

122 LINCOLN BOULEVARD
Venice, CA 90291

FOR LEASE

LOCATED IN THE LINCOLN
COMMONWEALTH BUILDING



SILICON BEACH
OFFICE/RETAIL FOR LEASE

RUDY QUINTANAR
310.395.2663 X128
RUDY@PARCOMMERCIAL.COM
LIC# 00912513

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469



122 Lincoln Boulevard, Venice, CA 90291

PROJECT: A two-story office/retail building of approximately 13,395 square feet, built in 1981, known as the Lincoln Commonwealth Building

SUITE 101: RETAIL / OFFICE

SIZE: Approximately 652 square feet

RATE: \$3,800 per month

SUITE 201-E: OFFICE

SIZE: Approximately 300 square feet

RATE: \$1,300 per month

***Tenants are responsible for their own janitorial**

TERM: 1 - 5 years

AVAILABLE: Immediately

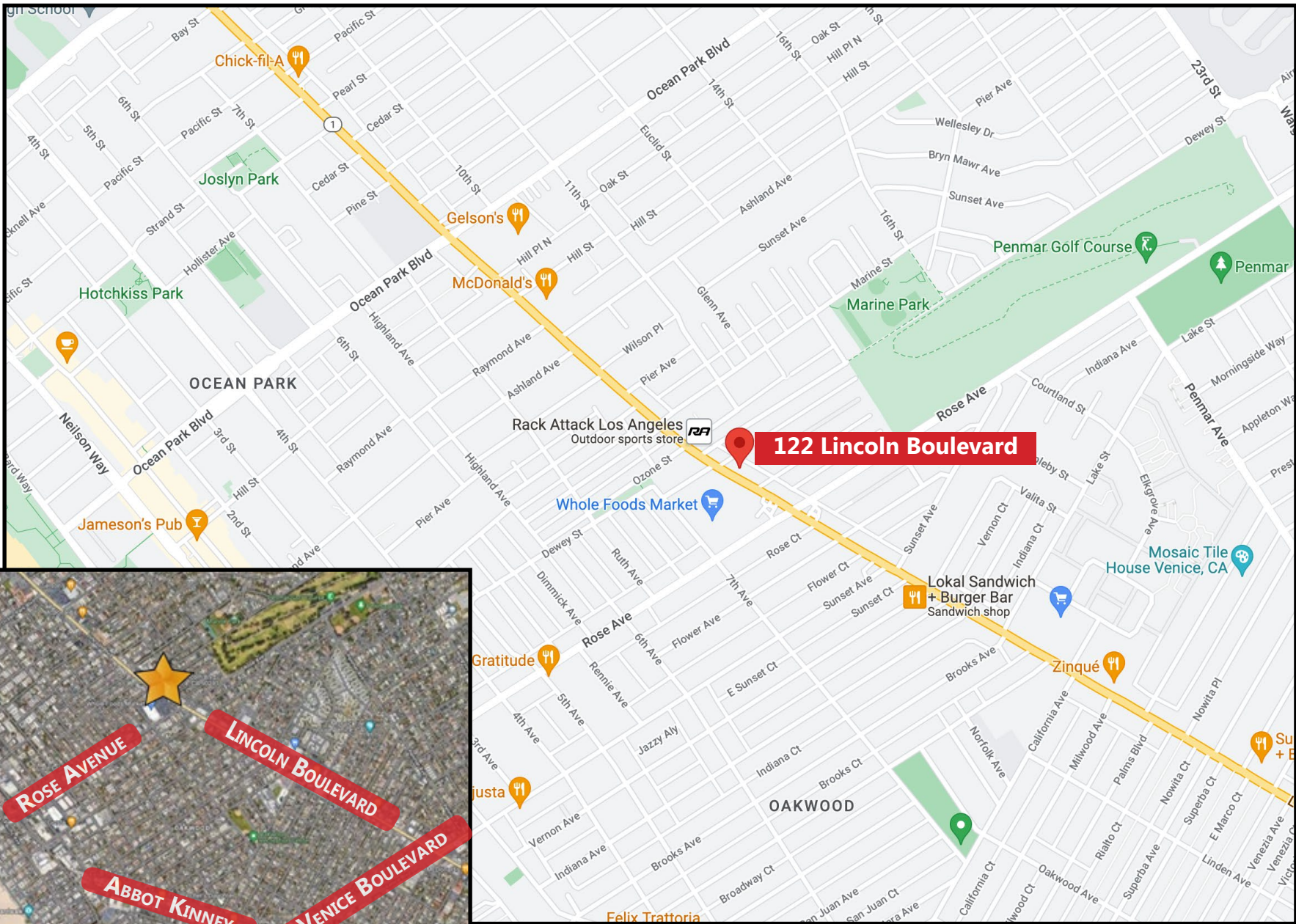
PARKING: Adjacent lot at no cost

FEATURES

- Pride of ownership
- Daily on-site maintenance
- Close proximity to many top restaurants, banks, retailers and grocers
- On main thoroughfare from the Westside to LAX
- High visibility location
- Close to Santa Monica and Marina Freeway on/off ramps
- Near Venice Boulevard



AREA MAP



www.parcommercial.com

<p>RUDY QUINTANAR 310.395.2663 X128 RUDY@PARCOMMERCIAL.COM LIC# 00912513</p>	<p>GREG ECKHARDT 310.395.2663 X103 GECKO@PARCOMMERCIAL.COM LIC# 01255469</p>
--	--

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 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.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.

