

WATER GARDEN





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WELCOME TO THE HEART OF SILICON BEACH IN SANTA MONICA

Moments from Santa Monica and The Pier, Water Garden brings the fresh ocean air to you, weaving it's curated collective of amenities, restaurants, and office space with lush gardens that seamlessly connect it to the water.





COASTAL OFFICES &
ARTISANAL EATERIES
ALL CATERED TO THE
ENTREPRENEURIAL
VISIONARIES AND
WESTSIDERS OF LA.

FEATURED TENANTS

ACTIVISION

UNIVERSAL
UNIVERSAL MUSIC GROUP

entravision

ORACLE

amc
THEATRES.

SONY
COMPUTER
ENTERTAINMENT

BEACH POINT
CAPITAL MANAGEMENT

CITY NATIONAL BANK

SPACES.

7000

Tenants on property a day pre-covid

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

4000

Spaces
Suterranean 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. 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

ROTATING RETAIL
POP UP

LIVE
MUSIC

CHILDCARE
CENTER

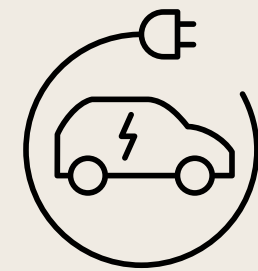
ROTATING
FOOD
TRUCKS



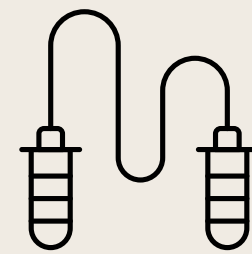
AMENITY HIGHLIGHTS



RESTAURANTS
& CAFES



EV CHARGING
STATIONS



WELLNESS
& FITNESS



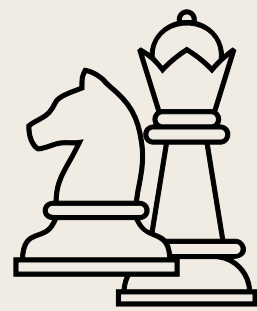
CHILD
CARE



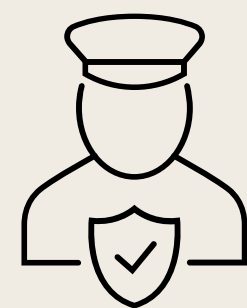
PUBLIC
WIFI



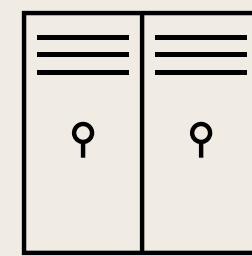
ONSITE
BANKING



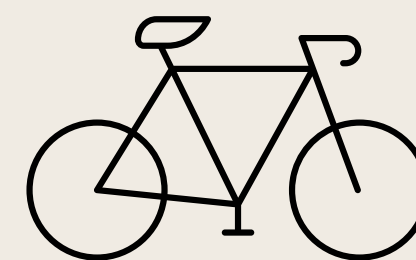
OUTDOOR
GAMES



24/7 SECURITY



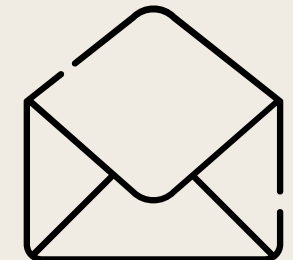
AMAZON
LOCKERS



BIKE STORAGE



ONSITE CAR
WASH



MAIL
COURIER

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.



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

 **Kite**
A GILEAD Company

 **edmunds**

PlayQ

goop

Red Bull

LIONSGATE

SKYDANCE

 **simplepractice**

npa

ROKU

hulu

 **Snapchat**

**GAME
SHOW
NETWORK**

 **RIOT
GAMES**

**GRAMMY
AWARDS**

 **TENNIS
CHANNEL**



SUSTAINABLE BY DESIGN, NOT BY ADDITION

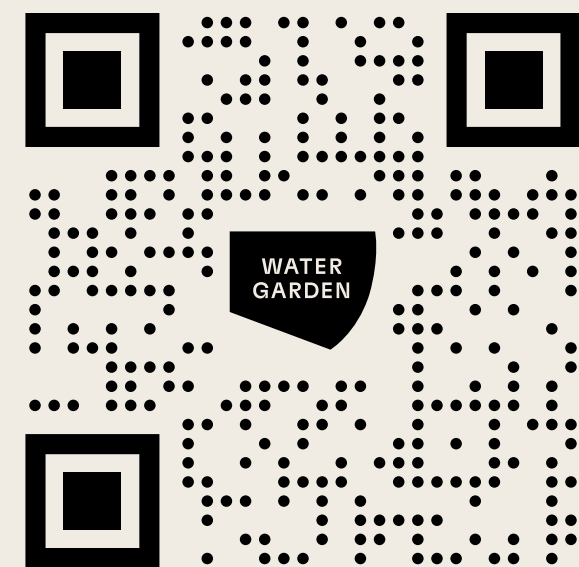
Every element of the property is a reflection of our commitment to a better world and a better way to do business.

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.



www.wg-la.com



THANK YOU

WATER
GARDEN