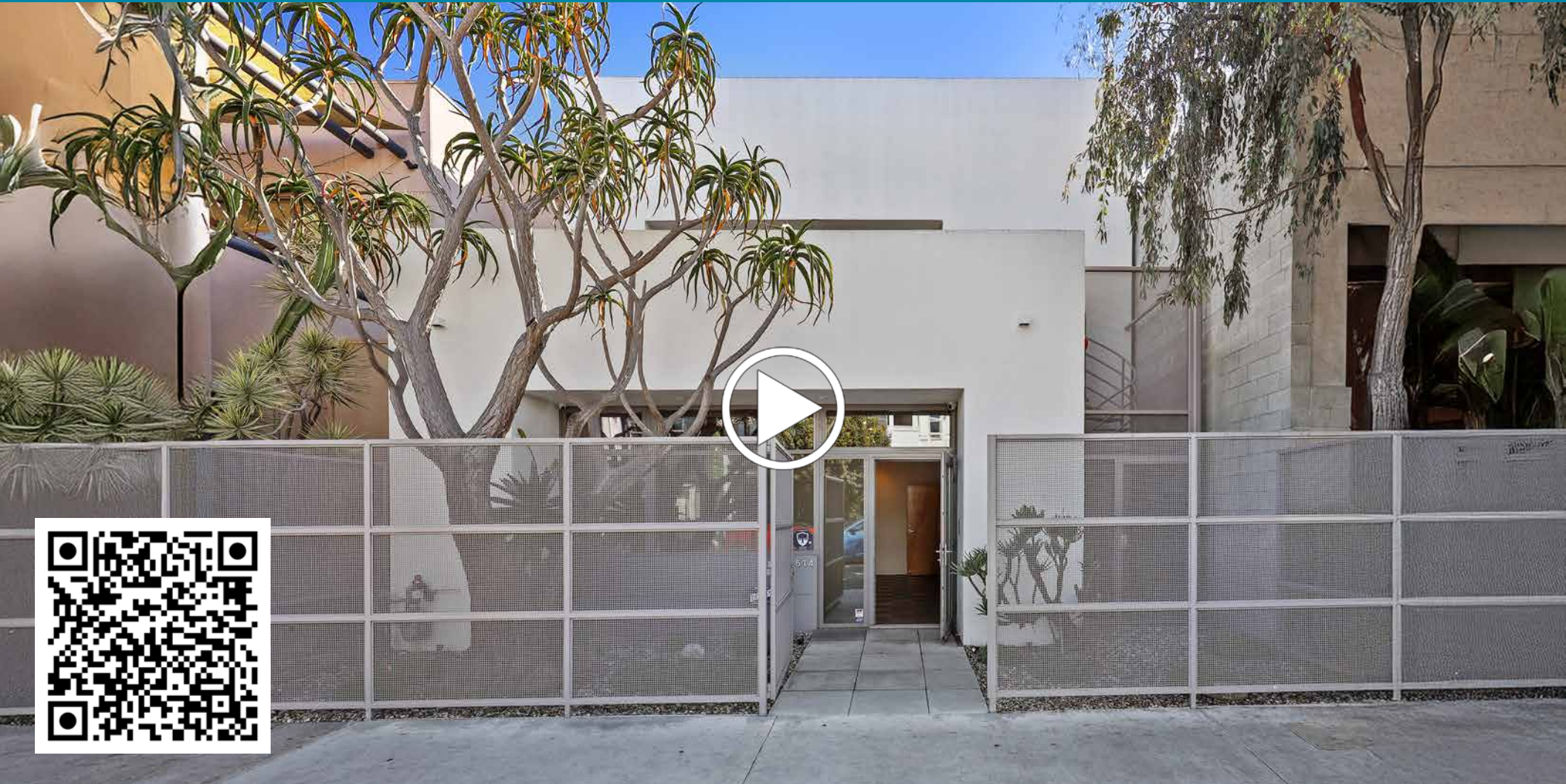


FOR LEASE

Exceptional Venice Office/Studio Facility



OFFERING
MEMORANDUM

1514 Abbot Kinney Boulevard
Venice, CA 90291

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

EXECUTIVE SUMMARY

Completely Refurbished 2-Story Creative Office/Studio Located on Famous Abbot Kinney Blvd in Venice

THE OFFERING

Major Properties has been retained to exclusively market this beautiful, lovingly restored property, located at 1514 Abbot Kinney Blvd, Venice, CA 90291.

The building is ideal for a multitude of uses:

- ◆ Professional studio
- ◆ Art/creative studio
- ◆ Holistic healing
- ◆ Production offices
- ◆ Photography
- ◆ Family office
- ◆ Museum
- ◆ Tech exhibit
- ◆ Interactive space
- ◆ Professional offices

The property is close to Aēsop, Gjellina, Buck Mason, Blue Bottle Coffee, Intelligentsia Coffee & Tea, Burro, Aviator Nation, Le Labo and Heist, to name a few.

This area of Abbot Kinney Boulevard is renowned for its unique blend of fashion, art, and culinary experiences, making it a popular destination for both locals and visitors.

Abbot Kinney Boulevard is one of the most iconic and vibrant streets in Venice, California. It runs through the heart of Venice and is known for its artsy, eclectic vibe and creative energy.



PROPERTY HIGHLIGHTS



PRIME ABBOT
KINNEY ADDRESS



HEAVY TRAFFIC
LOCATION



COMPLETELY
RENOVATED



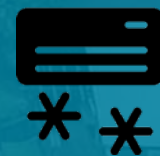
LOFT
OFFICE



KITCHEN/BREAK
AREA



4 CAR GARAGE
+ LAUNDRY ROOM



FULLY AIR
CONDITIONED



ROOFTOP ACCESS
& VIEWS

BUILDING DETAILS

BUILDING AREA

4,736± SF

GROUND FLOOR

2,368± SF

YEAR BUILT

1993

LAND AREA

2,614± SF

ZONING

LA C2-1-O-CA

SPRINKLERS

ESFR

STORIES

2 + Loft

SECOND FLOOR

2,368± SF

CONSTRUCTION

Wood Frame

GARAGE PARKING

4 (Tandem)

APN

4238-005-031

TRAFFIC COUNT

11,375 Cars/Day

Amenities include a conference room, loft office, 4 car garage with bike rack and laundry room, wood floors and skylights, full kitchen with oven, dishwasher, refrigerator and microwave, two restrooms (one with a shower), balcony, and rooftop access.



GROUND FLOOR PHOTOS



SECOND FLOOR PHOTOS



SECOND FLOOR LOFT, BALCONY & ROOFTOP PHOTOS



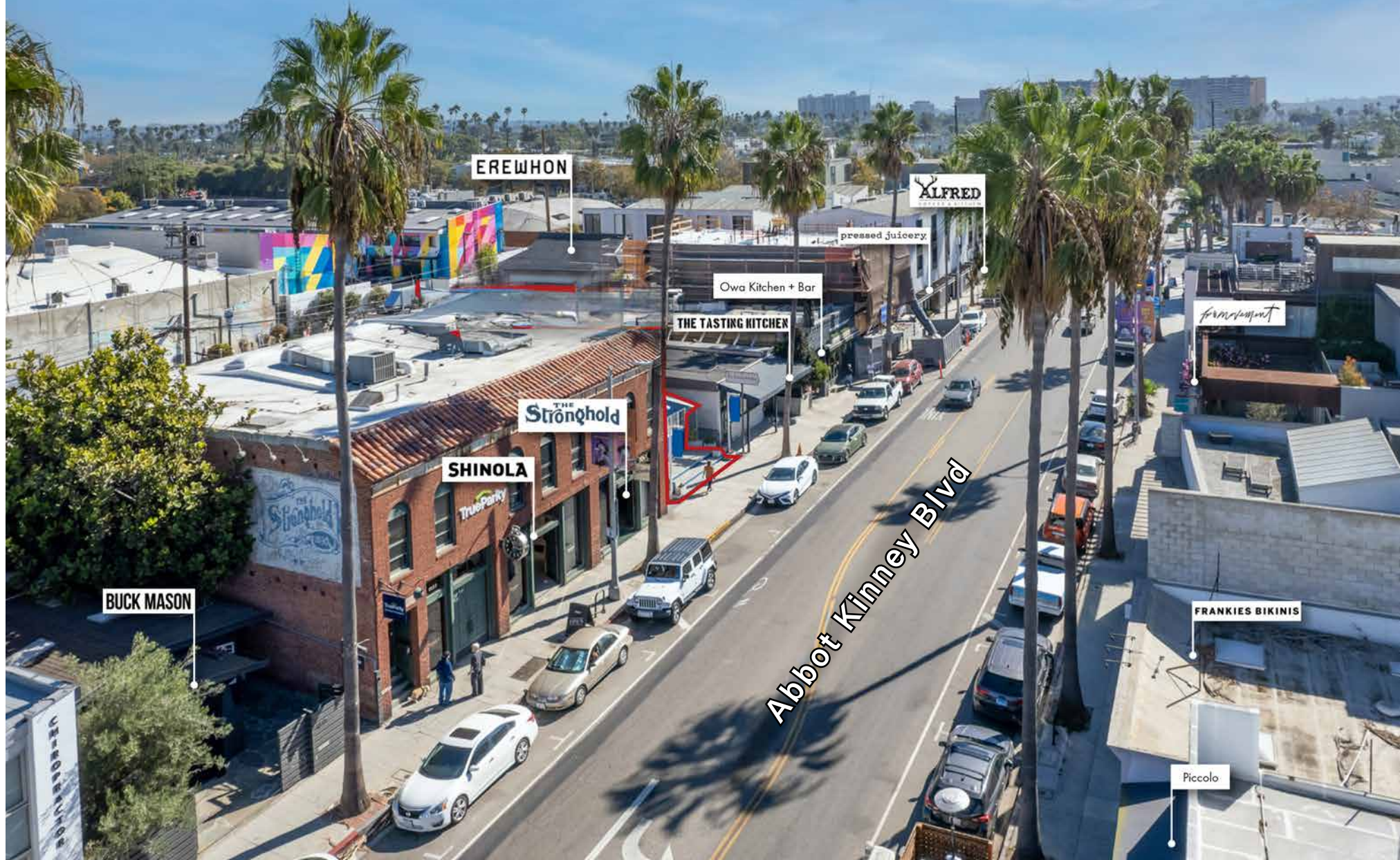
AERIAL PHOTO



This map of Venice, California, displays a grid of streets including Pacific Ave, Main St, Broadway St, and Venice Blvd. The Venice Canal Historic District is highlighted in blue, with individual courts (A, B, C, E) labeled. A red pin is placed on 'The Brig' at the intersection of Cabrillo Ave and Main St. Other notable locations include the Venice Beach area with its boardwalk and skate park, the Venice Farmers Market, and the Venice V Hotel. The map also shows the Venice Beach Dog Park, Venice Beach Skate Park, and Venice Beach Boardwalk. Various businesses and landmarks are marked with icons and labels, such as CVS Pharmacy, Google Headquarters, and the Venice West. The map is oriented with the ocean to the west and the city center to the east.

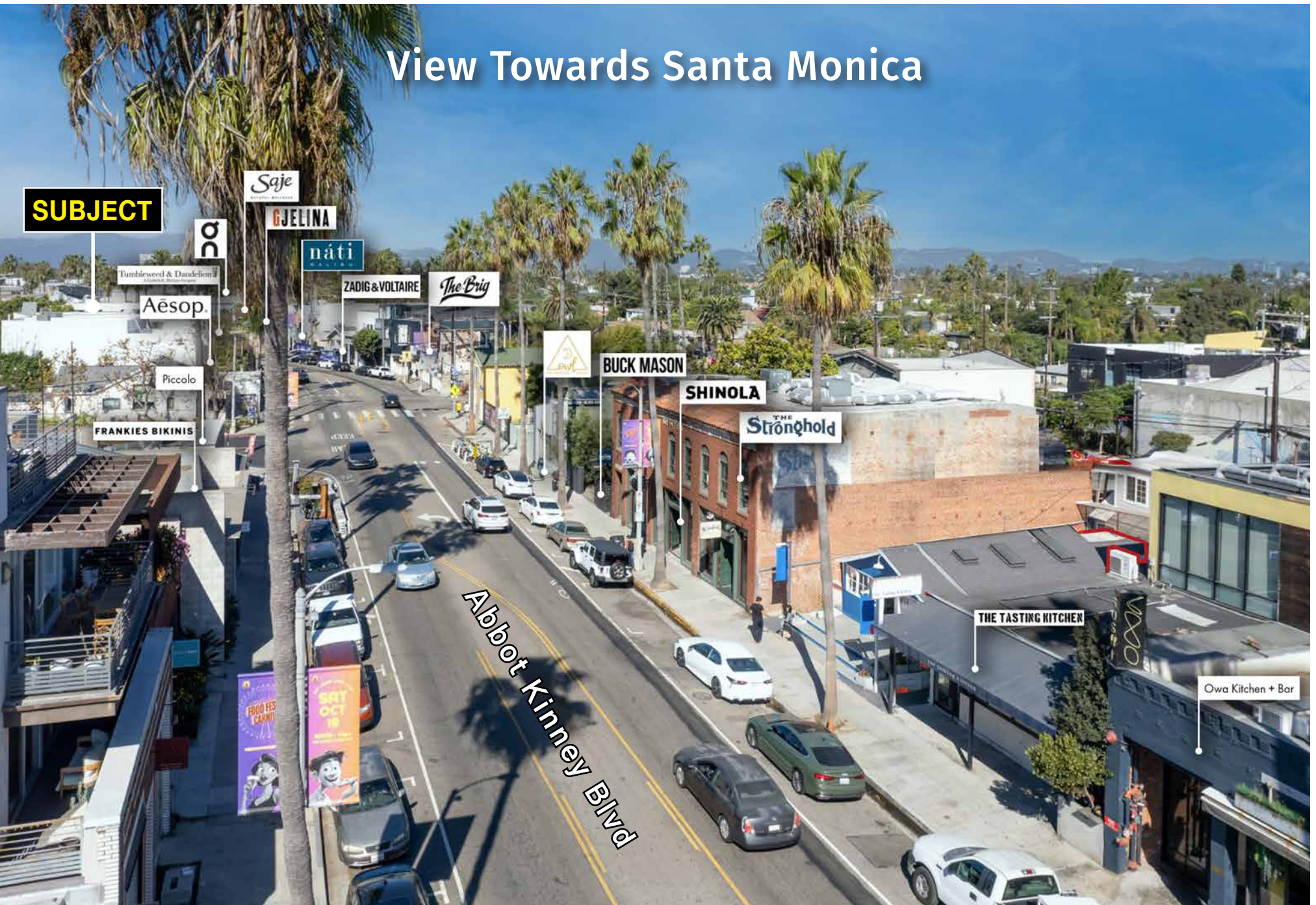
NEIGHBORHOOD AMENITIES

View Towards Marina Del Rey From Subject



NEIGHBORHOOD AMENITIES

View Towards Santa Monica



ABOUT ABBOT KINNEY



Abbot Kinney Boulevard is one of the most iconic and vibrant streets in Venice, California. It runs through the heart of Venice and is known for its artsy, eclectic vibe and creative energy. Here's what makes it special:

THE VIBE

Abbot Kinney has a uniquely laid-back yet upscale feel, blending Venice Beach bohemia with high-end design and modern culture. It's a popular spot for locals, creatives, tourists, and celebs alike.

SHOPPING

The street is lined with independent boutiques, designer shops, and flagship stores. You'll find:

- Vintage clothing
- Handmade jewelry
- Surf-inspired brands
- High-end fashion
- Home goods and art

FOOD & DRINK

- Trendy restaurants like Gjelina
- Hip cafés like Intelligentsia and Blue Bottle
- Vegan spots, organic juice bars, and ice cream shops
- Cozy wine bars and cocktail lounges

ART & CULTURE

- Murals and street art are everywhere
- The area is home to galleries and design studios
- Events like First Fridays (monthly food truck and art party)

LOCATION

Just a few blocks from Venice Beach and the famous Venice Canals, it's an easy stroll to the ocean. The whole area feels walkable and bike-friendly.

FOR LEASE

Exceptional Venice Office/Studio Facility

4,736± SF 2-STORY BUILDING

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

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