

1314 7TH STREET

TELEPHONE

SANTA MONICA



AVAILABILITES

FLOOR	RSF	AVAILABLE
3 rd Floor	±8,253	November 2022
4 th Floor	±13,516	November 2022
5 th Floor	±13,570	November 2022

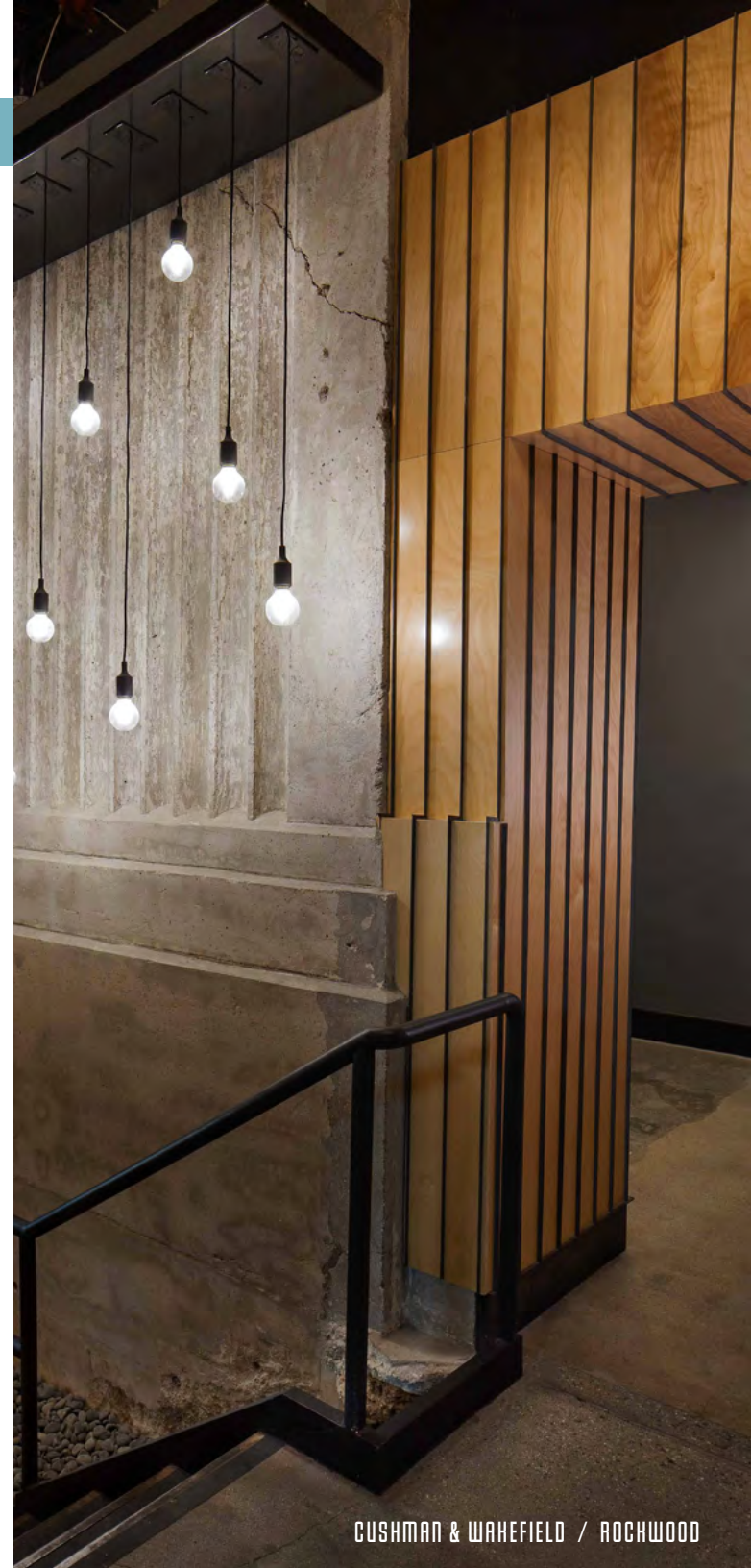
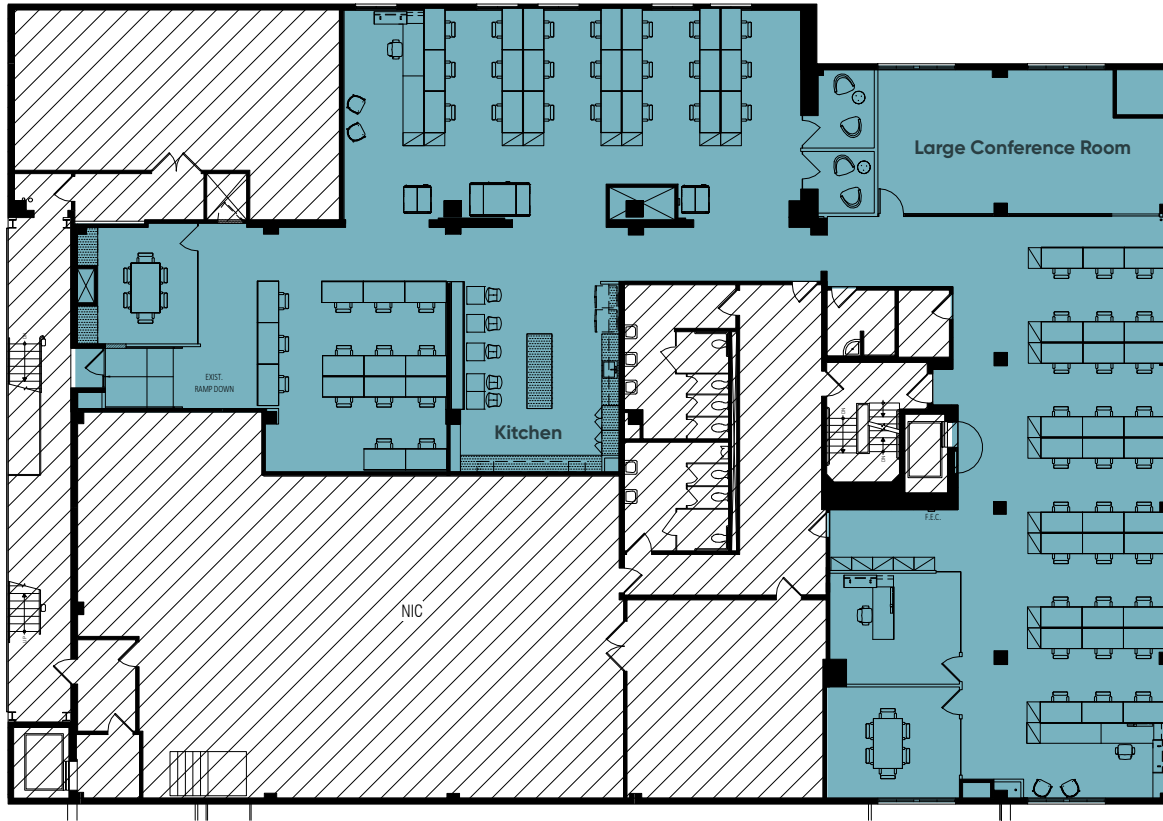
*All floors are contiguous for up to ±35,375 SF

** 4th floor can be available prior to November 2022



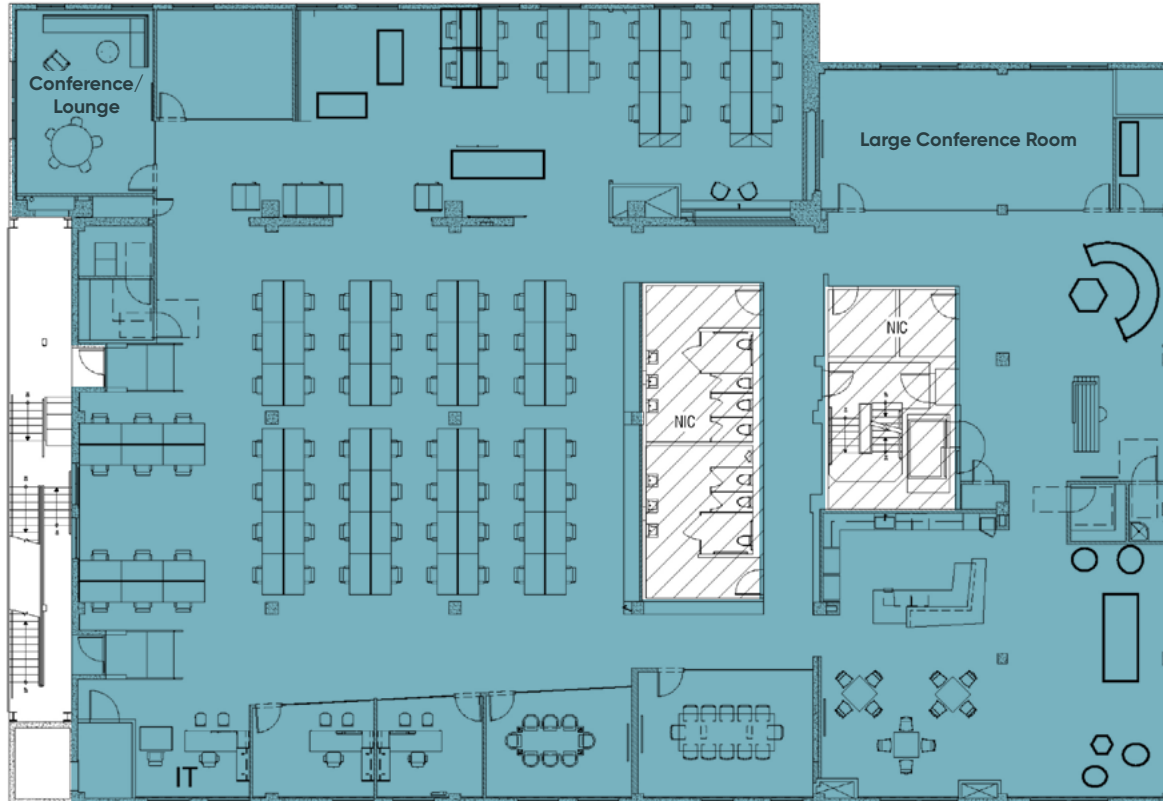
FLOOR PLANS

3RD FLOOR / ±8,253 SF



FLOOR PLANS

4TH FLOOR / ±13,516 SF



FLOOR PLANS

5TH FLOOR / ±13,570 SF



PROPERTY OVERVIEW & HISTORY

Telephone Building is a six-story Art-Deco style property constructed in 1937. Originally built as a telecom switch center for the City of Santa Monica, Telephone is now home to several leading Silicon Beach companies and two award-winning dining establishments. Re-designed by world renowned architect Rios Clemente Hale Studios completed in 2015, over \$12 million was invested into the building including a full seismic retrofit, new electrical, and new elevator.

Mills Act - The Mills Act is a state program that allows for a reduction in property taxes for historic landmarks whose owners are dedicated to restoring their buildings. In the Fall of 2018, Telephone was approved by the city to reap the tax benefits of the Mills Act.



PROPERTY HIGHLIGHTS

- Amenities on the ground floor include Cassia and Esters Wine Shop & Bar
- Exposed High Ceilings
- High End Creative Space
Historical Ambience
- 154 parking spaces - 3.4/1,000 SF
Currently parked at a ratio of 3.4 stalls per 1,000 square feet of office space,
- Walk Score of 92
- Net Rentable Area (BOMA)
90,257 SF
- Year Built/Renovated:
1937 / 1946 / 1950 / 2015
- No. of Floors: 6+ basement
- Land Area: 0.68 acres



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TOUR THE
TELEPHONE







NEIGHBORHOOD



TELEPHONE

1314 7TH STREET
SANTA MONICA, CALIFORNIA

PALIHOUSE

MENDOCINO FARMS

PROPER HOTEL

BLUE STONE COFFEE

SIDECAR DOUGHNUTS

SHAKE SHACK

COLAPASTA

ESTERS WINE SHOP
CASSIA

SOLIDARITY

BACKYARD BOWLS

PONO BURGER

THE HUNTLEY HOTEL

HILLSTONE

PHILZ COFFEE

SWEETFIN

WALLY'S SANTA MONICA

FRITTO MISTO

SANTA MONICA FARMERS MARKET

BODEGA WINE BAR

FAIRMONT HOTEL

THE BUNGALOW

SOULCYCLE

SUGAR FISH

UMAMI BURGER

BAY CITIES DELI

TENDER GREENS

THE MISFIT

ELEPHANTE

BLUE PLATE OYSTERETTE

SUSHI ROKU

BOA STEAKHOUSE

WATERGRILL

SANTA MONICA PLACE

BLUE PLATE TACO

SHORE HOTEL

TONGVA PARK

SANTA MONICA PIER



MENDOCINO FARMS



BUNGALOW



BACKYARD BOWLS



1314 7TH STREET / SANTA MONICA

ELEPHANTE



SANTA MONICA PROPER HOTEL



BLUESTONE COFFEE

CUSHMAN & WAKEFIELD / ROCKWOOD

1314 7TH STREET

TELEPHONE

SANTA MONICA

 ROCKWOOD

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