



THE HQ OPPORTUNITY

WATER GARDEN

SANTA MONICA, CA.

360,000 RSF Can Be Yours

1601 Cloverfield Blvd
Santa Monica, CA

For tenants in technology,
media, and entertainment,
Water Garden caters to those
looking to draw and retain the
next generation of innovators.





Remarkable Features

- 1 IDEAL HQ LOCATION
- 2 BUILDING WITHIN A BUILDING
- 3 BUILDING SIGNAGE
- 4 PRIVATE ELEVATORS
- 5 EXCLUSIVE OUTDOOR BALCONIES
- 6 GROUND FLOOR PATIO ACCESS

The HQ Opportunity

360,000 RSF Available

SOUTH TOWER
180,000
RSF

NORTH TOWER
180,000 RSF

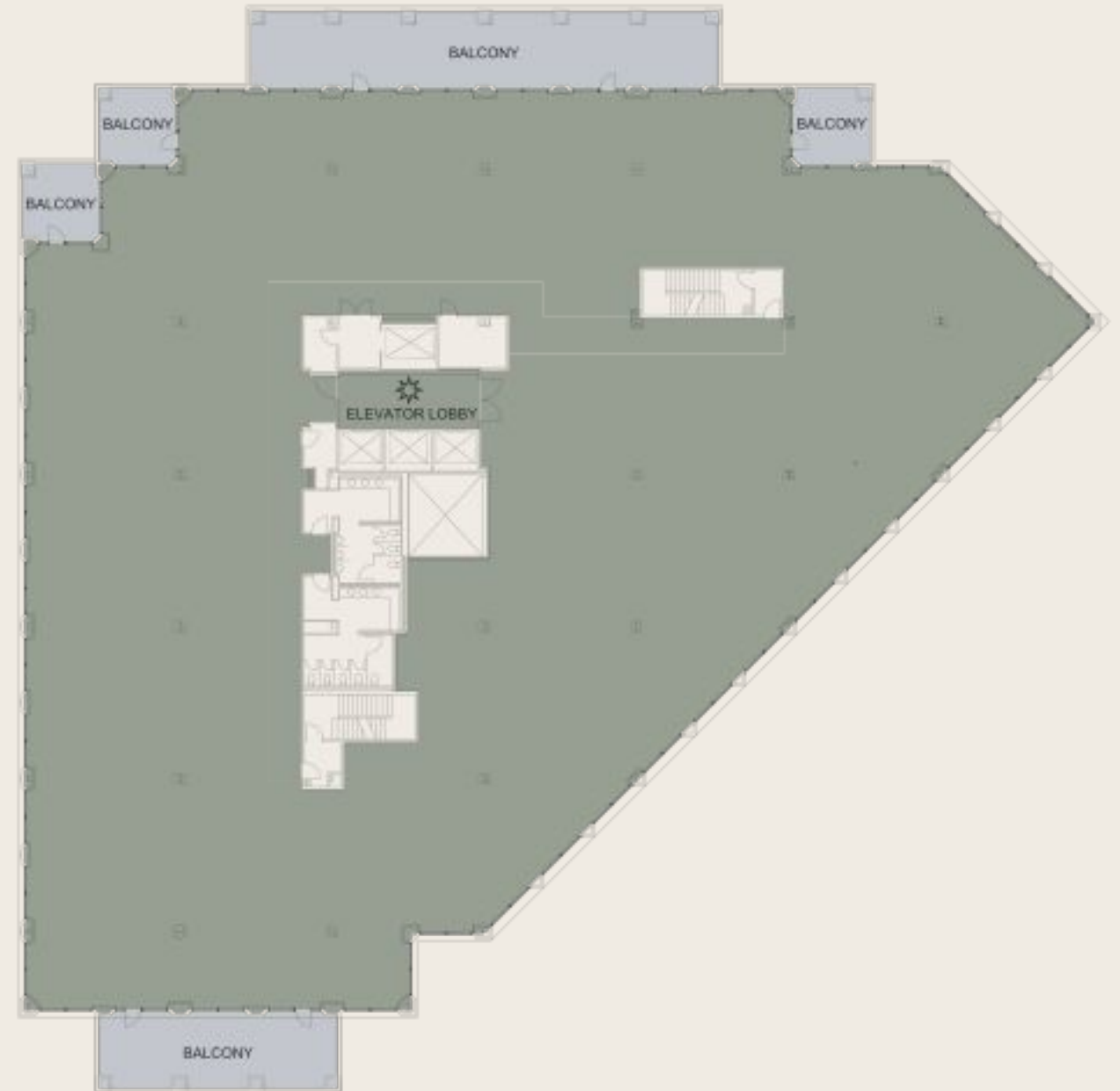


Sample Floorplates

Suite 600S
29,156 RSF

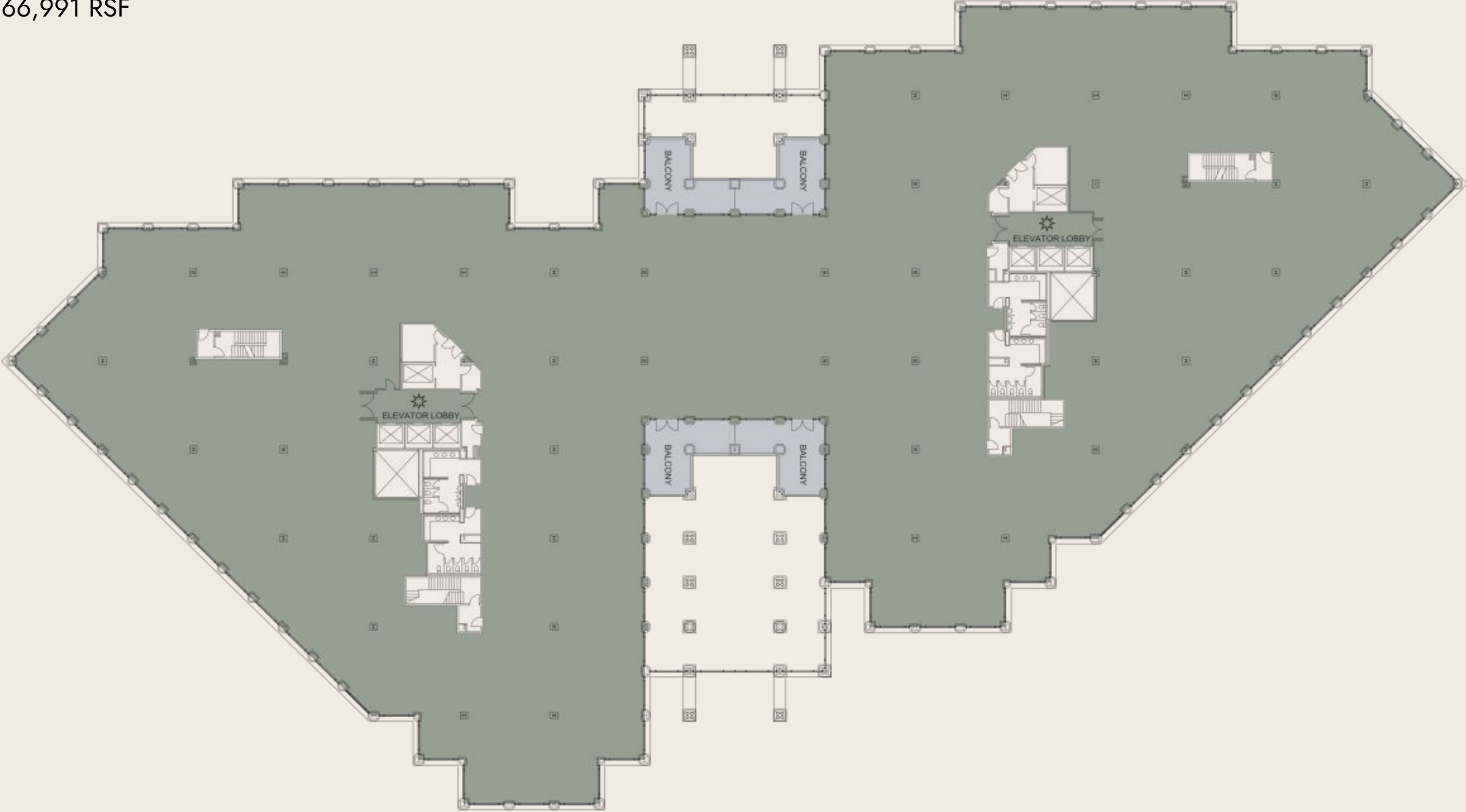


Suite 600ON
29,582 RSF

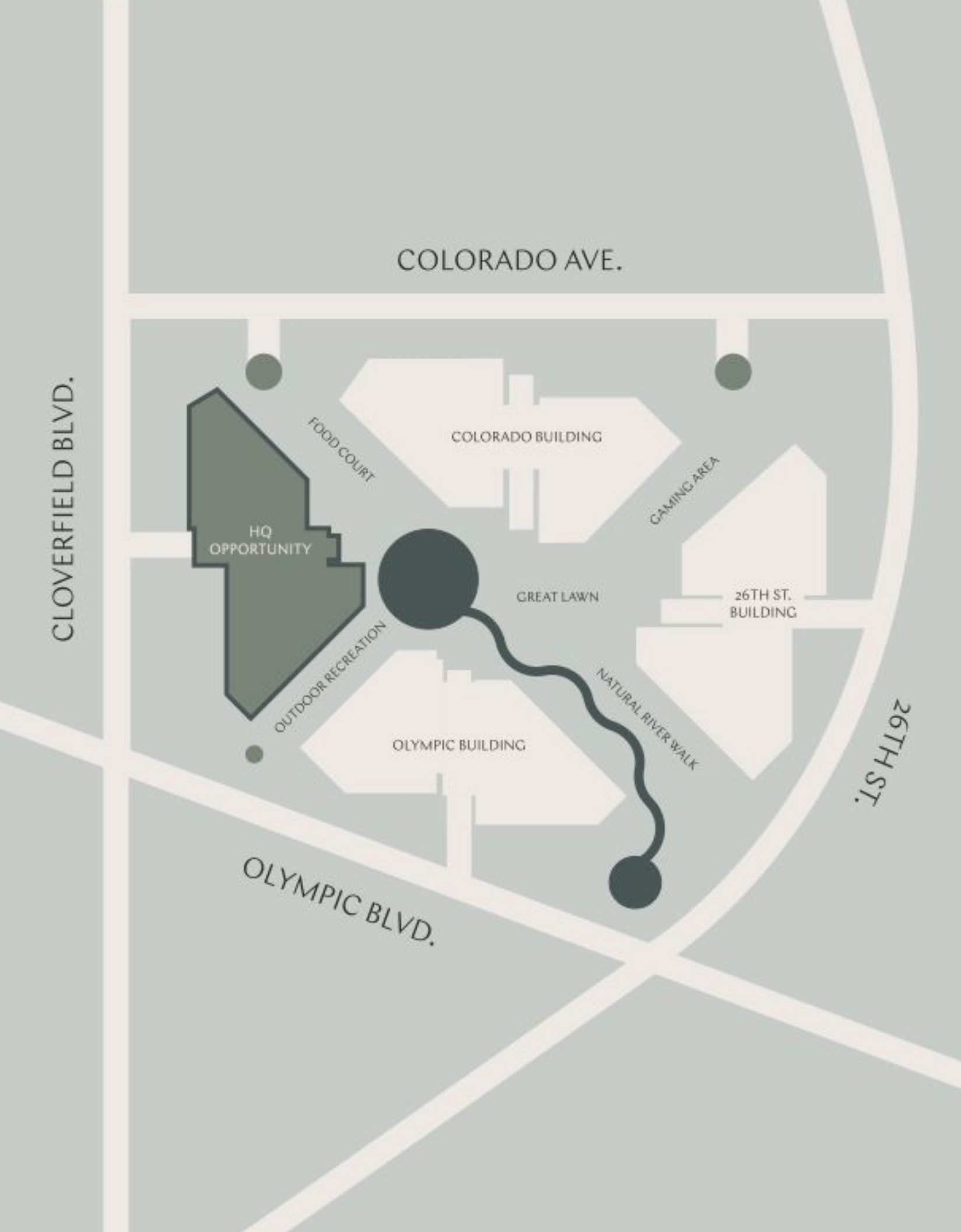


2nd Floor - 200S / 2000N

66,991 RSF



Major Tenants



ACTIVISION

UNIVERSAL
UNIVERSAL MUSIC GROUP

entravision

ORACLE

AMC
THEATRES.

SONY
COMPUTER
ENTERTAINMENT

BEACH POINT
CAPITAL MANAGEMENT

CITY NATIONAL BANK

SPACES.

Where Lifestyle Works

Elevate your routine without ever leaving. With an abundance of outdoor spaces, rotating pop up retail, weekly food trucks, fitness options, and restaurants, it's a perfectly curated workplace for your entire team.





Amenities Map

BIKE STORAGE
AMAZON LOCKERS

FITNESS
CENTER

RESTAURANTS
& CAFES

TENANT
EVENTS

LIVE
MUSIC

CHILD CARE
CENTER

ROTATING RETAIL
POP UP

ROTATING
FOOD TRUCKS

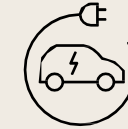




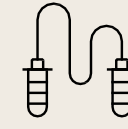
Project Highlights



RESTAURANTS
& CAFES



EV CHARGING
STATIONS



WELLNESS
& FITNESS



CHILD
CARE



PUBLI
WIFI



ONSITE
BANKING



ONSITE CAR
WASH



MAIL
COURIER



OUTDOOR
GAMES



24 /7
SECURITY



AMAZON
LOCKERS



BIKE
STORAGE

Event Spaces



The integration of indoor and outdoor spaces offer tenants exclusive access to thoughtfully designed spaces to host events

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.



Getting Here

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




Our Neighbors

STARZ

 **GoodRx**

 **UNIVERSAL**

ORACLE

 **edmunds**

 **Play.com**

goop

 **Kite**
A GILEAD Company

SKYDANCE

 **simplepractice**

Red Bull


LIONSGATE

 **TENNIS
CHANNEL**

hulu

rpa

Roku

 **Snapchat**

**GAME
SHOW
NETWORK**

 **RIOT
GAMES**

**GRAMMY
AWARDS**





Sustainable By Design, Not By Addition

Every element of the property is a reflection of our commitment to a better world and a better way to do business.

HIGHLIGHTS

- LEED Gold Certified
- Energy Star Rating Of 100
- 100% LED Lights Throughout the Campus
- Energy Management Software System Title
- 24 Temperature Controls Occupancy
- Sensors
- VFDs On All Pumps And Fans
- Low Flow Toilets And Urinals
- Touch Free Faucets
- Native California Drought Tolerant Landscape
- Reclaimed Landscaping Water Savings
of 3.1 Million Gallons Annually





Thank You

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

