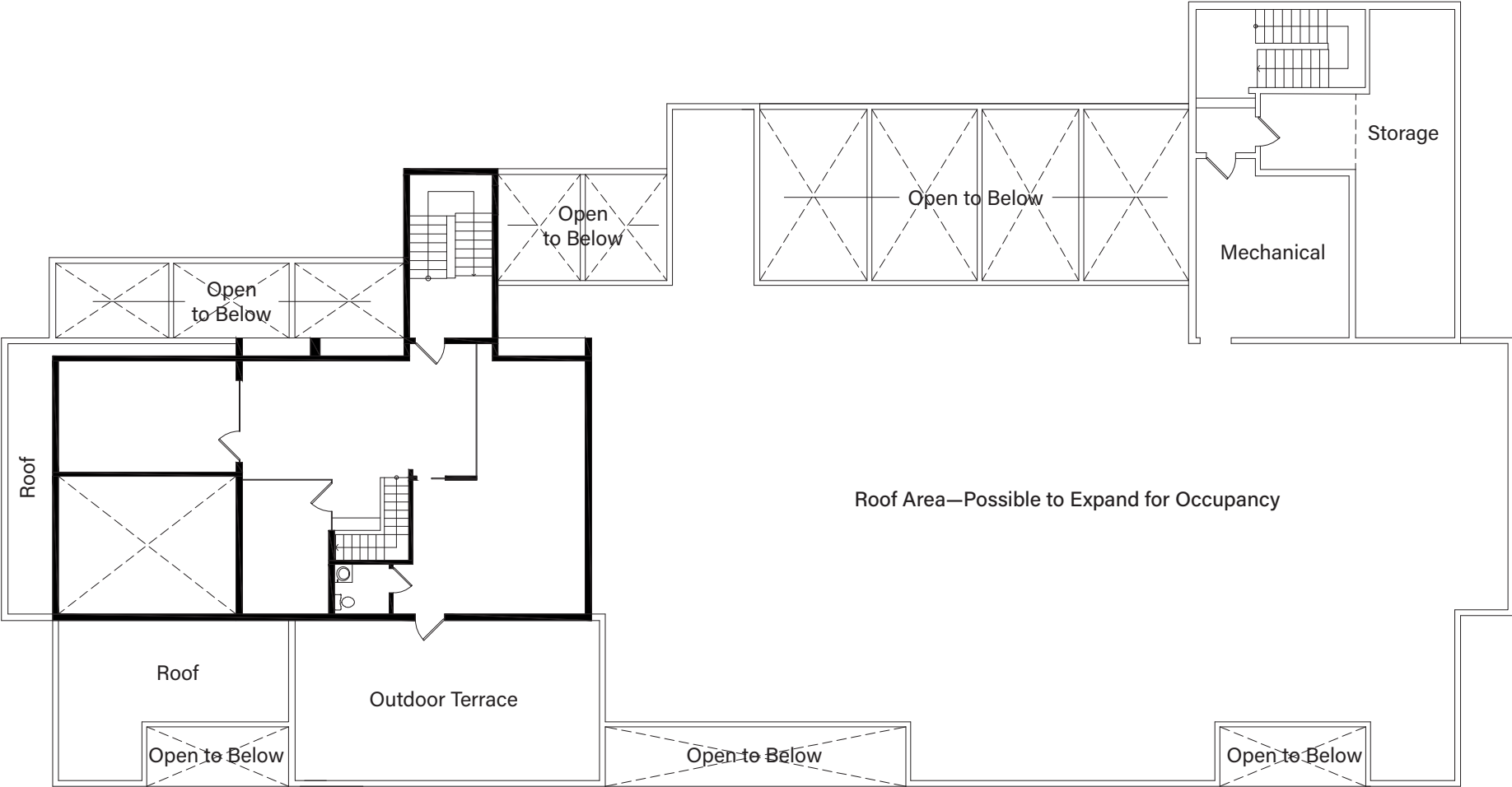


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THIRD FLOOR / ROOF WITH ±1,806 RSF



*Plan may not reflect the  
current as-built conditions*



# IN THE HEART OF TALENT, TRANSIT, AND AMENITIES

2800 Olympic Blvd sits at the heart of one of Santa Monica's most concentrated clusters of technology, media, and creative companies, with neighbors that include [Amazon Studios](#), [Oracle](#), [Lionsgate](#), [Riot Games](#), and [Hulu](#). The property is directly adjacent to [Bergamot Station](#)—both the Metro E Line stop and the iconic arts campus with galleries, events, and cultural programming. A rich lineup of cafés, restaurants, and neighborhood staples surrounds the site, offering everyday convenience for teams and visitors. Altogether, it places tenants in a walkable, amenity-rich district that blends creative energy with unmatched accessibility.

## Notable Companies in the Neighborhood



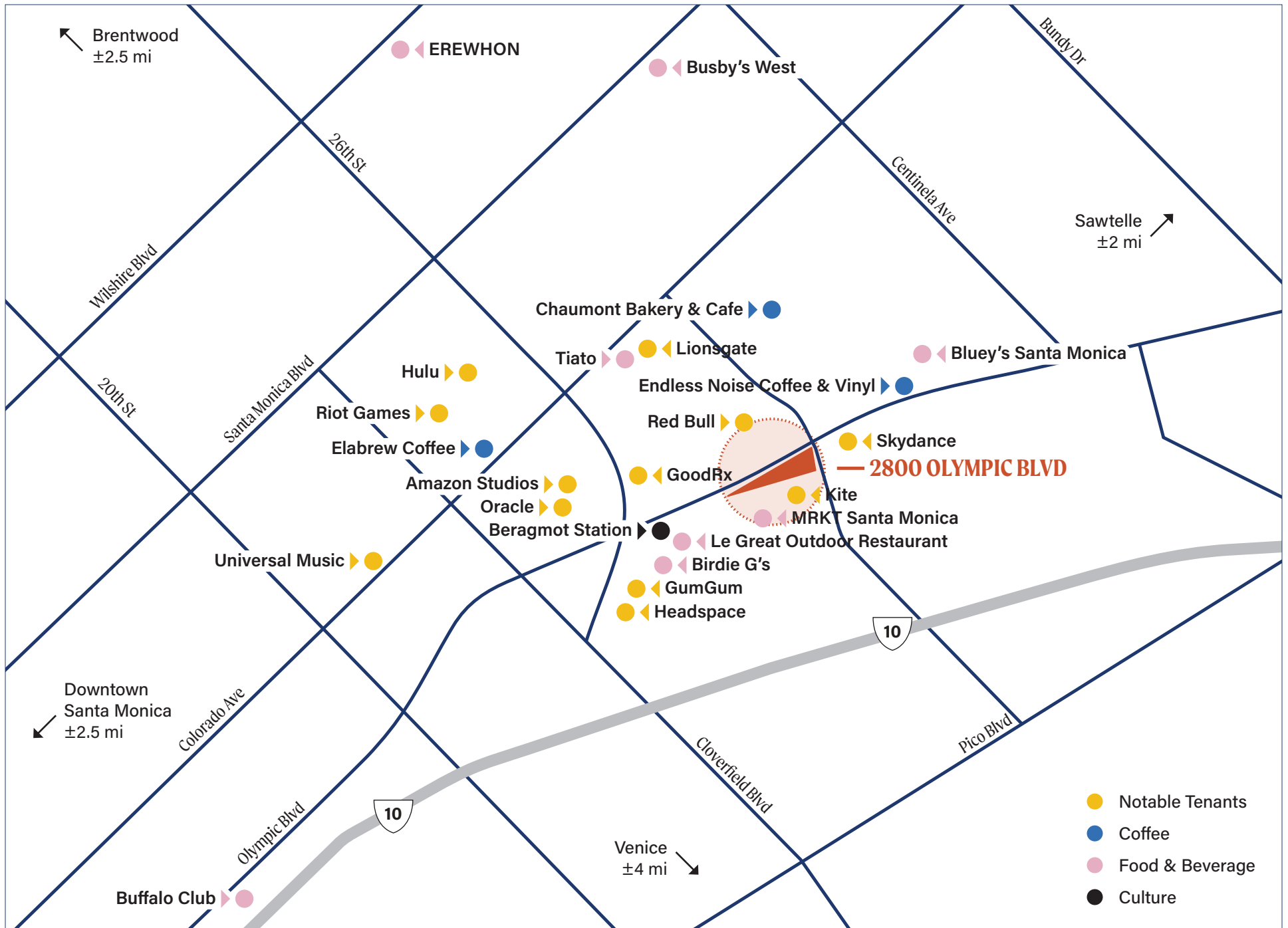
The 26th St Bergamot Station top on the Metro E Line



Restaurant Birdie G's is part of a vibrant tenant mix at Bergamot Station



At the Water Garden, Oracle is one of the area's prominent tech tenants



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# NEWMARK

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