surf &



work

NEWMARK PACIFIC

100 W. CHANNEL ROAD, SANTA MONICA, CA 90402



JAY LUCHS Executive Vice Chairman 310-407-6585 jay.luchs@nmrk.com CA RE Lic. #01260345 **JAYLUCHS.COM**

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surf & work

100 W. Channel Road in Santa Monica is a premier coastal office property designed for those who value true surf & work balance. Just steps from the iconic Santa Monica shoreline, this location provides direct access to the beach, empowering teams to start the day with a surf session or recharge between meetings with a stroll along the sand.

The expansive, well-appointed office interiors support collaborative work environments, private offices, and high-speed connectivity—catering to both productivity and creativity. Thoughtfully curated outdoor areas offer tranquil spaces ideal for informal meetings, team breaks, or inspiration, all within moments of the ocean breeze.

By seamlessly blending a dynamic professional setting with unparalleled access to recreational opportunities, 100 W. Channel Road enables organizations to foster a culture where success at work and well-being go hand in hand.

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address

100 W. Channel Road
Santa Monica, CA 90402

use

Ground Floor Office

available

±1,150 SF

rent

Available upon
Request

parking

Parking available

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highlights

- Prestigous corner office location just steps from the iconic Santa Monica shoreline with direct beach access for breaks and inspiration via the nearby underground Roosevelt tunnel
- Supportive of a balanced lifestyle where professionals can transition from productive work sessions to surf or seaside relaxation within moments
- Located on the busy corner of Channel Road and Pacifc Coast Highway
- Flexible modern interiors, expansive, elegantly finished space
- Features hardwood floors, a modern kitchenette, bathroom, and breathtaking ocean views
- Spacious rooftop patio offering a communal area with stunning views overlooking the ocean
- Exceptional signage rights offer visibility to visitors and commuters at one of the area's most iconic corners
- Situated in the heart of Santa Monica's luxury business district, close to top dining, wellness, and transportation amenities



TRAFFIC COUNT: COSTAR, TRAFFICMETRIX 2025

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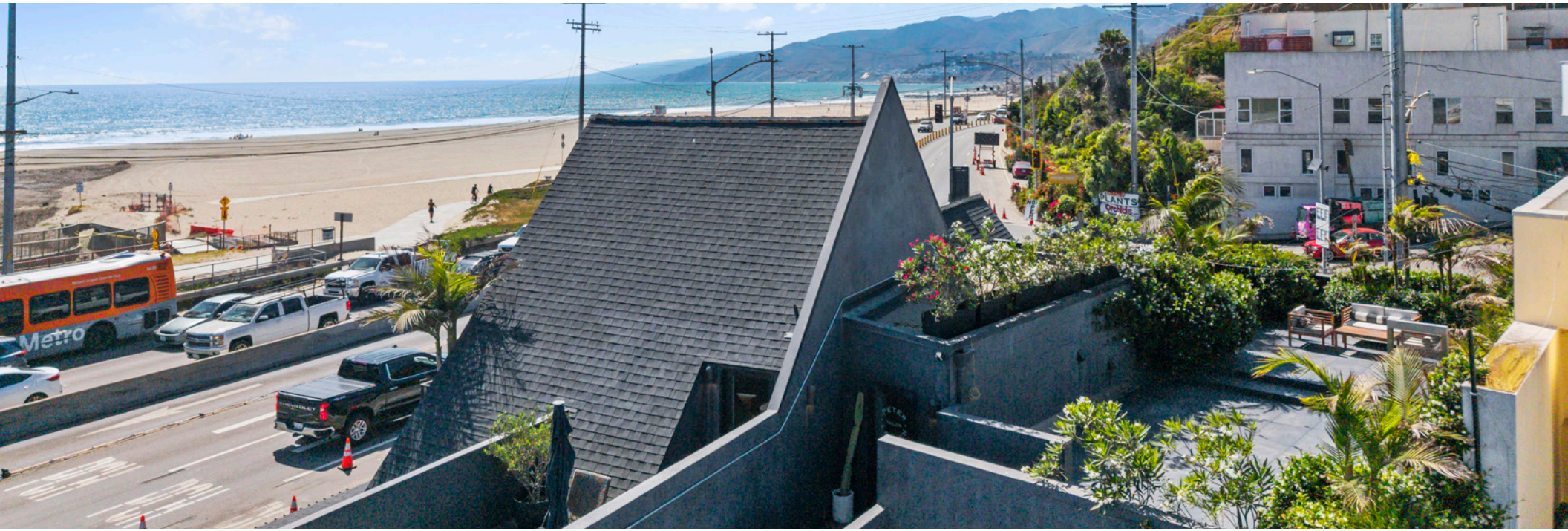
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1. MUSE Restaurant
2. Santa Monica Shore Bar
3. Giorgio Baldi
4. Caffe Delfini
5. Rustic Coffee
6. Golden Bull Restaurant
7. Annenberg Community Beach House
8. Back on the Beach Cafe
9. Primo Passo Coffee Co
10. H&H Bagels
11. Spumoni Pizza Restaurant
12. Breakfast by Salt's Cure
13. Go Get Em Tiger
14. Rosti Tuscan Kitchen
15. Father's Office
16. Kreation Kafe & Juicery
17. Locanda Portofino
18. The Courtyard Kitchen
19. Brentwood General Store
20. Le Cafe de la Plage Malibu
21. Aero Theatre
22. R+D Kitchen
23. Bluemercury
24. Van Leeuwen Ice Cream
25. Whole Foods Market
26. La La Land Kind Cafe
27. Sogno Toscano Cafe & Wine Bar
28. sweetgreen
29. Bread Head
30. Bardonna
31. Williams-Sonoma
32. Forma
33. Sweet Lady Jane
34. Erewehon
35. Milo & Olive
36. Fia Restaurant/Fia Steak
37. Bru's Wiffle Santa Monica
38. Trader Joe's
39. Whole Foods Market
40. Noma Sushi
41. LA Puglia
42. Target
43. UCLA Santa Monica Medical Center
44. Dunkin'
45. Rustic Canyon
46. Citrin and Melisse Restaurant
47. El Cholo
48. Huckleberry Bakery & Cafe
49. Santa Monica Proper Hotel | Calabra
50. Bluestone Lane
51. Sidecar Doughnuts & Coffee
52. Lobster & Beer
53. Tocaya Organica
54. Shake Shack
55. Demitasse
56. The Huntley Hotel | The Penthouse
57. Fairmont Miramar Hotel & Bungalows, FIG Restaurant, The Bungalow, VILEBREQUIN
58. Hillstone
59. Elephante
60. **Third Street Promenade**
61. **Santa Monica Place**
62. Water Grill
63. The Lobster
64. Tar & Roses
65. Bay Cities Italian Deli & Bakery



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