

THE THORNTON BUILDING VENICE BEACH

CREATIVE OFFICE
± 3,353 to ± 7,070 RSF

FOR LEASE

OCEAN FRONT
OFFICE
OPPORTUNITY

V102919



INDU
STRY



OVERVIEW

RENTABLE AREA

701 OCEAN FRONT WALK

UNIT 5	± 3,717 RSF	\$4.25 NNN
UNIT 6	± 3,353 RSF	\$4.25 NNN

TOTAL ± 7,070 RSF

NNNS

\$1.80 / SF

TERM

Flexible

PARKING

2.45/1,000 in private
subterranean structure
@\$250/space

TIMING: IMMEDIATE

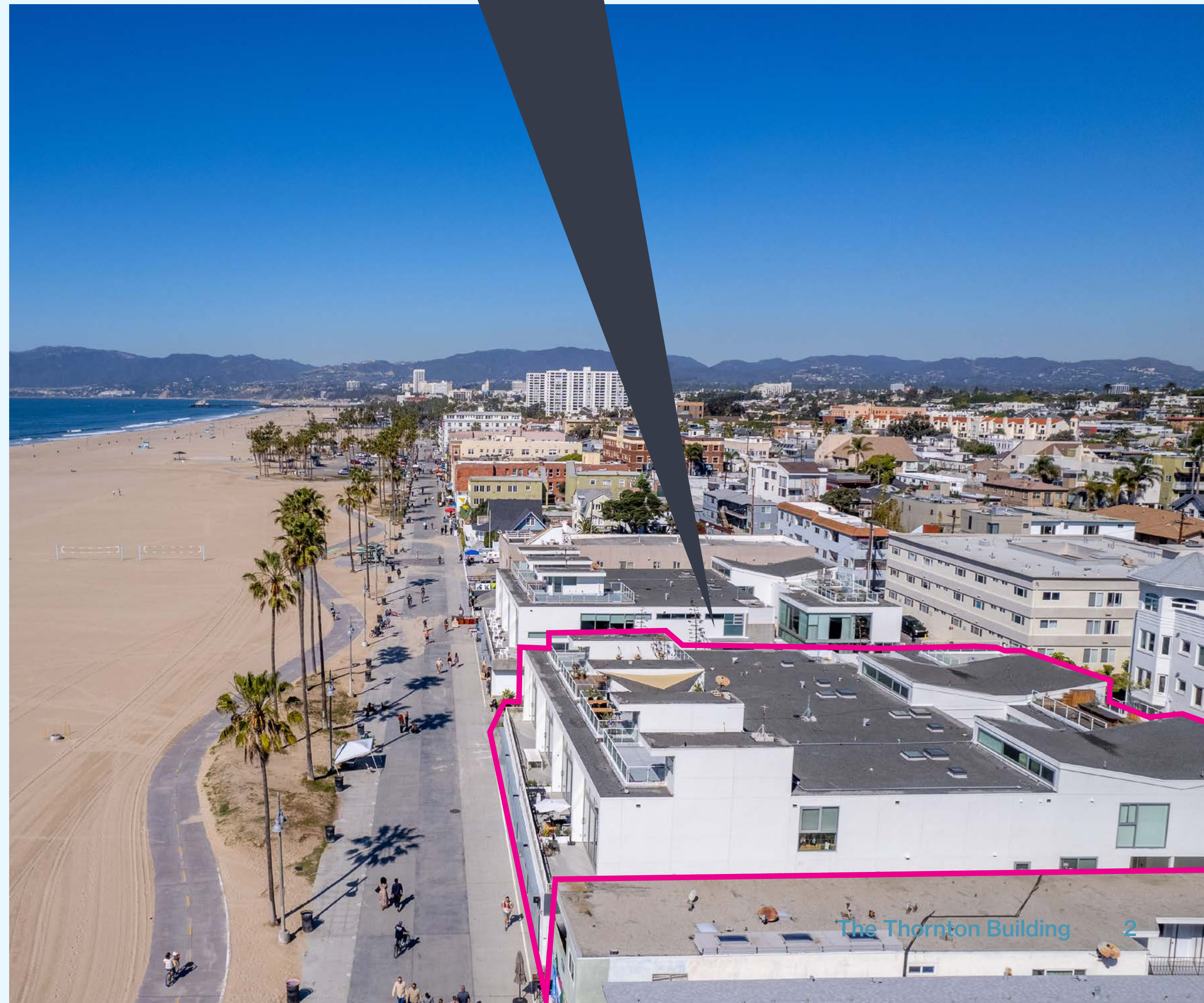
V052322

INDUSTRYPARTNERS.COM 310 395 5151

CA BRE NO. 01900833

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701 OCEAN FRONT WALK



The Thornton Building

2

ON THE SAND

The Thornton Building consists of best-in-class creative office spaces inside a premier Venice Beach location – one of the fastest growing creative office markets.

Within 701 Ocean Front Walk: five creative office suites, which are combinable, and located on Venice's boardwalk with direct access to the Pacific Ocean.



Every suite offers a private rooftop deck, balcony space, and incredible ocean views.

All suites have ocean views and are surrounded by high-end amenities that blend the natural environment with functional workspace.



701



AERIAL PHOTOS



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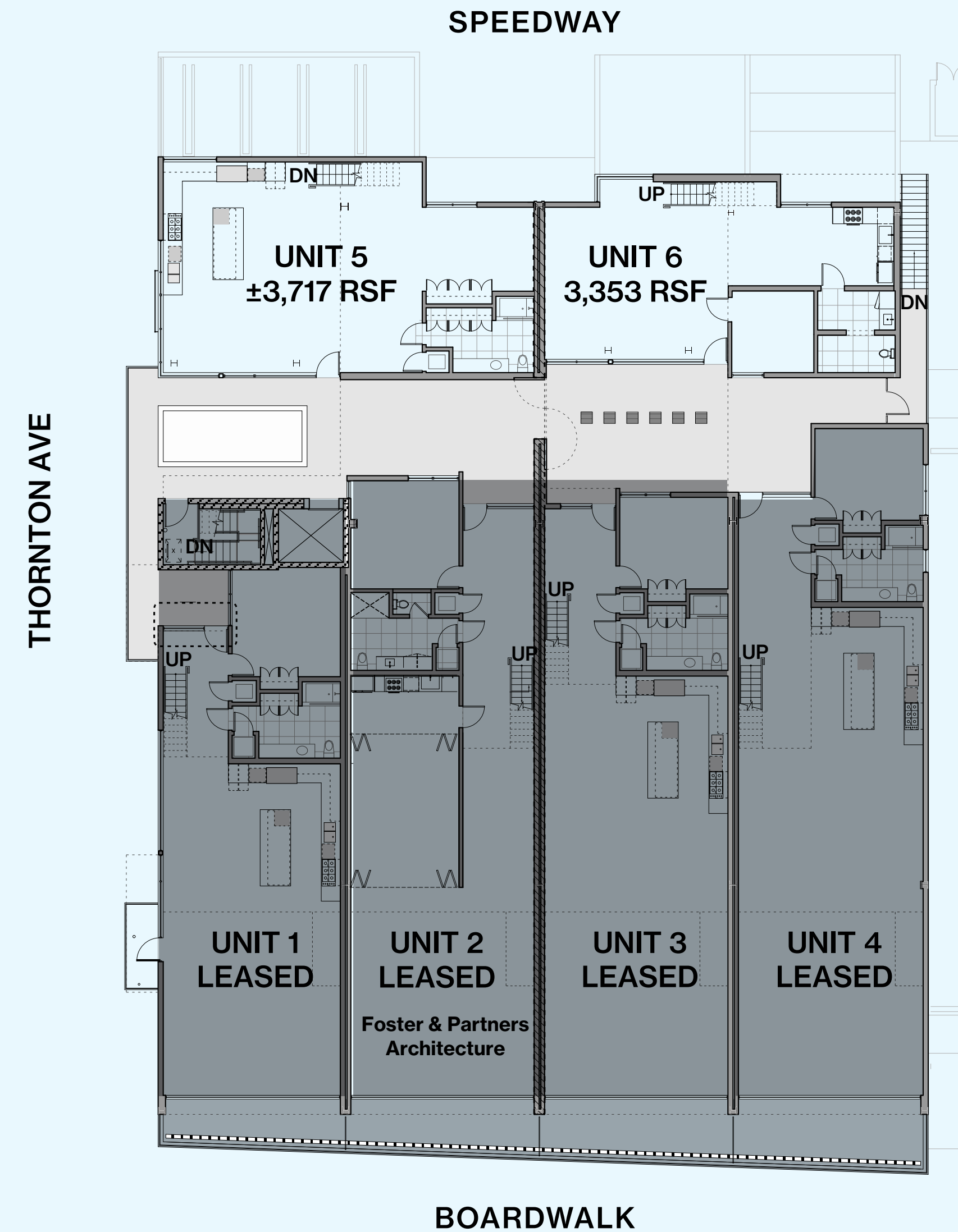
The Thornton Building 7

OVERVIEW

GROUND FLOOR PLAN



701 Ocean Front Walk



701 OCEAN FRONT WALK

NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

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2ND FLOOR PLAN



701 Ocean Front Walk

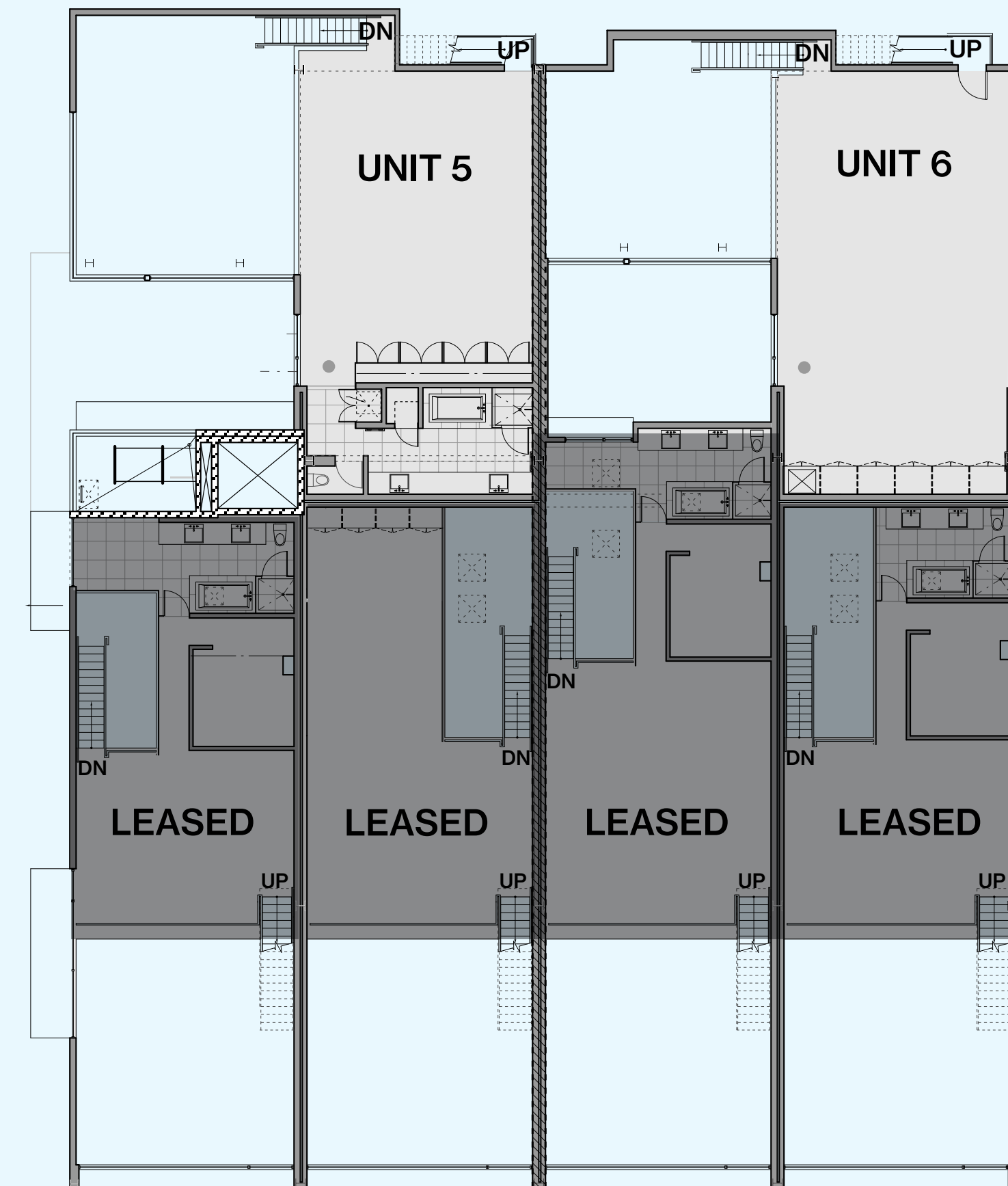
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THORNTON AVE



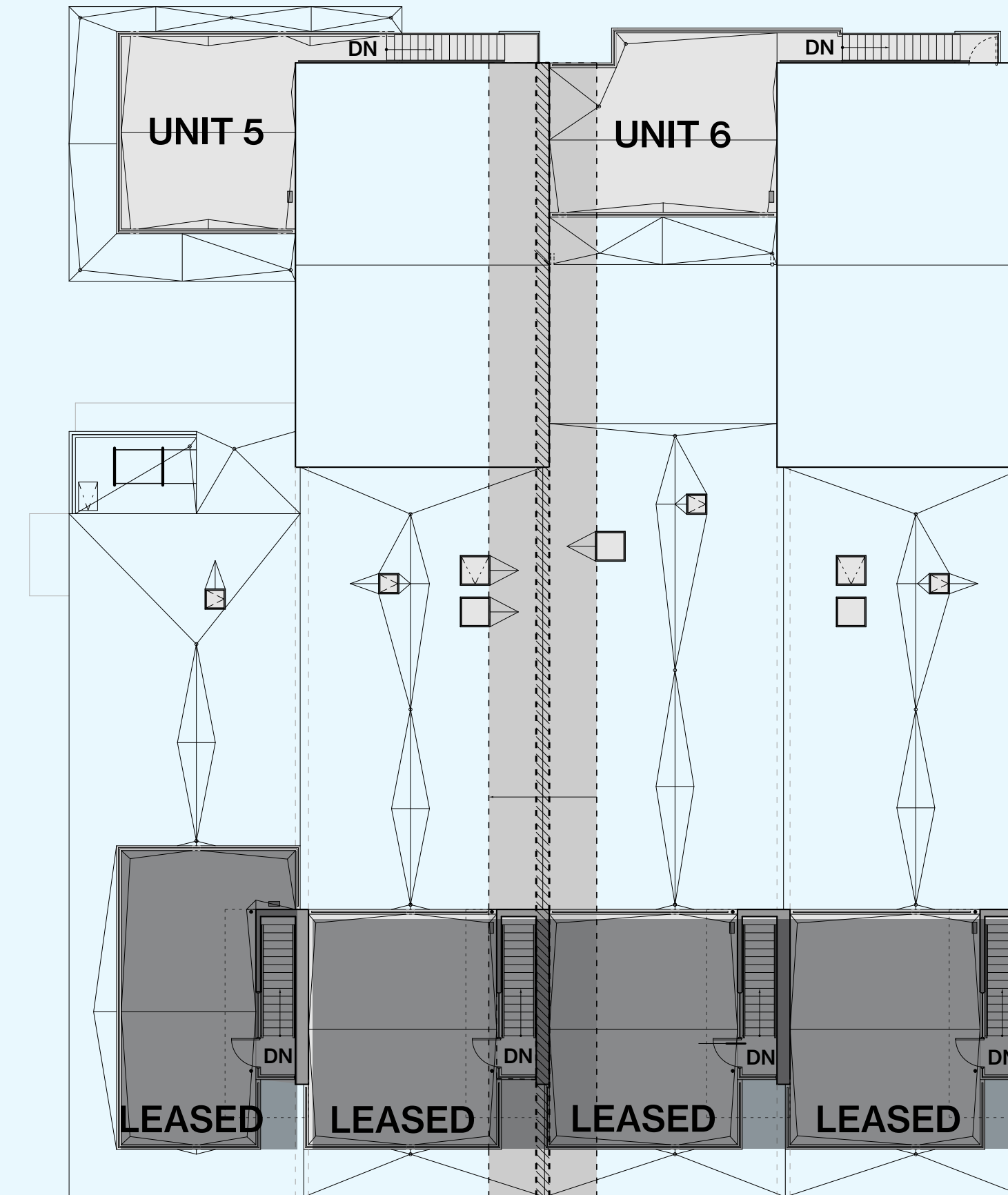
701 OCEAN FRONT WALK

ROOF DECK PLAN



701 Ocean Front Walk // Unit 6

THORNTON AVE



701 OCEAN FRONT WALK

701 UNIT 6



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701 UNIT 6



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701 UNIT 6



701



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COMMON AREAS



COMMON AREAS



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WALKING DISTANCE

10

MIN drive to 405 FWY

6

MIN drive to 10 FWY

20

MIN drive to LAX

VENICE BEACH

La Vecchia Cucina

Sunny Blue

Enterprise Fish Co

Via Veneto

220 Fitness

Rose Cafe

Moon Juice

Gjusta

Gold's Gym

Venice Alehouse

619-701 OCEAN FRONT WALK

Felix

Townhouse

Hama Sushi

Roosterfish

Groundwork Coffee

The Sidewalk Cafe

Hotel Erwin

Eggslut

Great White

Intelligentsia

The Butcher's Daughter

The Brig

Gjusta

The Tasting Kitchen

Lemonade

Erewhon Market

Zinqué

Shima

Venice Canals

James' Beach

Superba

Cafe Gratitude

Wallflower

Whole Foods

Wurstkuche

The Thornton Building

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WALKABLE

DINING

The Butcher's Daughter
Cafe Gratitude
Eggslut
Enterprise Fish Co
Felix
Great White
Hama Sushi
James' Beach
La Veccia Cucina
Moon Juice
Rose Cafe
Shima
The Sidewalk Cafe
Sunny Blue
Superba
The Tasting Kitchen
Via Veneto
Wallflower
Wurstkuche
Zinqué

COFFEE

Gjusta
Groundwork Coffee
Intelligentsia

FITNESS CENTERS

Gold's Gym
220 Fitness

HOTELS

Hotel Erwin
The Kinney
The Inn at Venice Beach

REC. PARKS

Ocean View Park
Westminster Off Leash Park

THEATERS

AMC Dine-In Marina 6
Pacific Resident Theater Box Office

BARS

Venice Alehouse
Townhouse
The Brig
Roosterfish

MARKETS

Whole Foods
Erewhon Market



AMENITIES



*Data According To WalkScore.com

THE THORNTON BUILDING VENICE BEACH



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