

Unique Mixed-Use Retail/Office/Workshop Unit: Westside Location, Low Cost Space

989
SQUARE FEET

\$2.50 /mo
RENT / SF

\$2,470
RENT

(213) 395-8200
DeMersManagement.com



PROPERTY ADDRESS

12813 1/2 Venice Blvd
Los Angeles, CA 90066

COMMERCIAL TYPE: **Special Purpose**
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Off Venice Blvd between Lincoln Blvd and the 405 Freeway. This free standing unit offers 2 floors approximating 490 sqft per floor (15x29 Usable). Currently configured as an empty shell downstairs and an office or lounge upstairs. This space is located behind the Venice-facing 7-unit strip mall with alley access only. Includes 1 dedicated parking spot and plenty of street parking. The unit has a kitchenette, 3/4 bathroom and a 220V HVAC wall unit. The ceiling height is 7 1/2' downstairs and 8' sloping down to 6' upstairs. Part of the Venice/Beethoven commercial intersection with active restaurants and businesses. An exceptional location at an exceptional price for a quick turnover. Offered at \$2.50 per sqft, plus \$0.14 per sqft NNN fees = \$2,610 per month with NO TI's. Desire a 2 year term.

RENTAL TERMS

Rent	\$2,470
Security Deposit	\$4,940
Application Fee	\$30

WPI Venice



12/22/2022

