



Properties for Lease

1 1201-1291 Electric Ave, Venice, CA 90291



Property Details

Rental Rate Mo	\$4.50 USD/SF/Mo
Property Type	Office
Rentable Building Area	27,968 SF
Building Class	B
Year Built	1991
Status	Active

Broker Information

	Justin Altemus
	(310) 478-7729

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Fl, Ste 1231-45	5,425 SF	\$4.50 /SF/MO	5,425 SF		Relet	Now	6 private offices, 2 conference rooms (or 7 privates and 1 conference room), open area, and kitchen/break area. Magnificent creative office or work/live loft space available in the heart of Venice. The property is located around the corner from numerous restaurants and retail stores on Abbot Kinney Blvd.	Triple Net (NNN)
1st Fl, Ste 1251-55	3,036 SF	\$4.50 /SF/MO	3,036 SF		Relet	Now	5 private offices, 1 conference room, open area, and kitchen/break area. Magnificent creative office or work/live loft space available in the heart of Venice. The property is located around the corner from numerous restaurants and retail stores on Abbot Kinney Blvd.	Triple Net (NNN)
1st Fl, Ste 1265	1,438 SF	\$4.50 /SF/MO	1,438 SF		Relet	Now	Open area and kitchen/break area. Magnificent creative office or work/live loft space available in the heart of Venice, CA at the Venice Art Block. The property is located around the corner from from numerous restaurants and retail stores on Abbot Kinney Blvd.	Triple Net (NNN)

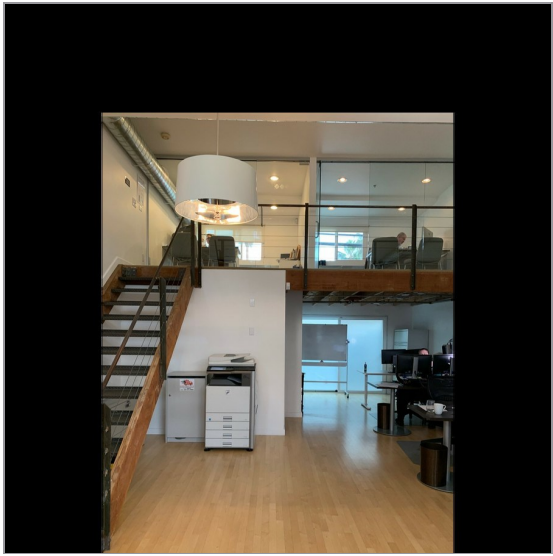
Property Description

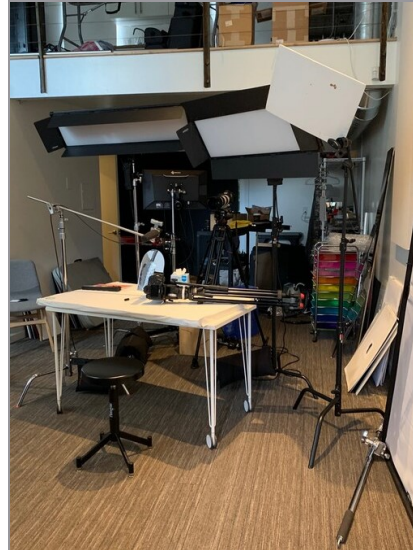
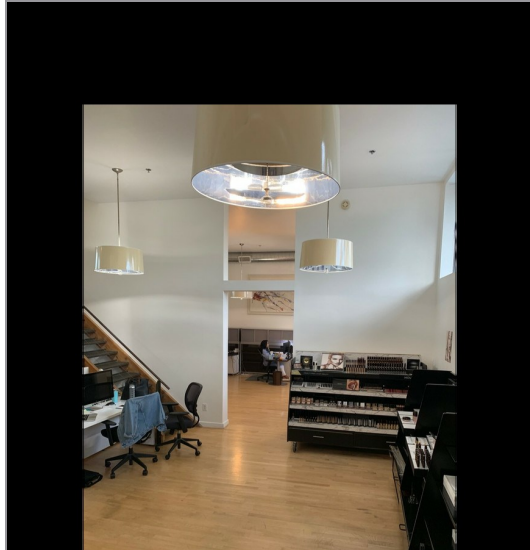
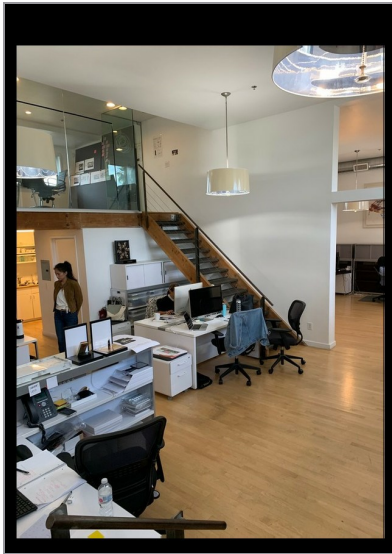
Magnificent creative office or work/live loft space available in the heart of Venice, CA at the Venice Art Block. The property is located around the corner from numerous restaurants and retail shops on well-known and notable Abbot Kinney Blvd. Blocks from the beach. The property is great for a variety of entertainment, media marketing/advertising, gaming, technology companies and more. Parking for approximately 2 cars/1,000 sf at \$125/sf/month in a secure partial subterranean parking garage with additional parking available in an adjacent city parking lot. Exclusive, exterior deck with views of Abbot Kinney Blvd. Monthly NNN costs equal to approximately .75/sf/month.

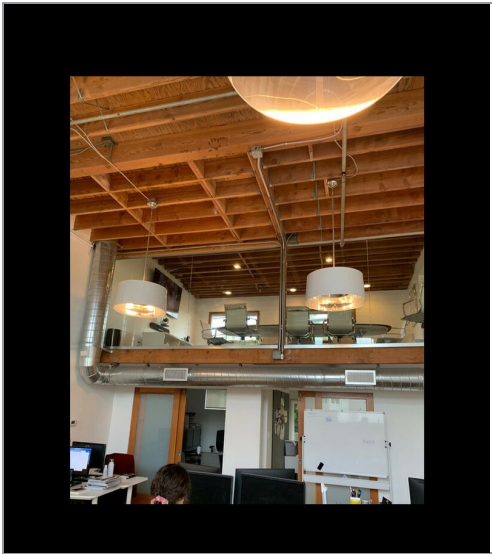
Highlights

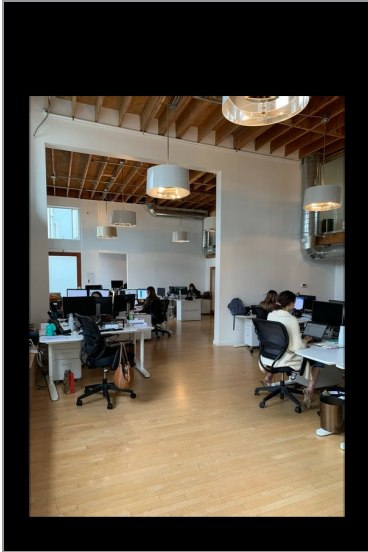
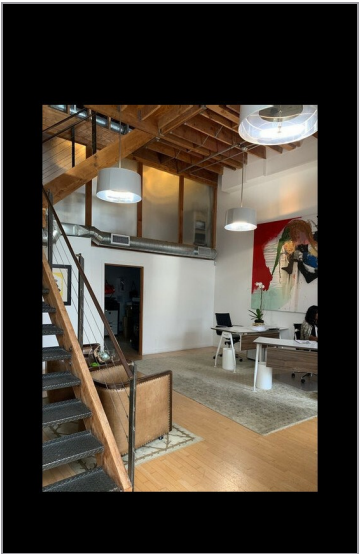
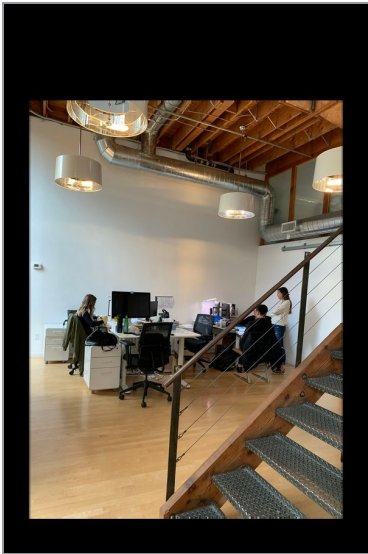
GREAT VENICE LOCATION	CLOSE TO MANY RESTAURANTS AND REATIL SHOPS AROUND THE CORNER FROM ABBOT KINNEY BLVD.	GREAT FOR A VARIETY OF ENTERTAINMENT, MEDIA, MARKETING/ADVERTISING/GAMING, TECHNOLOGY COMPANIES AND MORE
SECURE, PARTIAL SUBTERRANEAN PARKING AREA	SPACE COULD BE USED AS WORK/LIVE	EXCLUSIVE, EXTERIOR DECK WITH VIEWS OF ABBOT KINNEY BLVD.

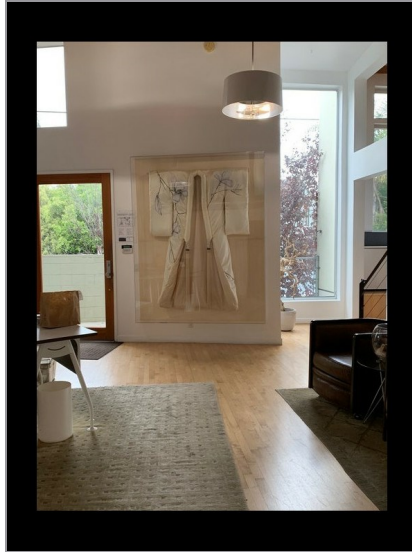
Photos

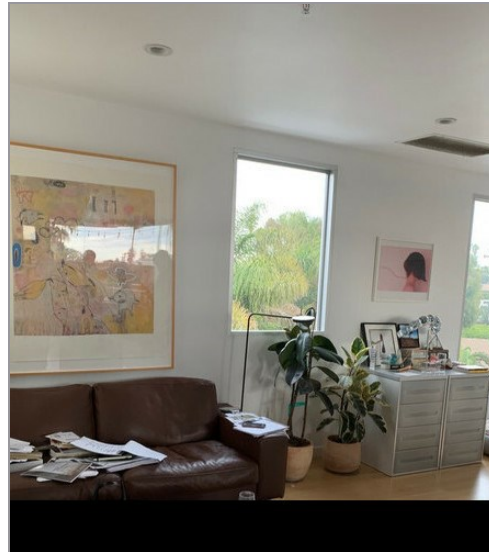


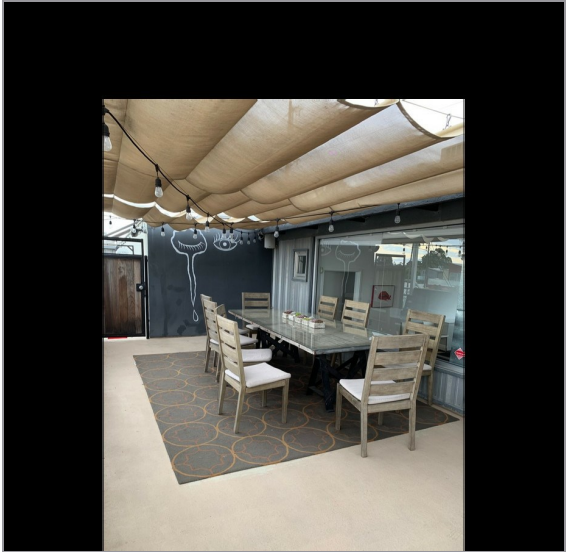


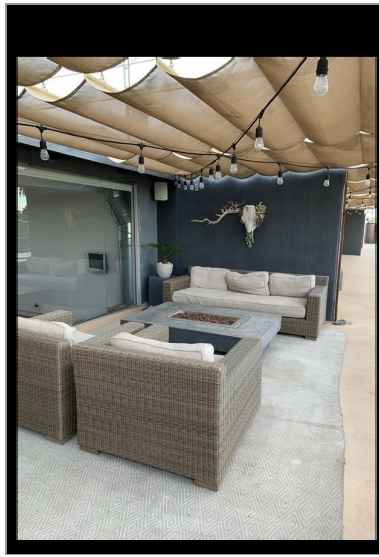


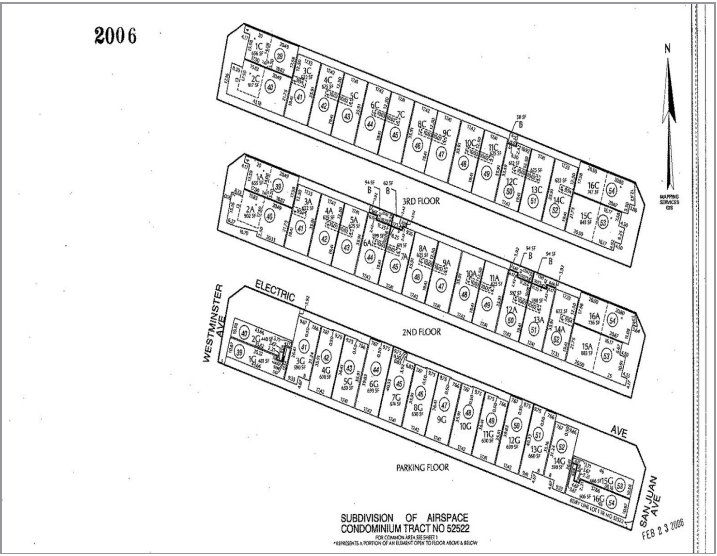




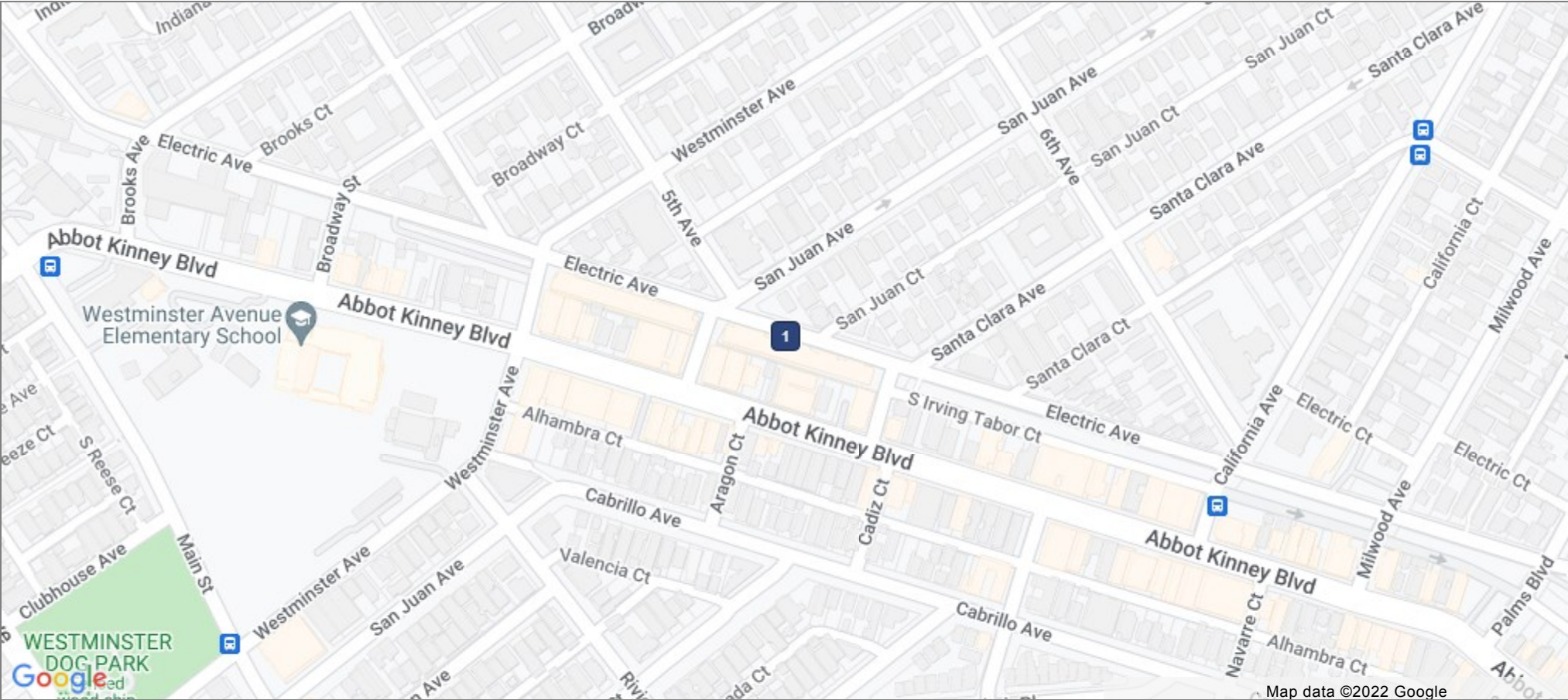








Map



**1** 1201-1291 Electric Ave  
Venice, CA 90291