

**ATTRACT. RETAIN. MOTIVATE.**  
**LANDMARK SANTA MONICA OPPORTUNITY**





**BRAND NEW CONTEMPORARY FOOD HALL**

# WELCOME TO COLORADO CENTER

Join the growing list of companies calling Santa Monica home. Attract, retain and motivate the best talent that Los Angeles has to offer.



Located in the heart of Santa Monica's burgeoning tech, media, life sciences and entertainment district



New, premier campus amenities designed for today's creative and lifestyle companies



5-minute walk to the Expo line's Bergamot light rail stop



Easy access to the Santa Monica (10) & San Diego (405) highways



24/7 Onsite security and access controlled campus



**PUBLIC PLAZA COLLABORATION AREAS**



REDESIGNED COMMON AREAS/SEATING



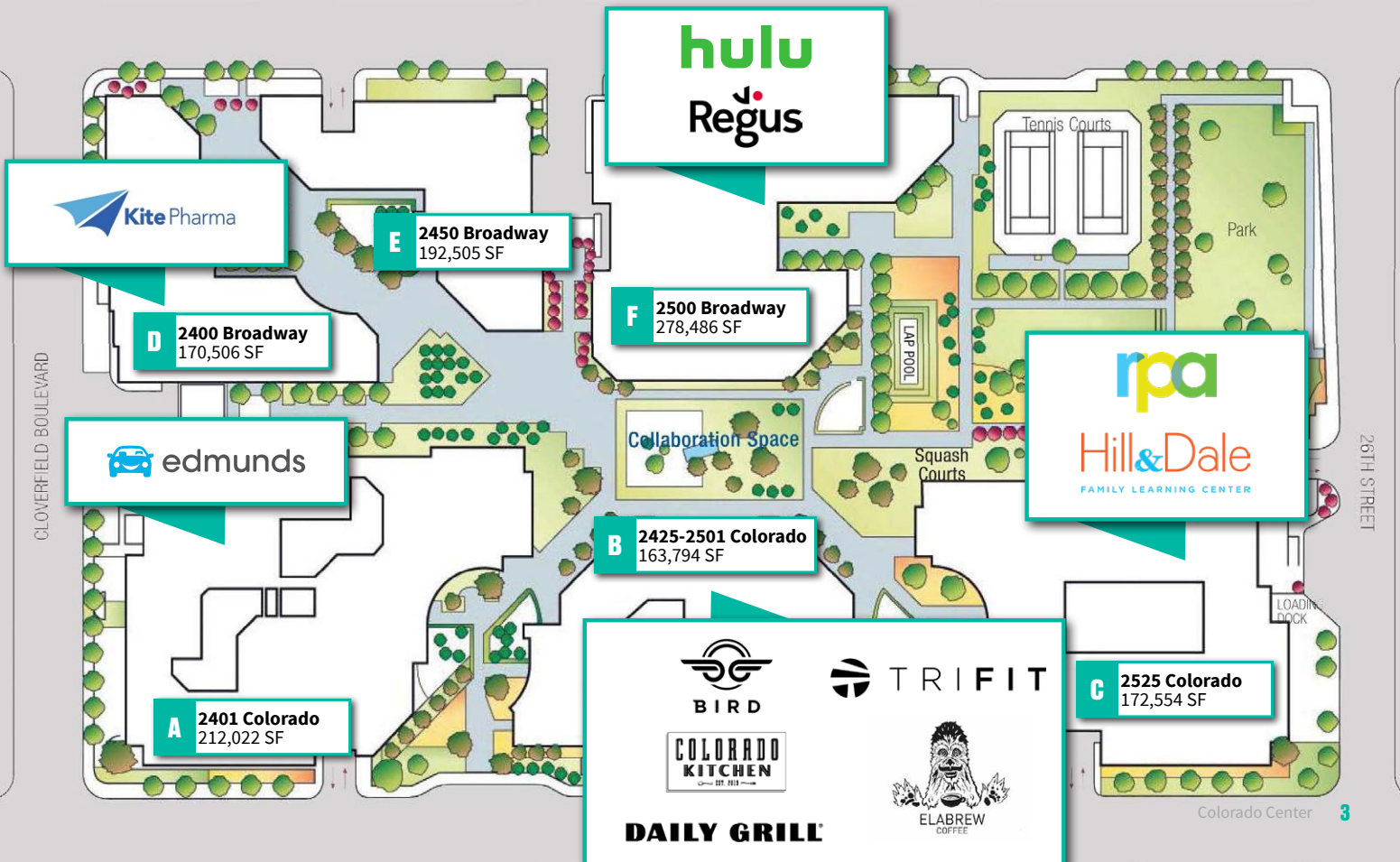
BRAND NEW LUXURY LEVEL GYM AND TRAINING FACILITY



BRAND NEW CONTEMPORARY FOOD HALL

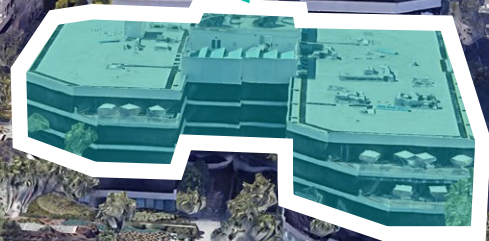


COMMON AREA LOUNGE/WORKSPACE

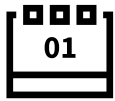


# LANDMARK OPPORTUNITY

**2500 BROADWAY  
133,791 RSF**



**Partial 3rd Floor, Entire 4th and Entire 5th Floors of the Colorado Center 2500 Broadway Building**



Available  
January 2021



57,000 SF Efficient  
Floorplate Design



Private Outdoor  
Balconies



4.4/1,000 SF  
Parking



13 FT Slab to Slab  
Ceiling Height



Private  
Screening Room





**2-STORY SKYLIT ATRIUM LOBBY**

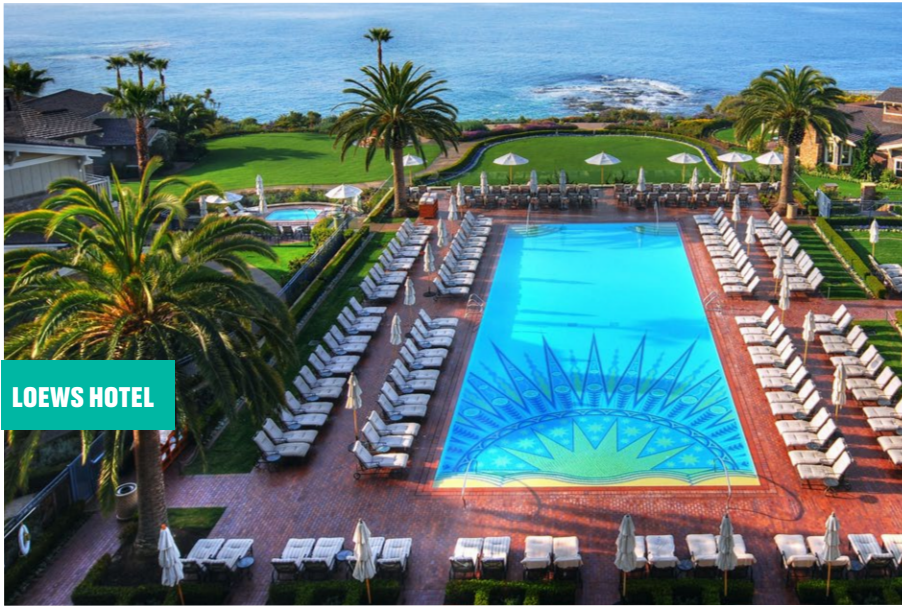


**MODERN UNIQUE OFFICE DESIGN**



**PENTHOUSE BALCONY PATIOS WITH GREAT OCEAN VIEWS**

# SANTA MONICA DESTINATIONS



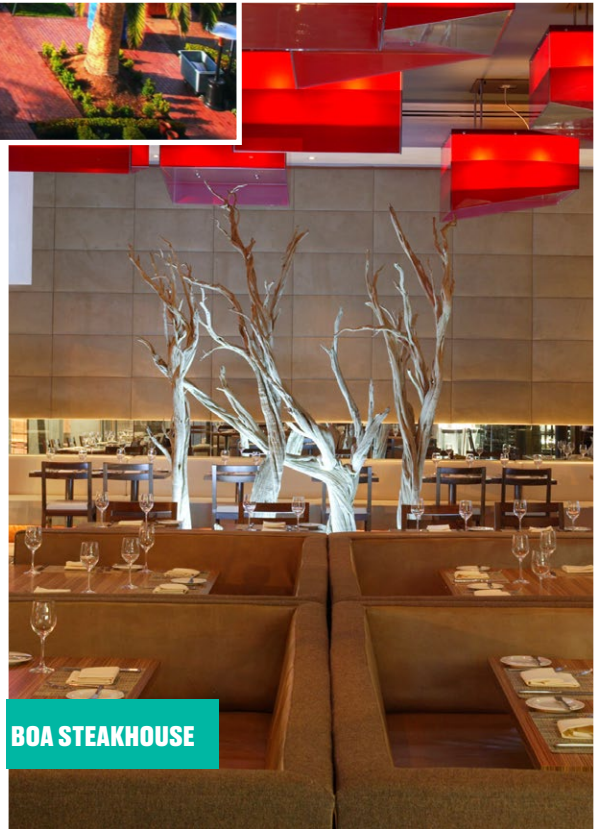
LOEWS HOTEL



ELEPHANTE



ELABREW COFFEE



BOA STEAKHOUSE



**BIRDIE G'S**



**TAR AND ROSES**



**TRUE FOOD KITCHEN**





**bxp** Boston Properties

Boston Properties, Inc. a self-administered and self-managed real estate investment trust (REIT), is one of the largest owners, managers, and developers of first-class office properties in the United States, with significant presence in five markets: Boston, Los Angeles, New York, San Francisco and Washington, DC.



**FOR LEASING INFORMATION CONTACT:**



**Chris Houge**  
310.407.3415  
chouge@larealtypartners.com  
LIC #00852091

**Peter Best**  
310.407.3420  
pbest@larealtypartners.com  
LIC #00820899

**Tyler Jemmett**  
310.407.3411  
tjemmett@larealtypartners.com  
LIC #01888011