



**WATER GARDEN
RESTAURANT
OPPORTUNITY**

CORNER RESTAURANT SPACE WITH OUTDOOR DINING

KEY FEATURES

- Over 2,000 SF of Garden Patio
- Highly Visible Intersection at 26th St. & Olympic Blvd.

THE PROPERTY

- 2,000 Employees a Day
- Valet & Self Parking Available
- Green Space for Days

HIGHLIGHTS

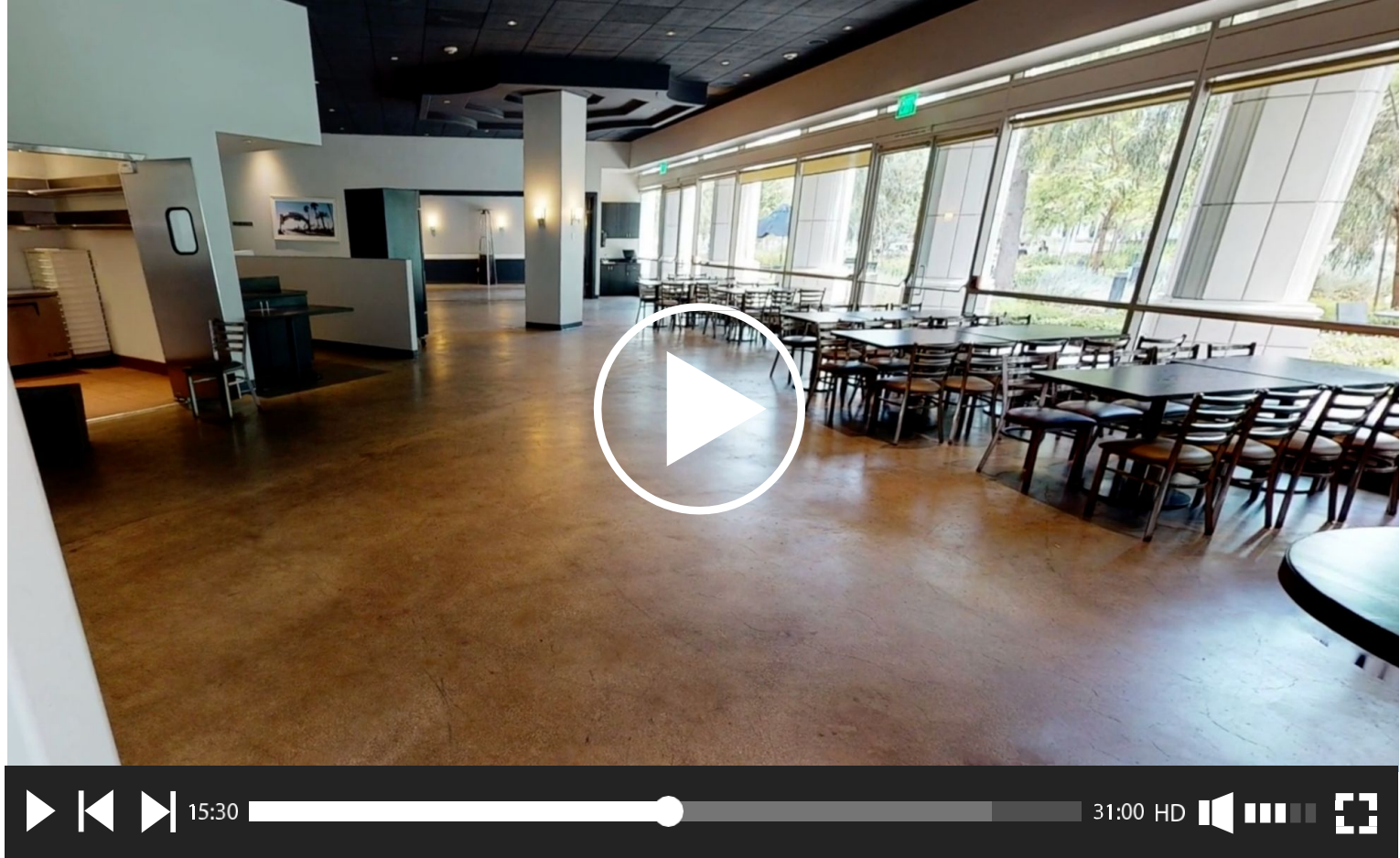
- Exceptional Demographics — approximately 35,000 Residents & 50,000 Employees in a One Mile Radius



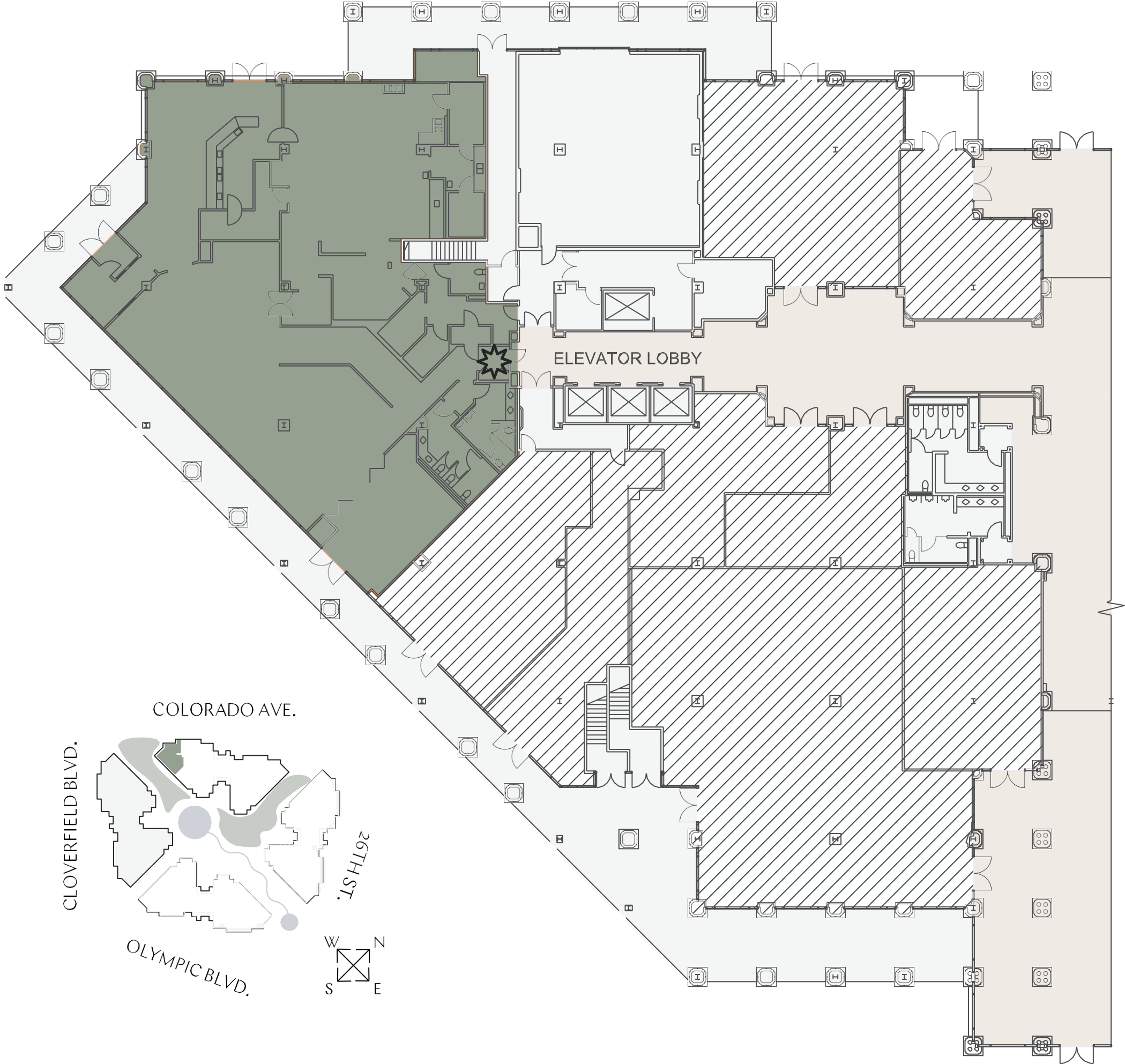


SUITE 1050W

8,664 RSF
AVAILABLE



CLICK FOR A VIDEO TOUR OF SUITE 1050W



7000

Tenants on property a day pre-covid

Indoor/Outdoor space available. Raw space on ground floor retail/restaurant/gallery

4000

Spaces Subterranean Parking

Brentwood Hills Adjacent

5000

People Park capacity

Outdoor Firepits and Outdoor Speaker System throughout the outdoor property



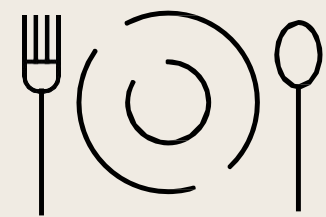
WHERE LIFESTYLE WORKS



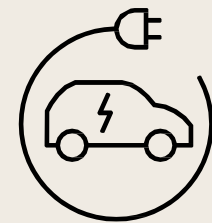
Elevate your routine without ever leaving. Workplaces, restaurants, fitness options, and first class amenities are all within reach.



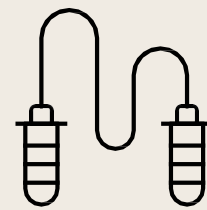
AMENITY HIGHLIGHTS



RESTAURANTS
& CAFES



EV CHARGING
STATIONS



WELLNESS
& FITNESS



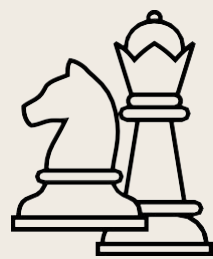
CHILD
CARE



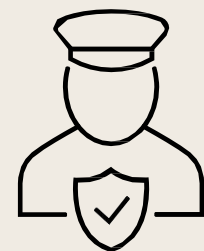
PUBLIC
WIFI



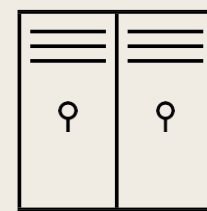
ONSITE
BANKING



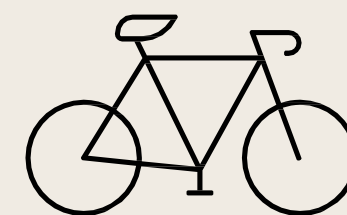
OUTDOOR
GAMES



24 /7 SECURITY



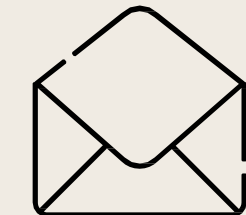
AMAZON
LOCKERS



BIKE STORAGE



ONSITE CAR
WASH



MAIL
COURIER

CENTRAL, CONNECTED & CONVENIENT

Water Garden is centrally located in the heart of Silicon Beach, Santa Monica, CA. As a transit friendly location, it's naturally optimized for travel—accessible from major freeways and the Expo line.



1

Minute walk to
Expo Line
Bergamot Station

2

Minute drive to the
I-10 and the I-405
freeway entrances

10

Minute bike ride to
Third Street Promenade
& Santa Monica beach

15

Minute drive
to LAX

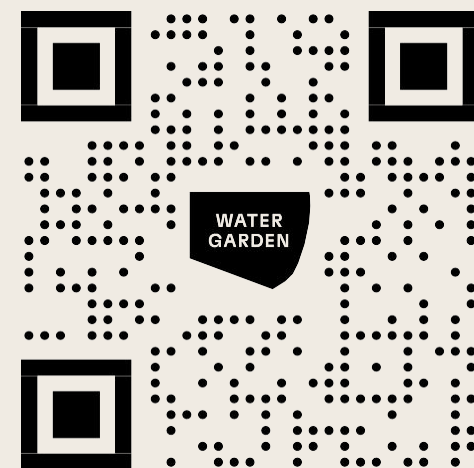
30

Minute drive
to DTLA



CONTACT US

Please contact your broker and visit our website at wg-la.com by using the QR code below.



www.wg-la.com

THANK YOU

WATER
GARDEN