

**66<sup>1/2</sup>**  
**WINDWARD**  
**AVENUE**

**V E N I C E**



**CREATIVE OFFICE WITH ICONIC SIGNAGE**  
**& FUTURE OCEAN VIEW DECK**

# 66 1/2 WINDWARD AVENUE



66 1/2 WINDWARD AVENUE | VENICE, CA 90291

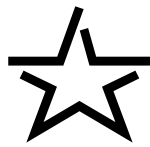
IMMEDIATELY AVAILABLE FOR SHORT-TERM & LONG-TERM LEASE

Asking rate available upon request

Furniture is negotiable



Potential private tenant outdoor patio with ocean views



Iconic Signage below Venice street lights sign



Walking distance to dozens of Venice amenities



Nearby long-term parking lot. Separate access from alley and front to each suite



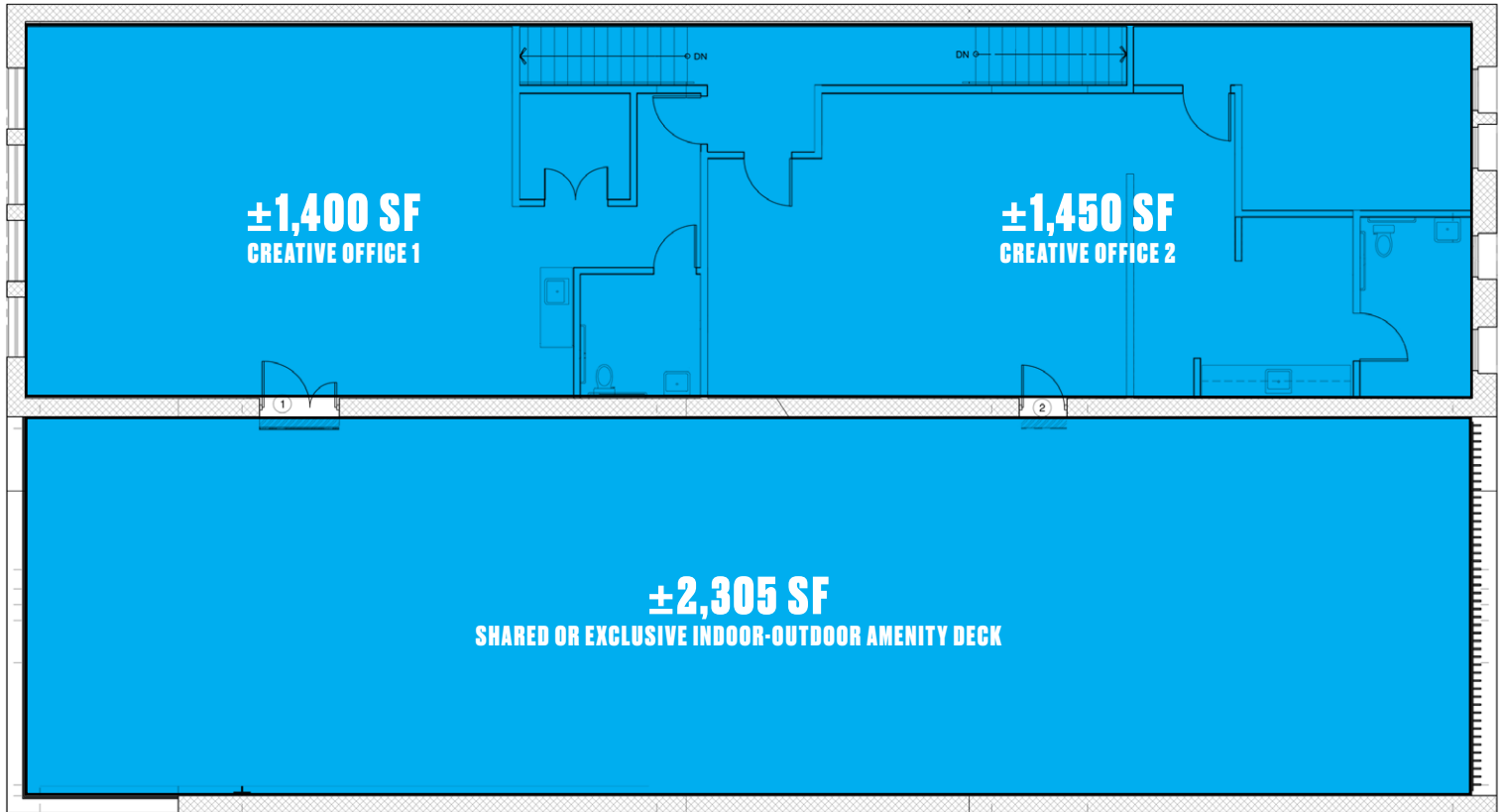
Prestigious Venice location with half the street activated for outdoor dining.



Turnkey Interior Ready for Move-In with 9 skylights, Muraled hallways, Hardwood floors



# TURNKEY SPACE WITH OPEN FLOORPLAN



# 66 1/2 WINDWARD AVENUE



**91**  
Walk Score



Walking distance to dozens  
of Venice amenities

**66 1/2**  
WINDWARD  
AVENUE

## VENICE | CA

**10** Million Venice beach  
visitors in 2017

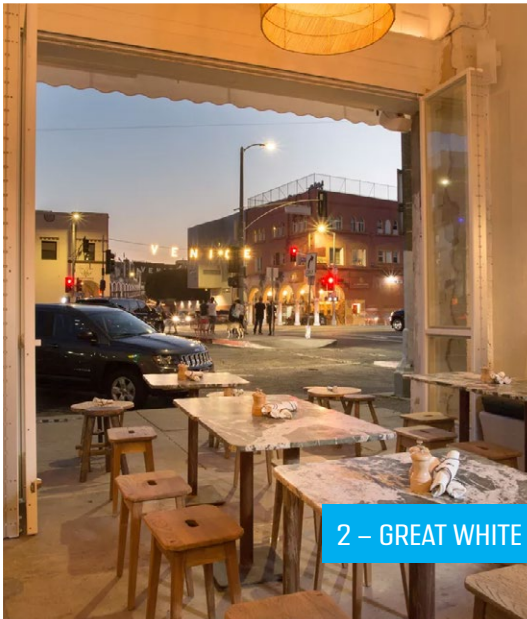
**2nd** Largest tourist  
attraction in Southern  
California

**43.8%** of visitors are from  
outside of Los Angeles County  
or Southern California

# ACCESS TO PREMIER VENICE AMENITIES



1 – GRAN BLANCO



2 – GREAT WHITE



3 – EGG SLUT



4 – TOWNHOUSE



5 – MENOTTI'S COFFEE



6 – WINSTON HOUSE



7 – AMPLIFY



8 – GJELINA GROUP



9 – HOTEL ERWIN

# 66 1/2 WINDWARD AVENUE



**TYLER THURLOW**  
310.407.3419  
tthurlow@larealtypartners.com  
LIC #01480579

**MICHAEL GRAY**  
310.407.3418  
mgray@larealtypartners.com  
LIC #02075413