

Flagship Location with Fantastic Identity



**1728 ABBOT KINNEY BOULEVARD
Venice, CA 90291, Suites 101 & 103**



FREE STANDING OFFICE COMPOUND FOR SUBLEASE



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1728 Abbot Kinney Boulevard, Venice, CA 90291, Suites 101 & 103

SIZE: Approximately 6,200 total square feet
Suite 101: Approximately 2,757 total square feet
Suite 103: Approximately 3,443 total square feet

RATE: \$4.85 per square foot per month + NNN
 (NNN estimated to be \$0.44 per square foot per month)

THROUGH: February 28, 2021 (longer term available)

PARKING: 18 spaces (9 tandem lanes) **at no extra cost**



AVAILABLE: Immediately

- Walking distance from Abbot Kinney retail/restaurant district including Lemonade, James Perse, Salt & Straw, Gjelina, Erewhon Market and many more
- Large rear surface parking lot in addition to street parking
- Operable windows provide fresh ocean breezes
- Ideal for high profile/celebrities, creative use, tech, advertising, public relations agency, architecture firm or recording studio
- Bright breezy gated courtyard



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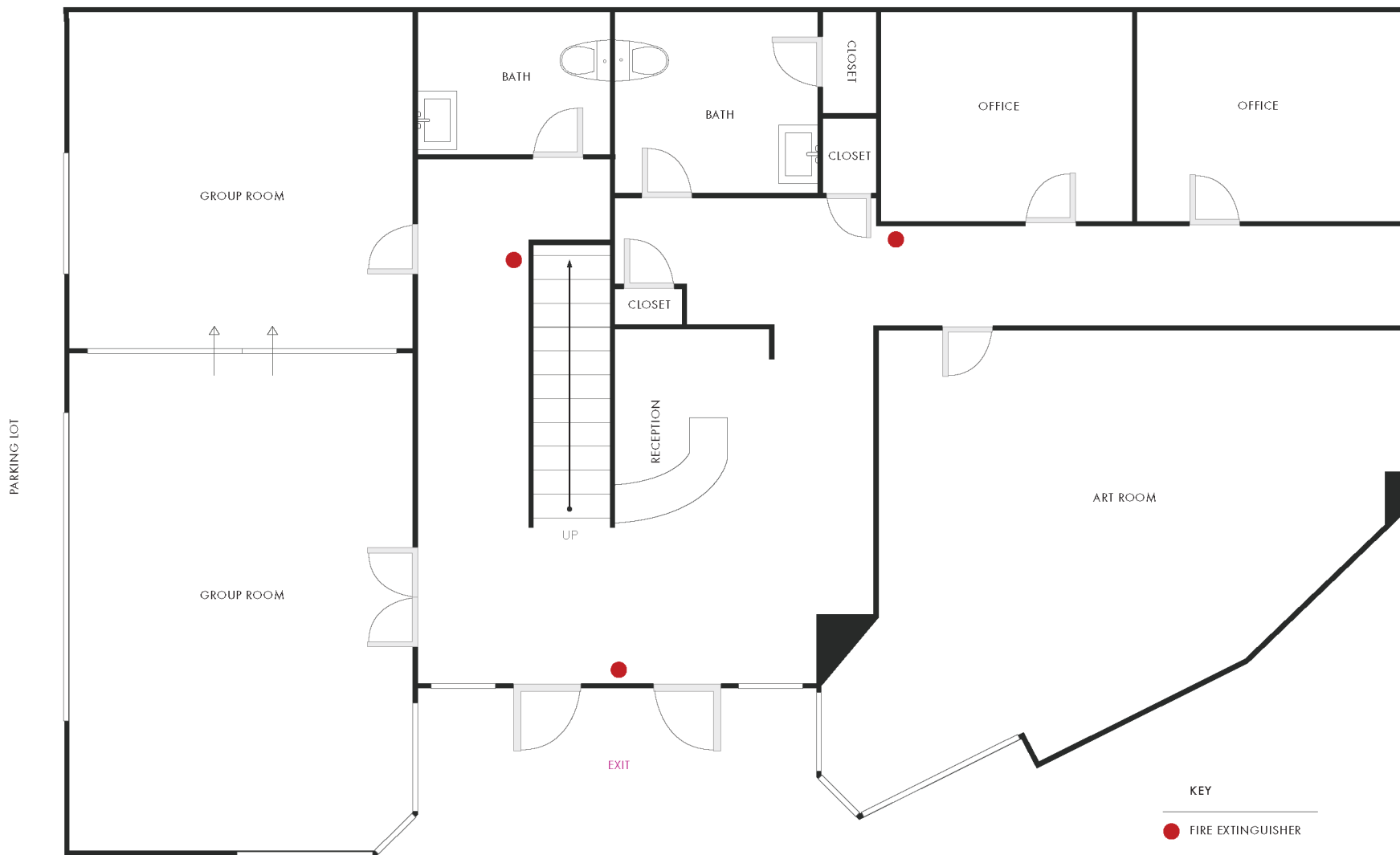
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Suite 101 1st Level Floor Plan

FLOOR PLANS



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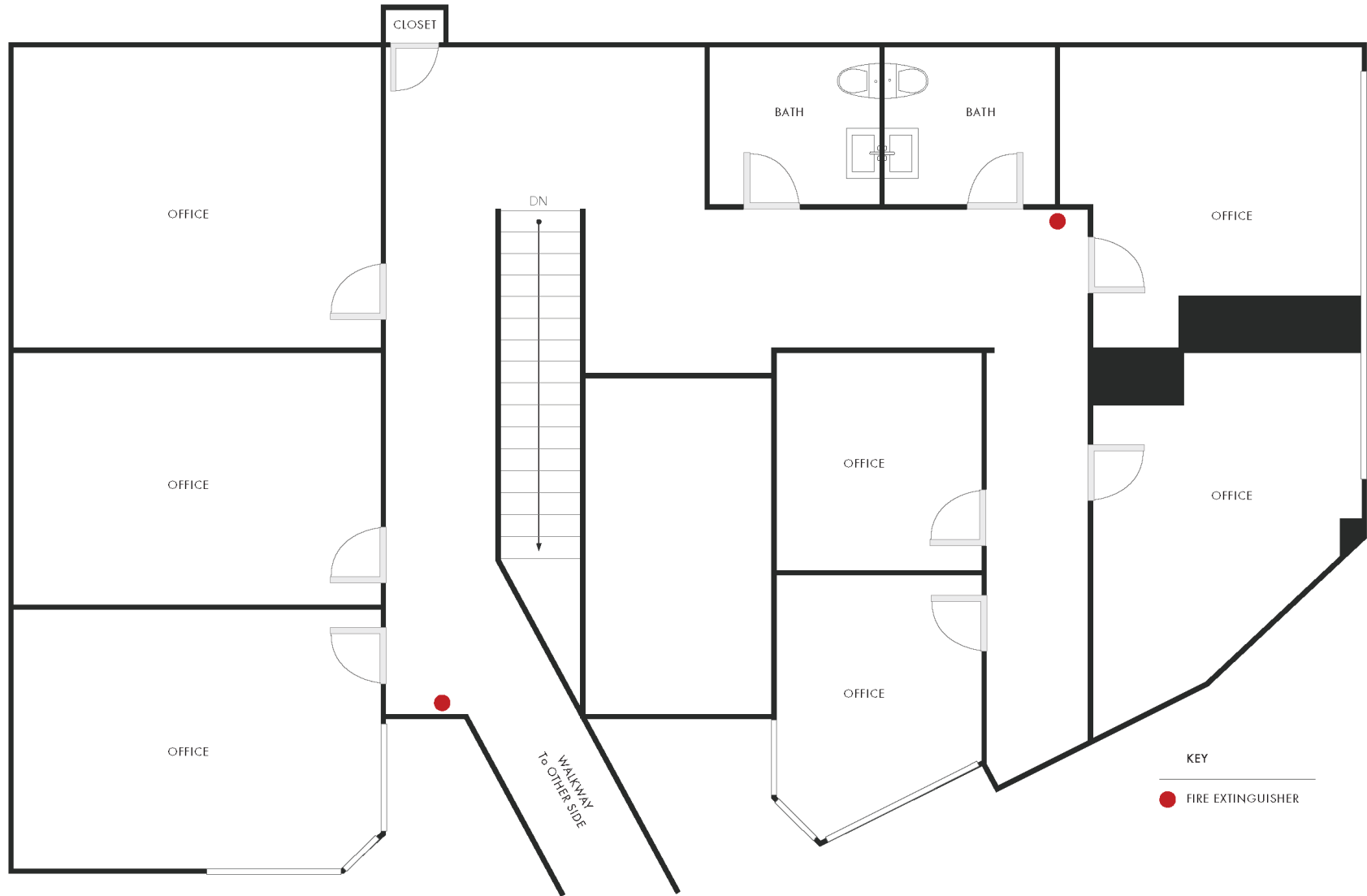
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Suite 101 2nd Level Floor Plan

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Suite 103 1st Level Floor Plan

FLOOR PLANS



KEY

- FIRE EXTINGUISHER
- EVACUATION ROUTE



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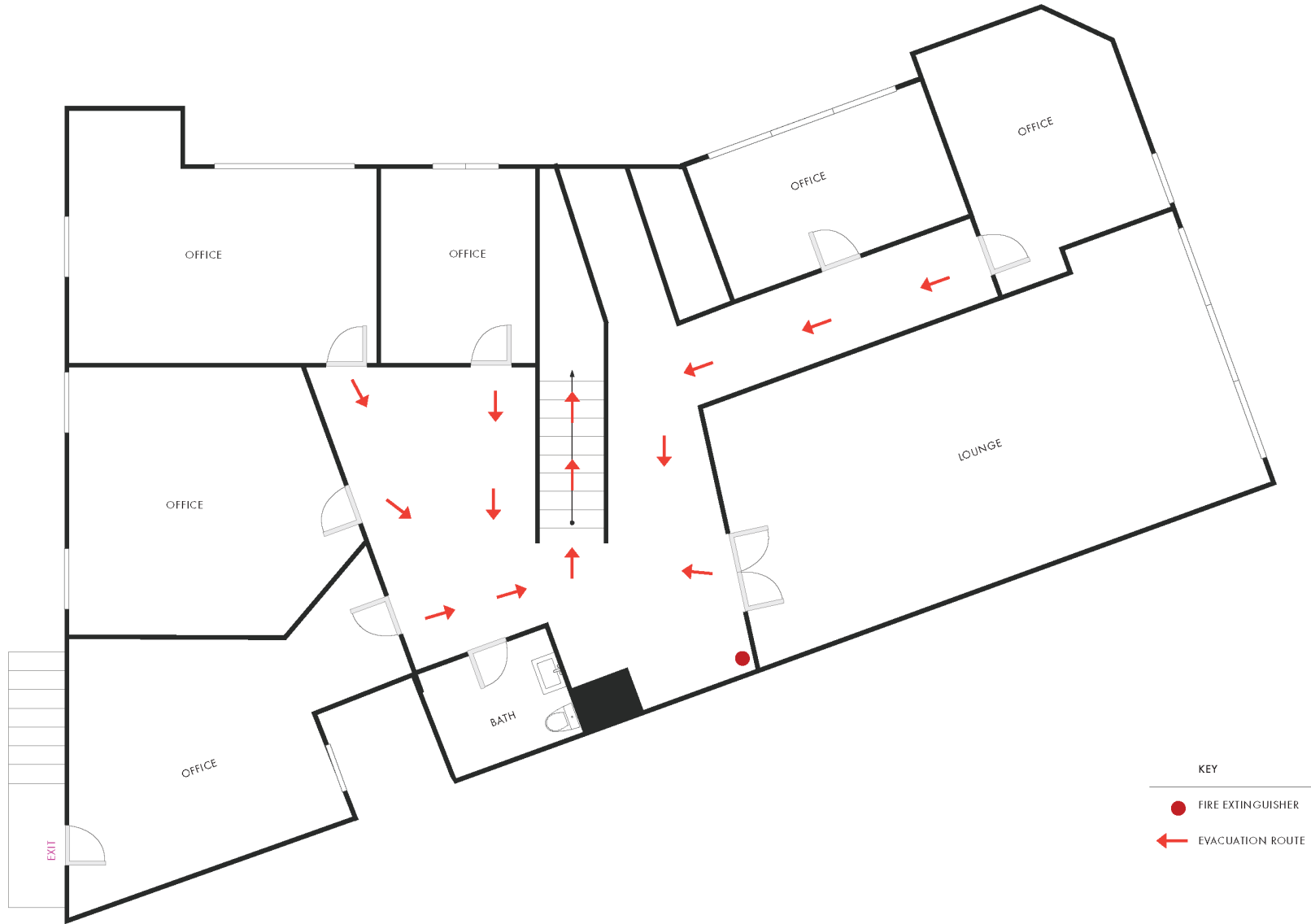
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Suite 103 2nd Level Floor Plan

FLOOR PLANS



KEY

- FIRE EXTINGUISHER
- ← EVACUATION ROUTE



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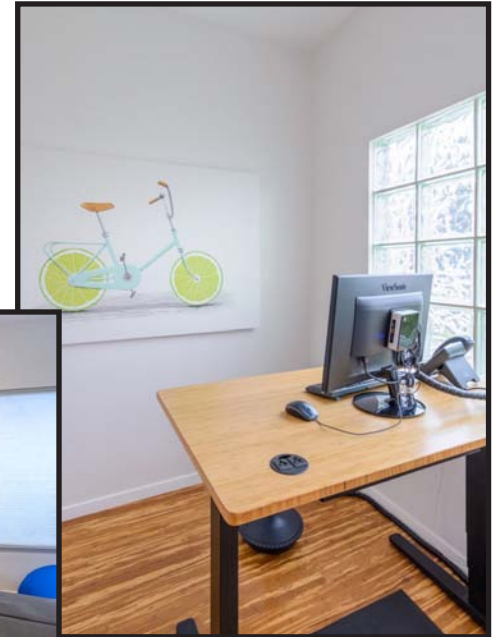
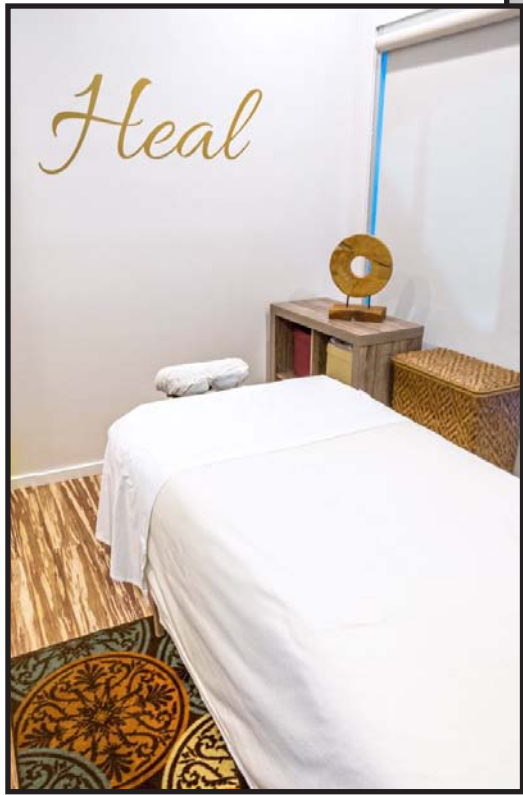
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PROPERTY PHOTOS



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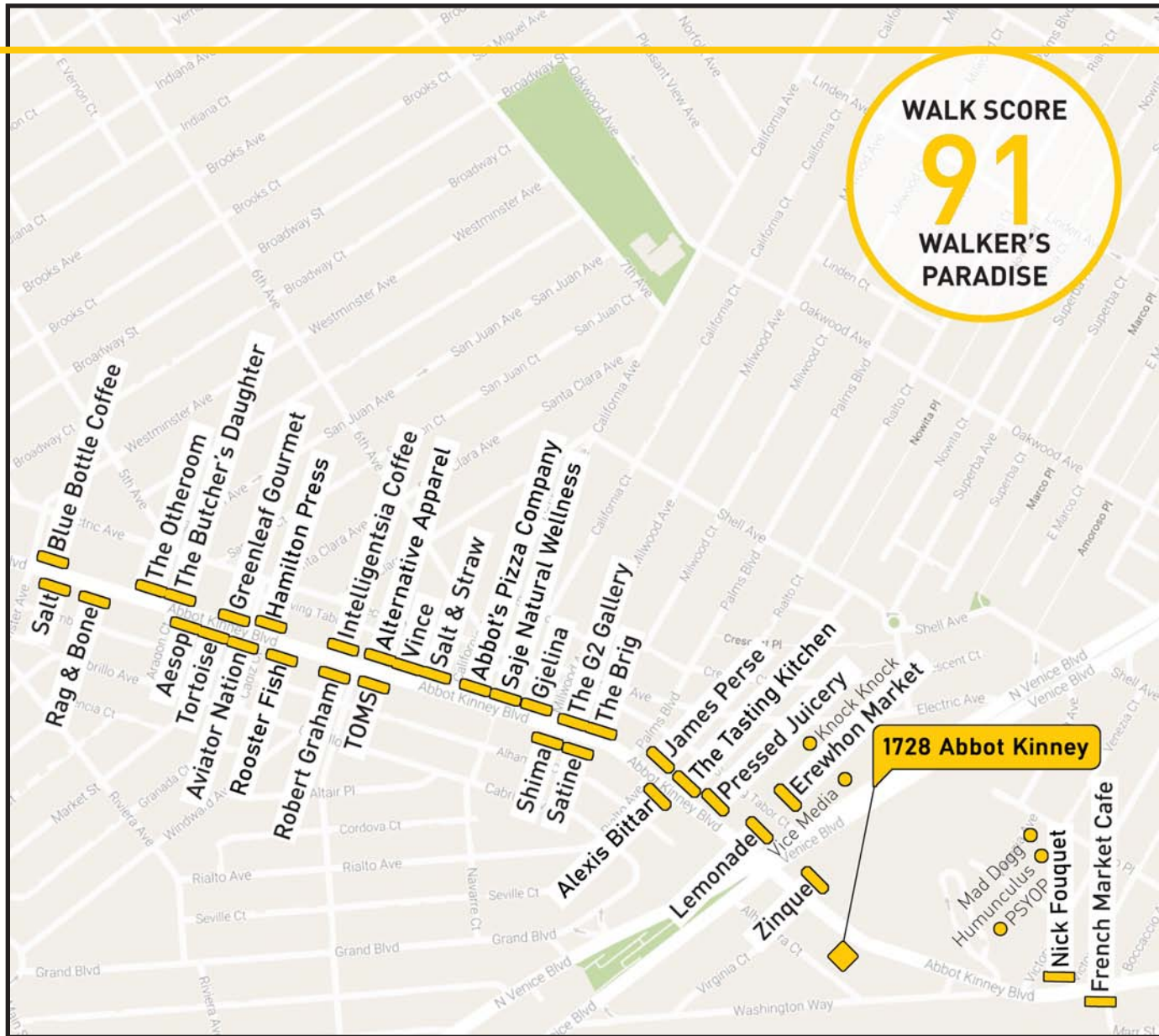
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ABBOT KINNEY

AREA
MAP



Abbot Kinney is a mile of popular shops, restaurants, and galleries, inhabiting eclectic century-old bungalows and modern architectural buildings — in the heart of famed Venice Beach, California.

Celebrities, foodies, local artists and bohemians mingle at top-chef eateries and neighborhood haunts alike. Altogether, it's no wonder that GQ magazine called it "The Coolest Block in America". It's also considered one of the most walkable and bike-able places in LA, plus it's just minutes from the beach.

Abbot Kinney is a local community mainstay that attracts international tourists. Cutting-edge design easily mixes with quirky style. Abbot Kinney Boulevard is an expression of the celebrated Venice arts community.

The street's lined with the gamut of International flagship stores and boho-beach chic boutiques, the best of rare and vintage discoveries, stylists, salons, health and fitness choices to nurture the mind-body-soul.



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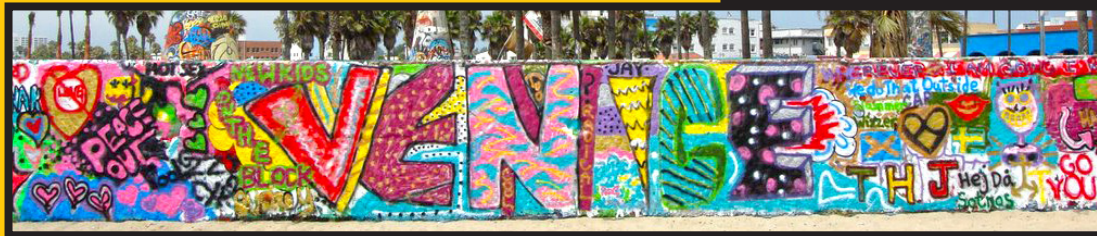
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Venice is a residential, commercial, and recreational beachfront neighborhood within Los Angeles, California. It is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing 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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