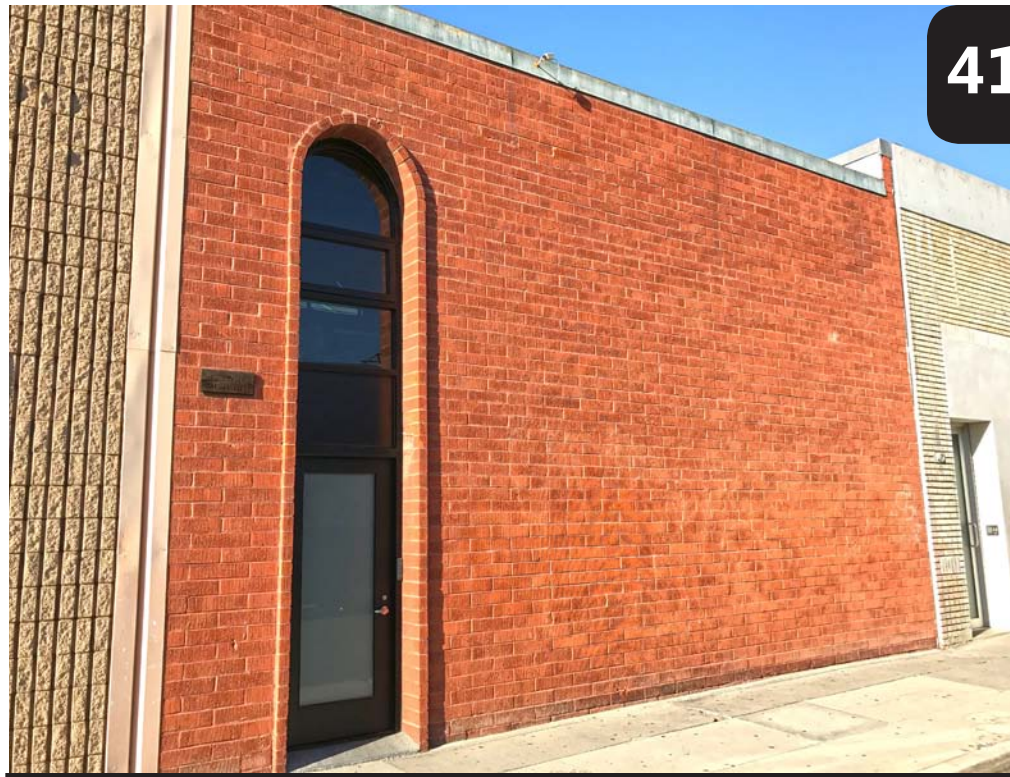


41 MARKET STREET | Venice, CA 90291



OFFICE LIVE/WORK SPACE FOR LEASE



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SIZE: Approximately 3,032 total square feet

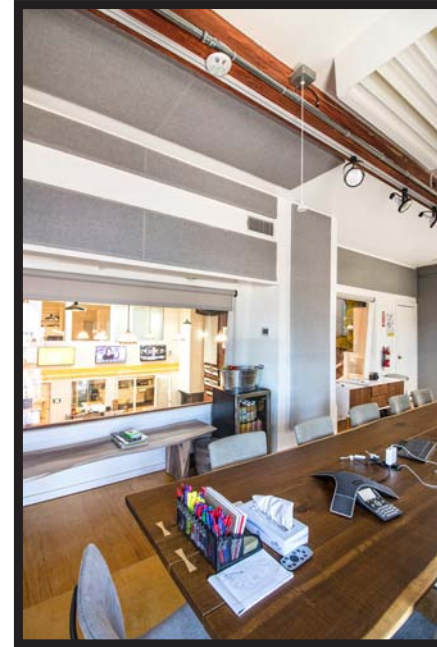
RATE: \$5.35 per square foot per month + NNN
(NNN estimated to be \$0.32 per square foot per month)

TERM: Negotiable

PARKING: 4 spaces in rear at \$300 per space per month. Adjacent lot has additional spaces at \$200 per space Monday – Friday and \$300 per space Monday – Saturday

AVAILABLE: Immediately

- The space includes private offices and conference rooms with soundproofing
- Rare Venice Beach property with onsite parking located just 190 feet from the sand
- Former Snap Chat offices completely wired throughout with high speed Fios internet
- Electronic key card access to the premises (customizable) with security system including inside/outside cameras
- The space has beautiful hardwood floors, exposed brick and abundant natural light via motorized skylights and windows
- Full kitchen with new stove, microwave, dishwasher and refrigerator; two (2) restrooms, tub/shower and washer and dryer
- Highly improved creative space with 20+ foot ceilings in open bull pen area with exposed ducting & a fireplace



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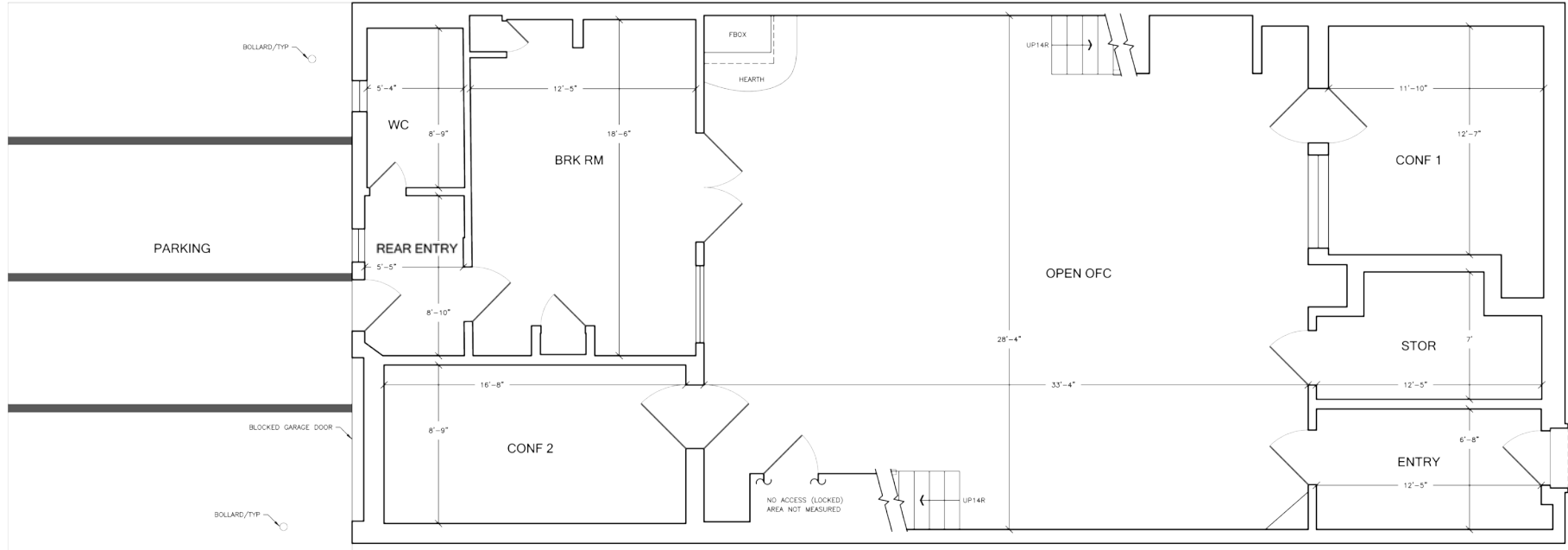
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1st Level Floor Plan

FLOOR PLANS



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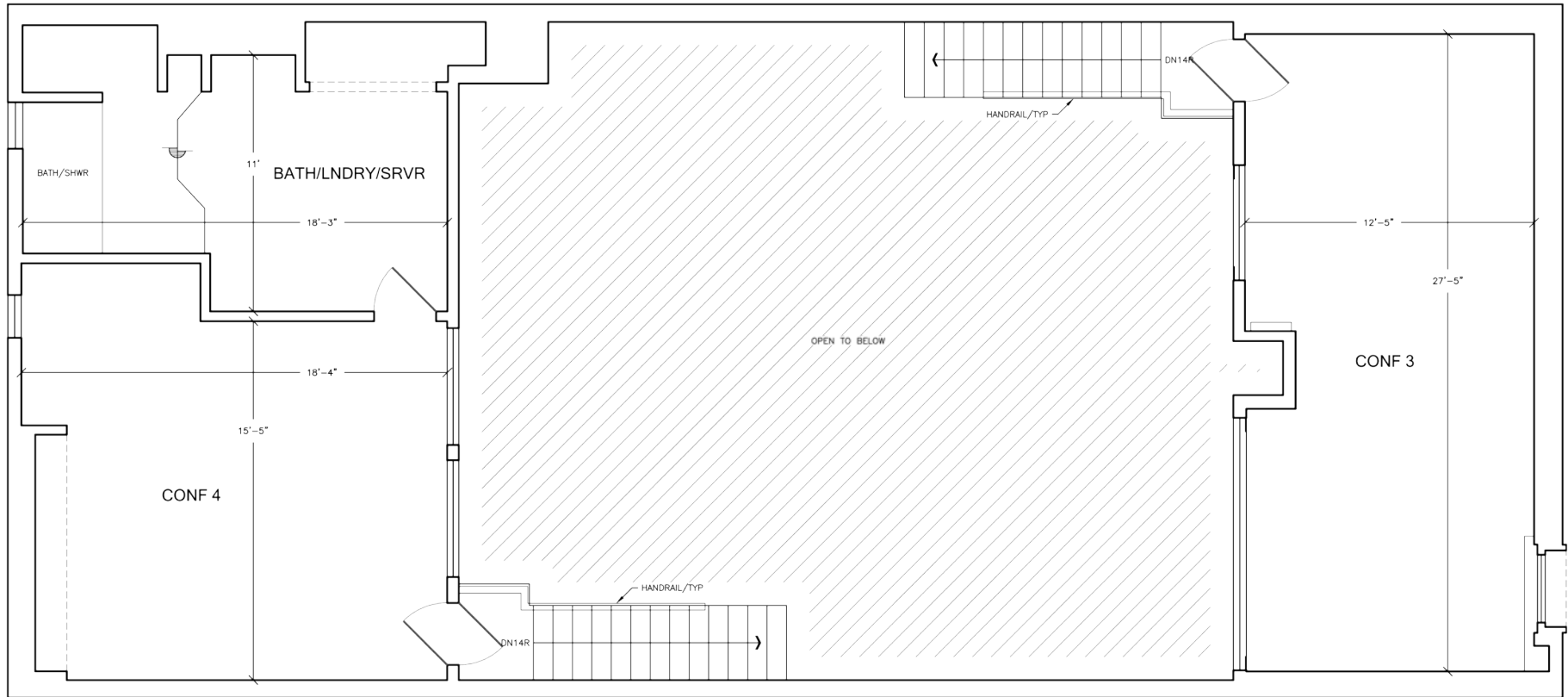
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2nd Level Floor Plan

FLOOR PLANS



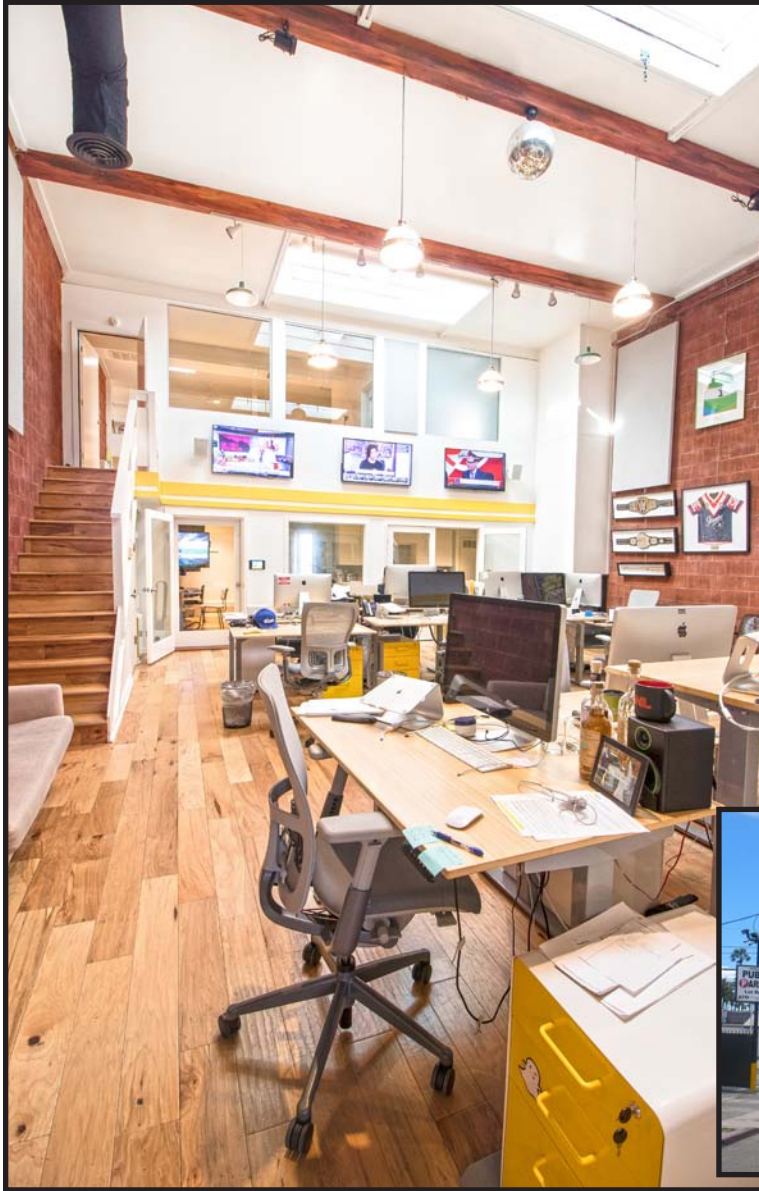
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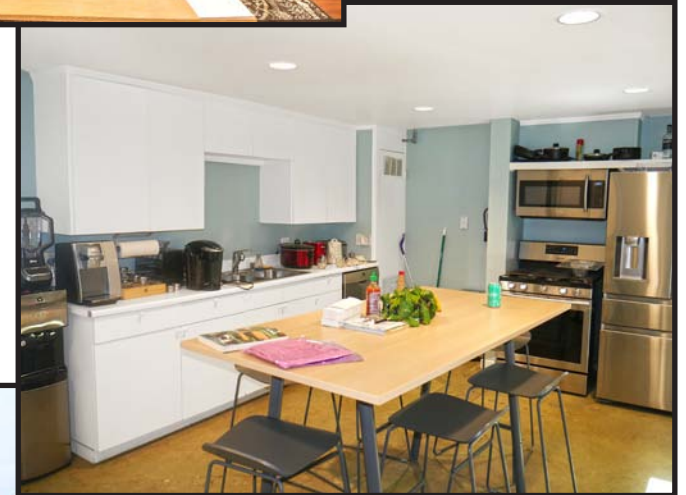
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**41
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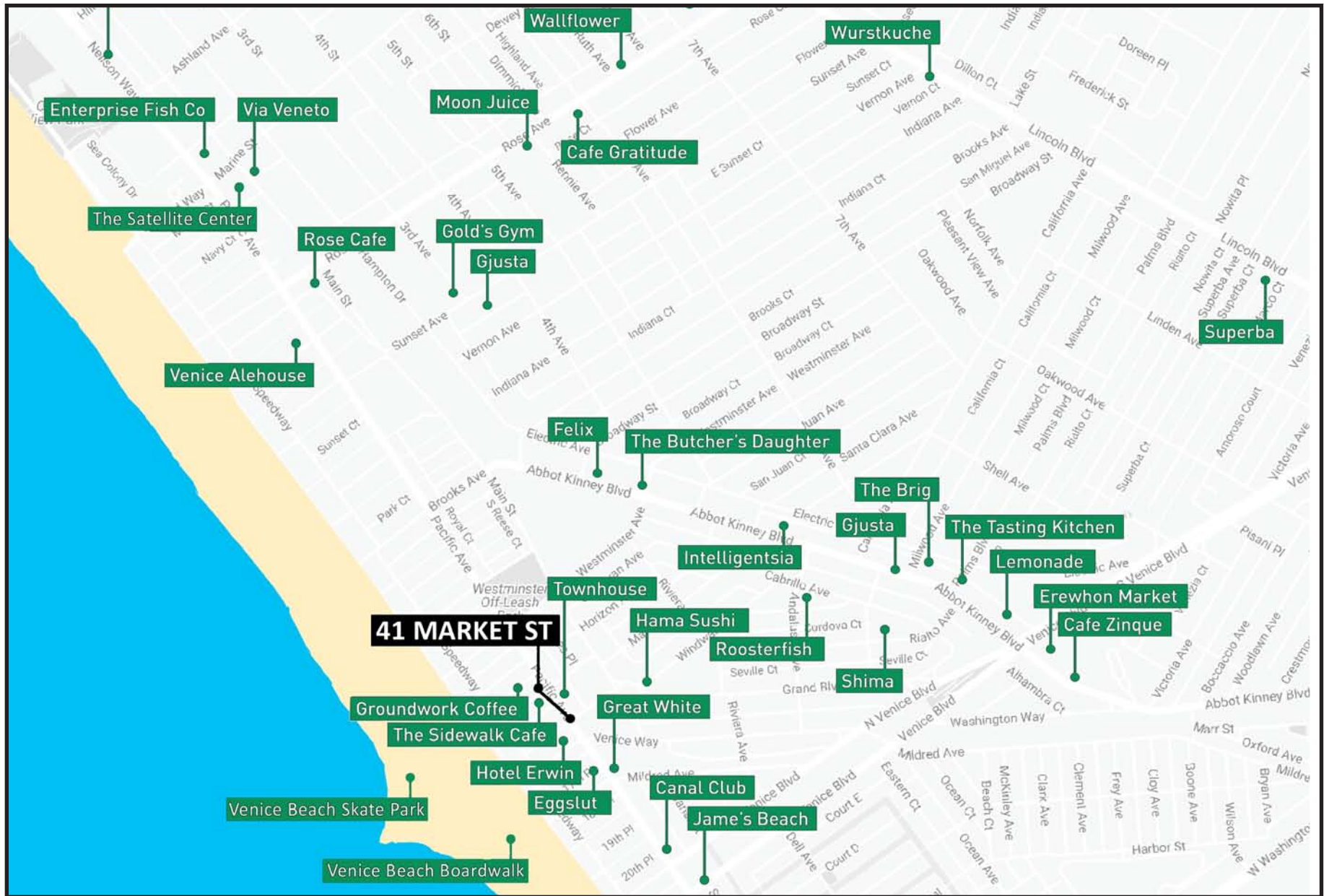
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AREA
MAP



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Venice is a residential, commercial, and recreational beachfront neighborhood within Los Angeles, California. It is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

The magnetic effect that Venice has over creative tenants is not a secret. We see companies like Snapchat, Google, Vice Media and many others establish in the area persuaded by the local amenities, the walk-ability, and the presence of other creative companies.



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