

THE THORNTON BUILDING VENICE BEACH

FULL BUILDING AVAILABLE
CREATIVE OFFICE
± 3,997 to ± 17,537 RSF

FOR LEASE

FULL BUILDING
OPPORTUNITY:
OFFICE + RETAIL

V102919



INDU
STRY



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



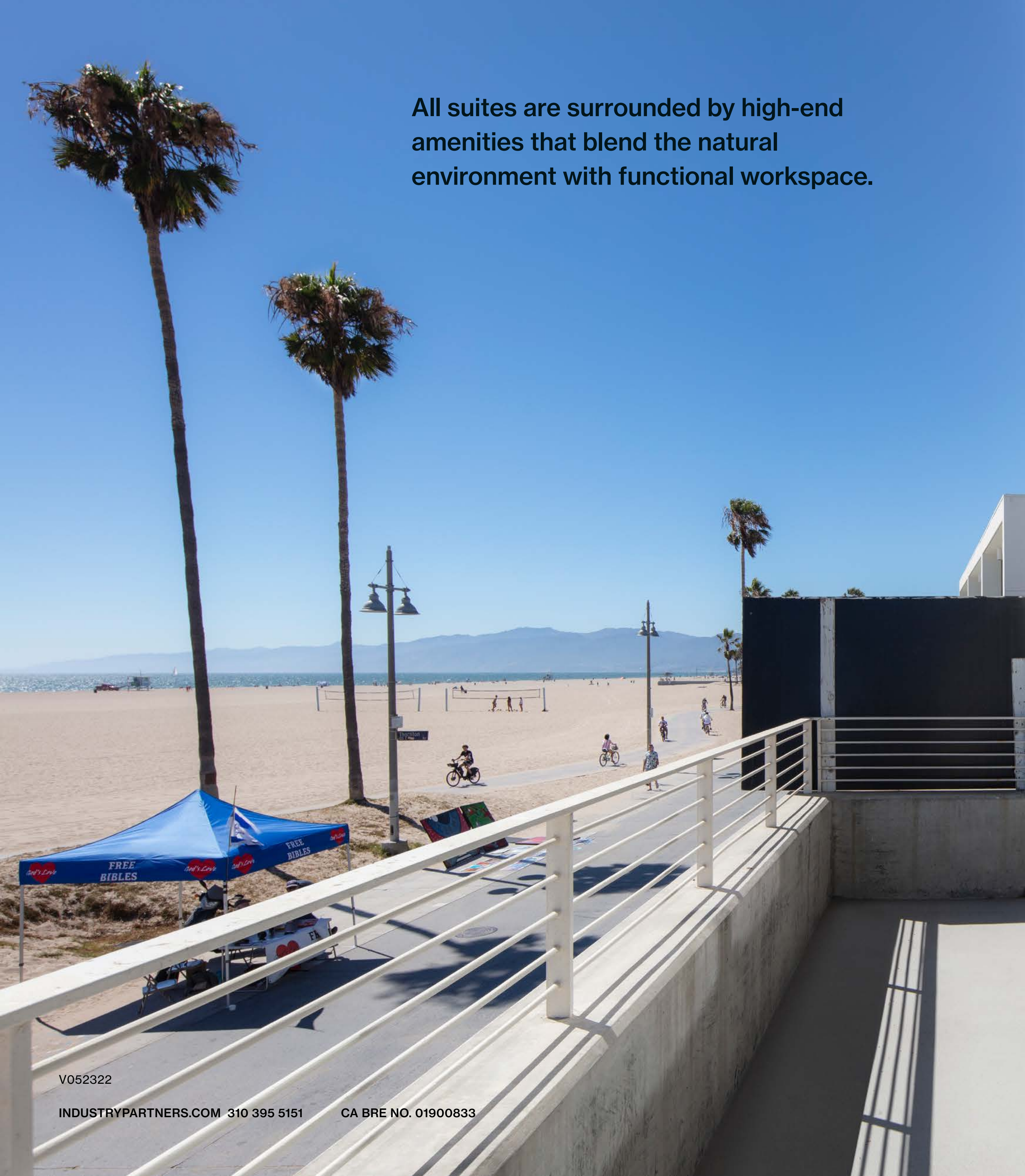
Every suite type offers
a private rooftop deck,
balcony space, and
incredible ocean views.





Each suite offers a full kitchen, private bathrooms, and rare on-site parking is available.

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



OVERVIEW

RENTABLE AREA

619 OCEAN FRONT WALK

UNIT 1	± 4,751 RSF	\$4.95 NNN (Oceanfront)
UNIT 2	± 4,466 RSF	\$4.95 NNN (Oceanfront)
UNIT 3	± 3,997 RSF	\$4.95 NNN (Oceanfront)
UNIT 4	± 4,323 RSF	\$4.25 NNN

TOTAL ± 17,537 RSF

NNNS

\$1.80 / SF

TERM

Flexible

PARKING

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

TIMING: IMMEDIATE

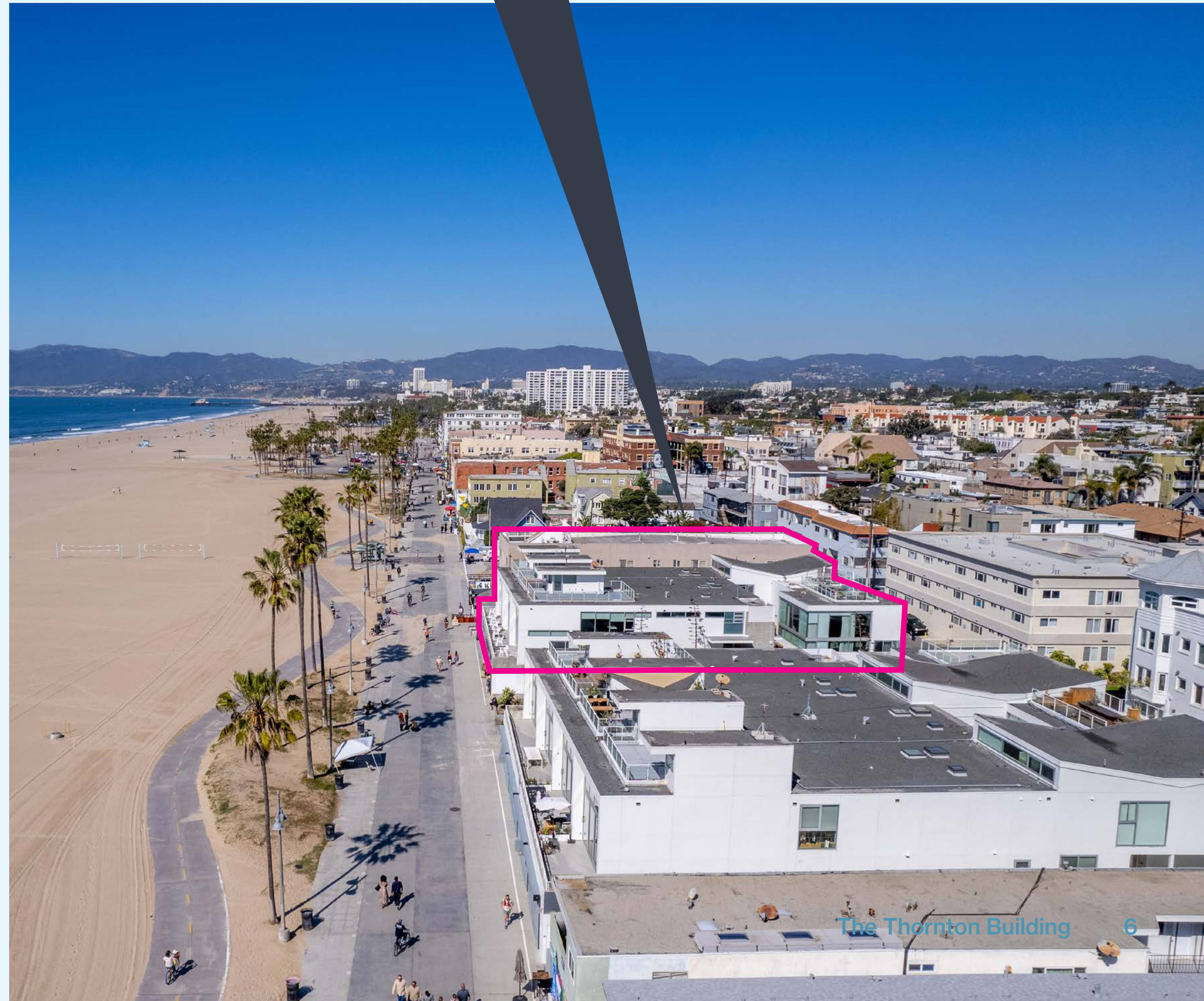
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619 OCEAN FRONT WALK



The Thornton Building

619



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AERIAL PHOTOS



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OVERVIEW

GROUND FLOOR PLAN

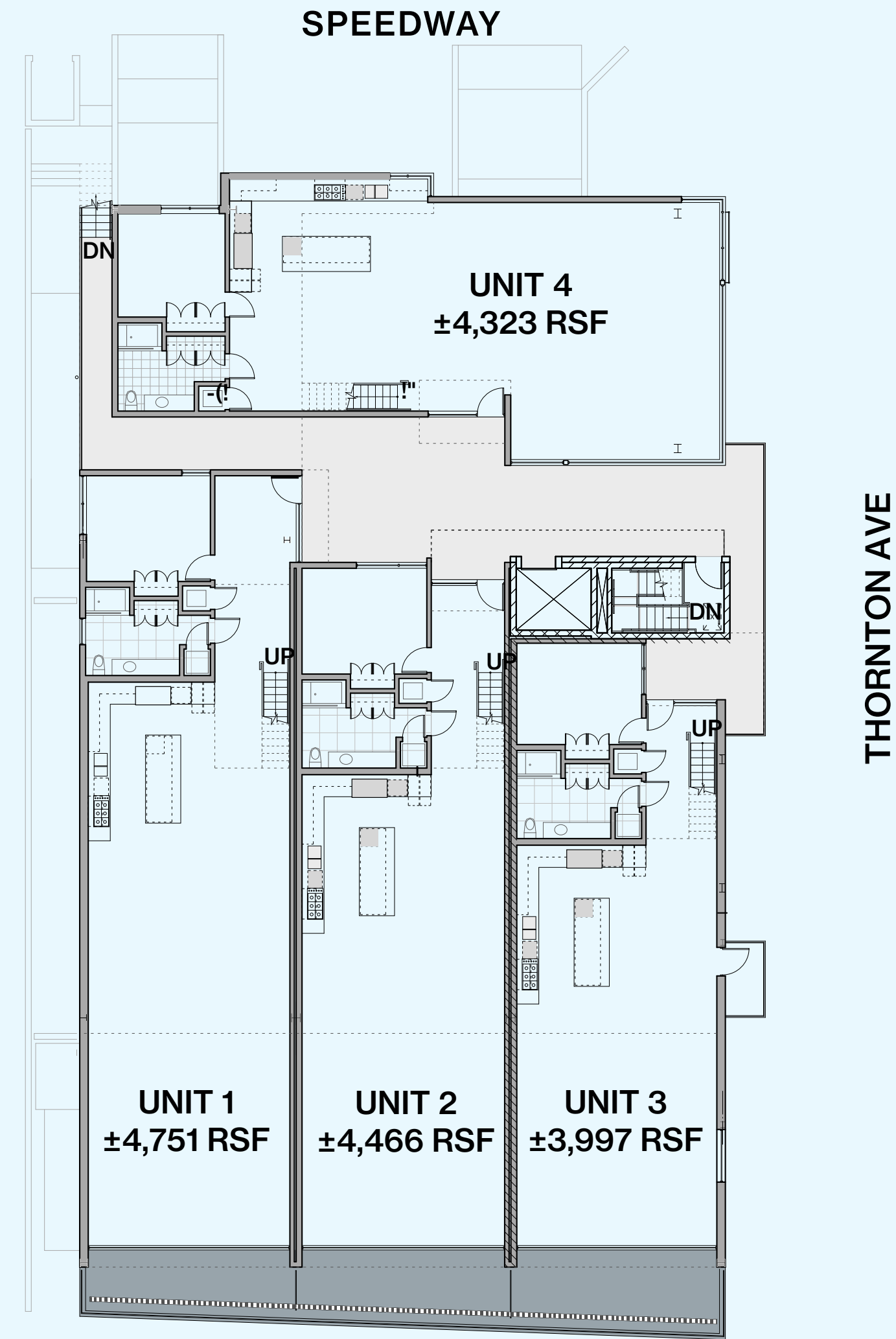


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

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BOARDWALK
619 OCEAN FRONT WALK

2ND FLOOR PLAN

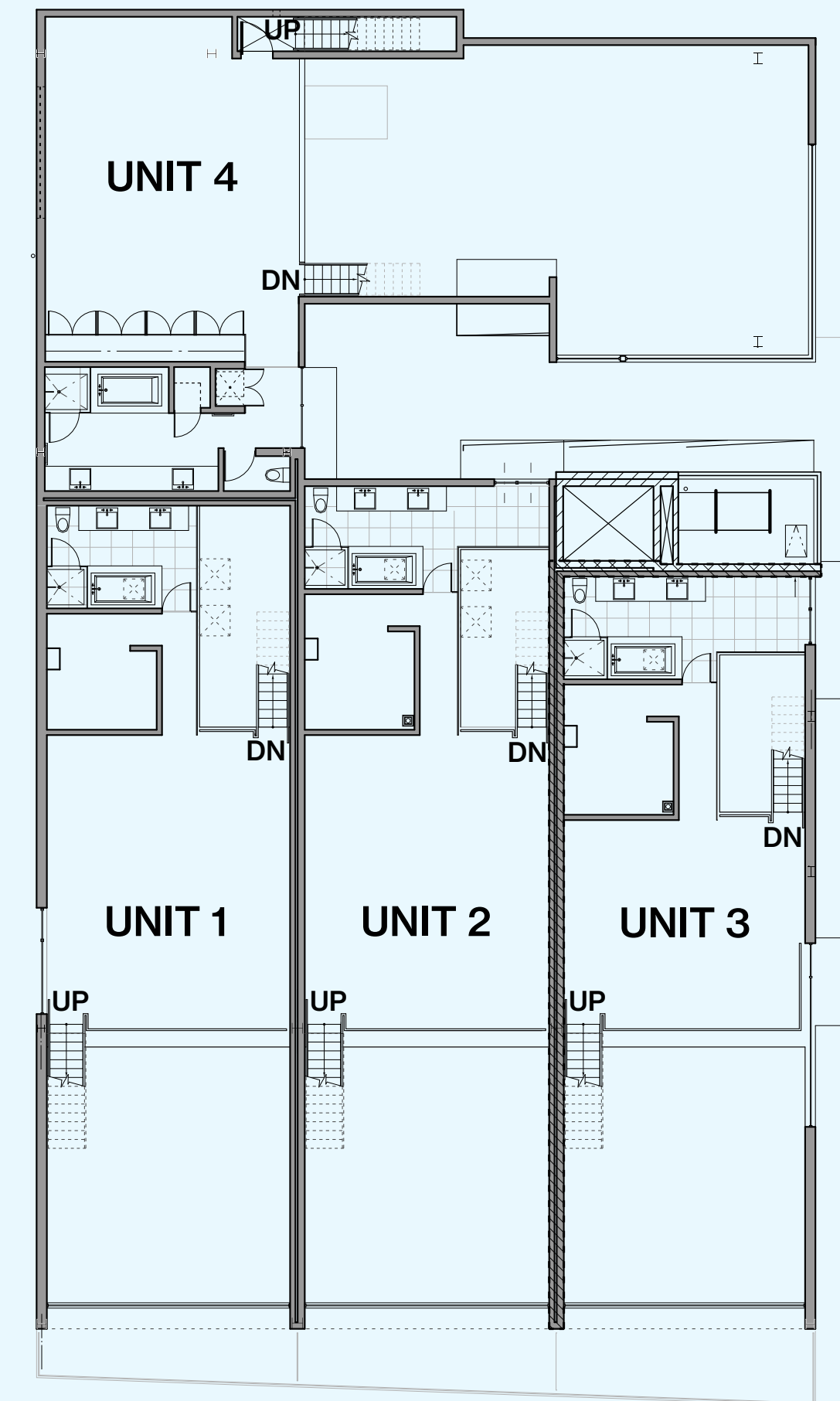


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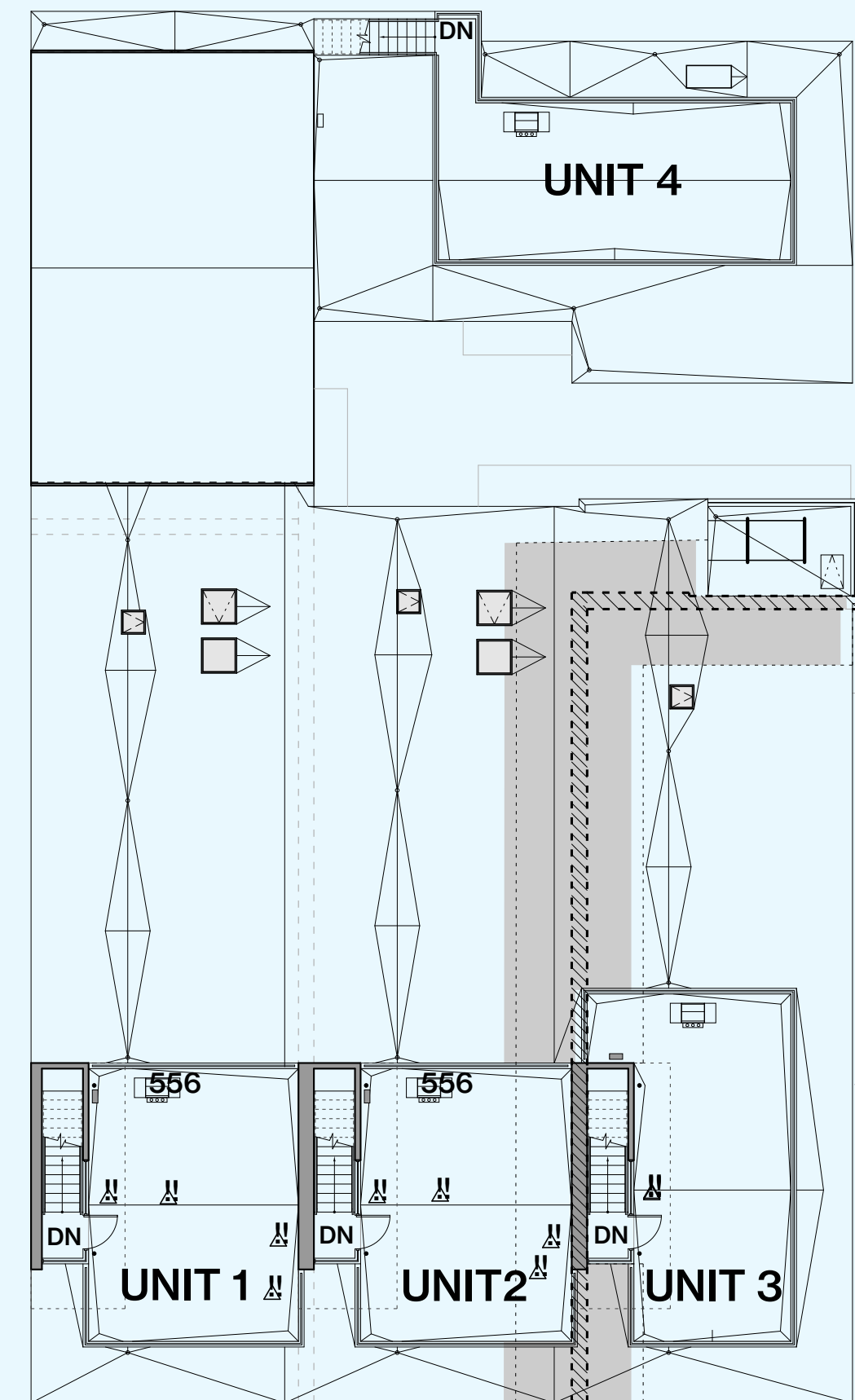


THORNTON AVE

619 OCEAN FRONT WALK



ROOF DECK PLAN



THORNTON AVE

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619 OCEAN FRONT WALK

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619 UNIT 4



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619 UNIT 4

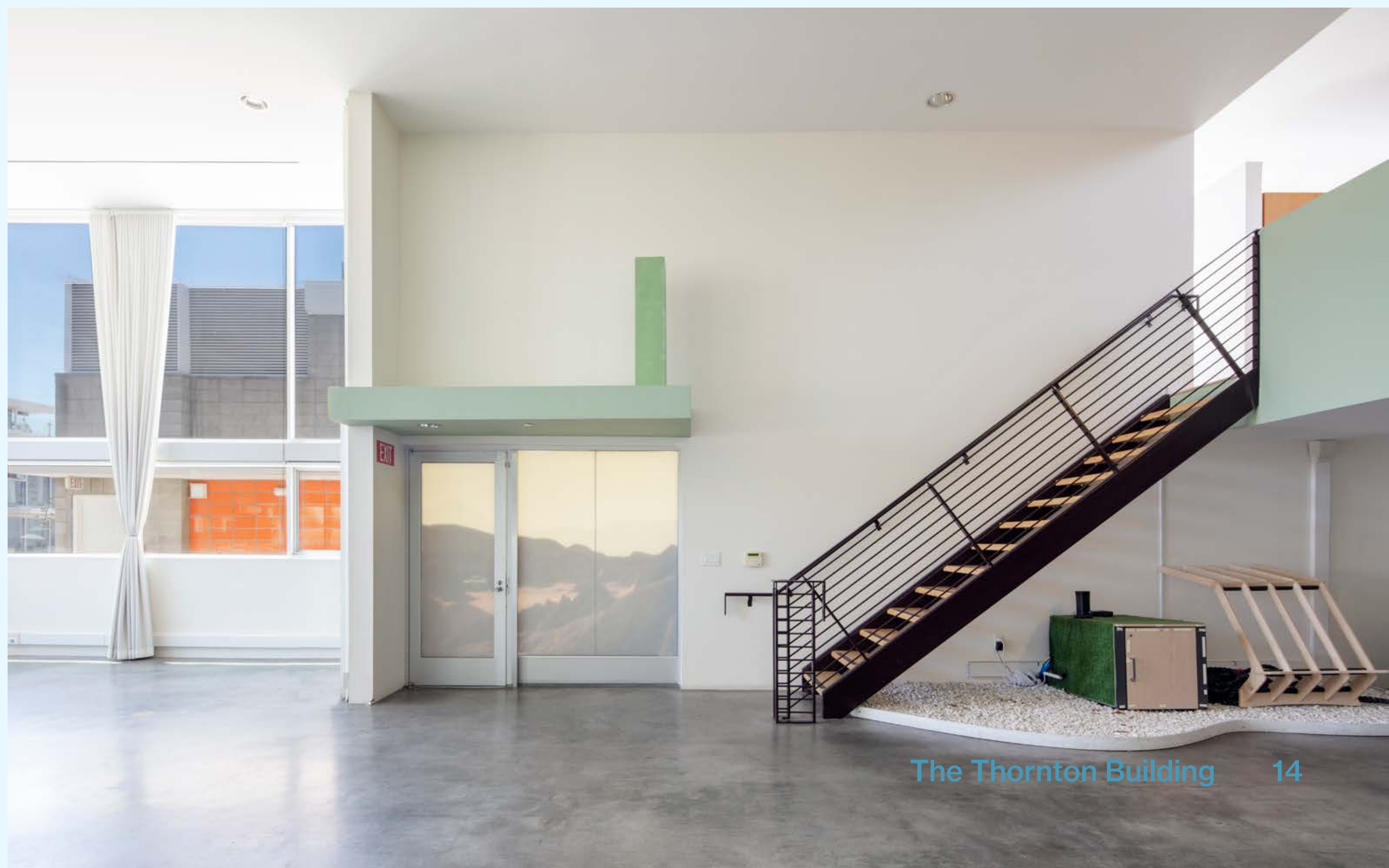
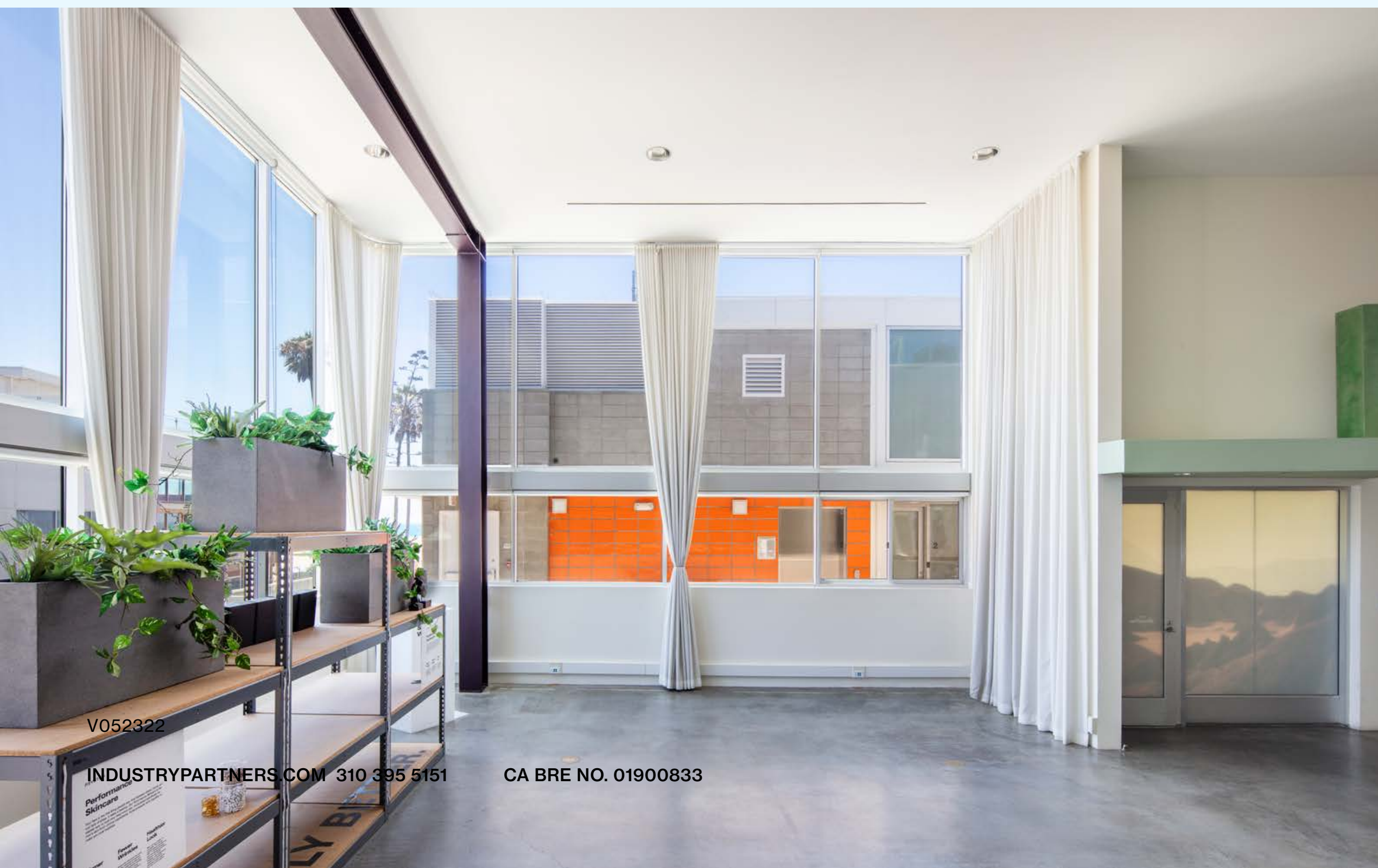


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619 UNIT 4



619 RETAIL



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COMMON AREAS



COMMON AREAS



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17



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WALKING DISTANCE

10

MIN drive to 405 FWY

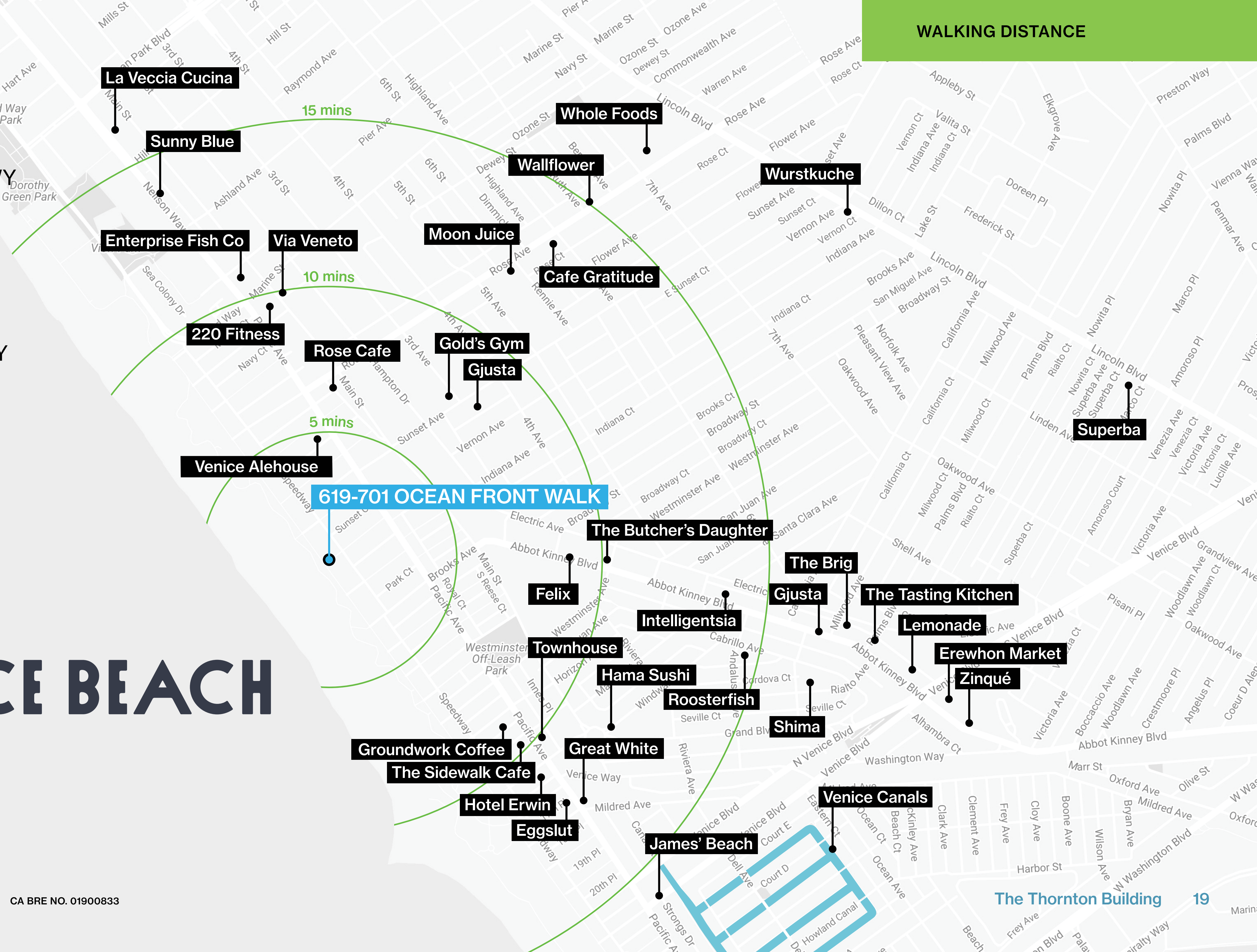
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MIN drive to 10 FWY

20

MIN drive to LAX

VENICE BEACH



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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

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