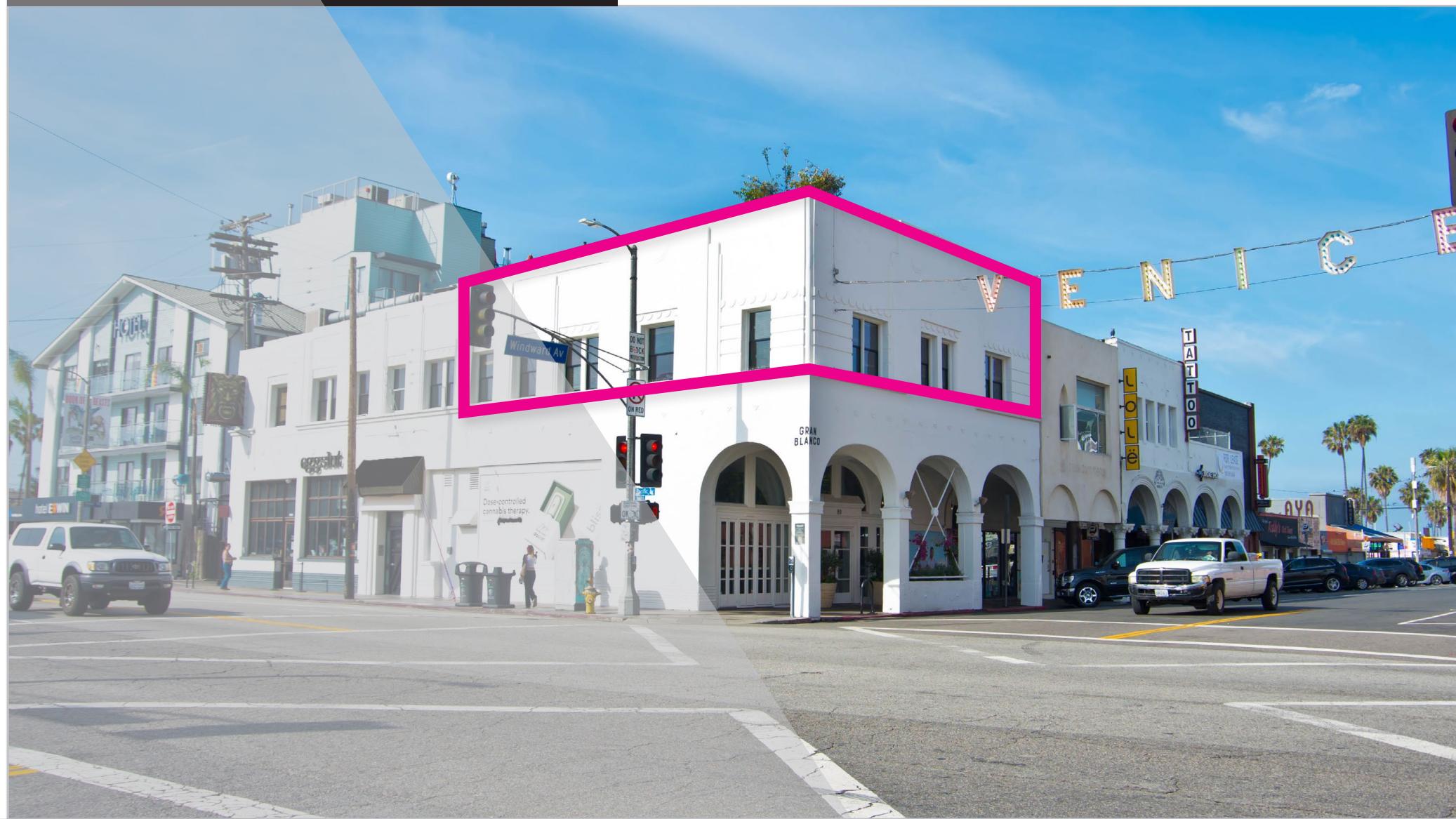


1607 PACIFIC AVE.
VENICE, CALIFORNIA 90291



RARE & ICONIC

CREATIVE OFFICE
FOR LEASE



PALOMA
REALTY PARTNERS

EXECUTIVE SUMMARY

Paloma Realty Partners is proud to present 1607 Pacific Avenue, a truly rare and iconic creative office space available for lease in the heart of Venice Beach. This $\pm 2,500$ SF second floor space blends historic charm with functional design, making it the ideal setting for creative teams, boutique firms, or brands looking to make a bold statement.

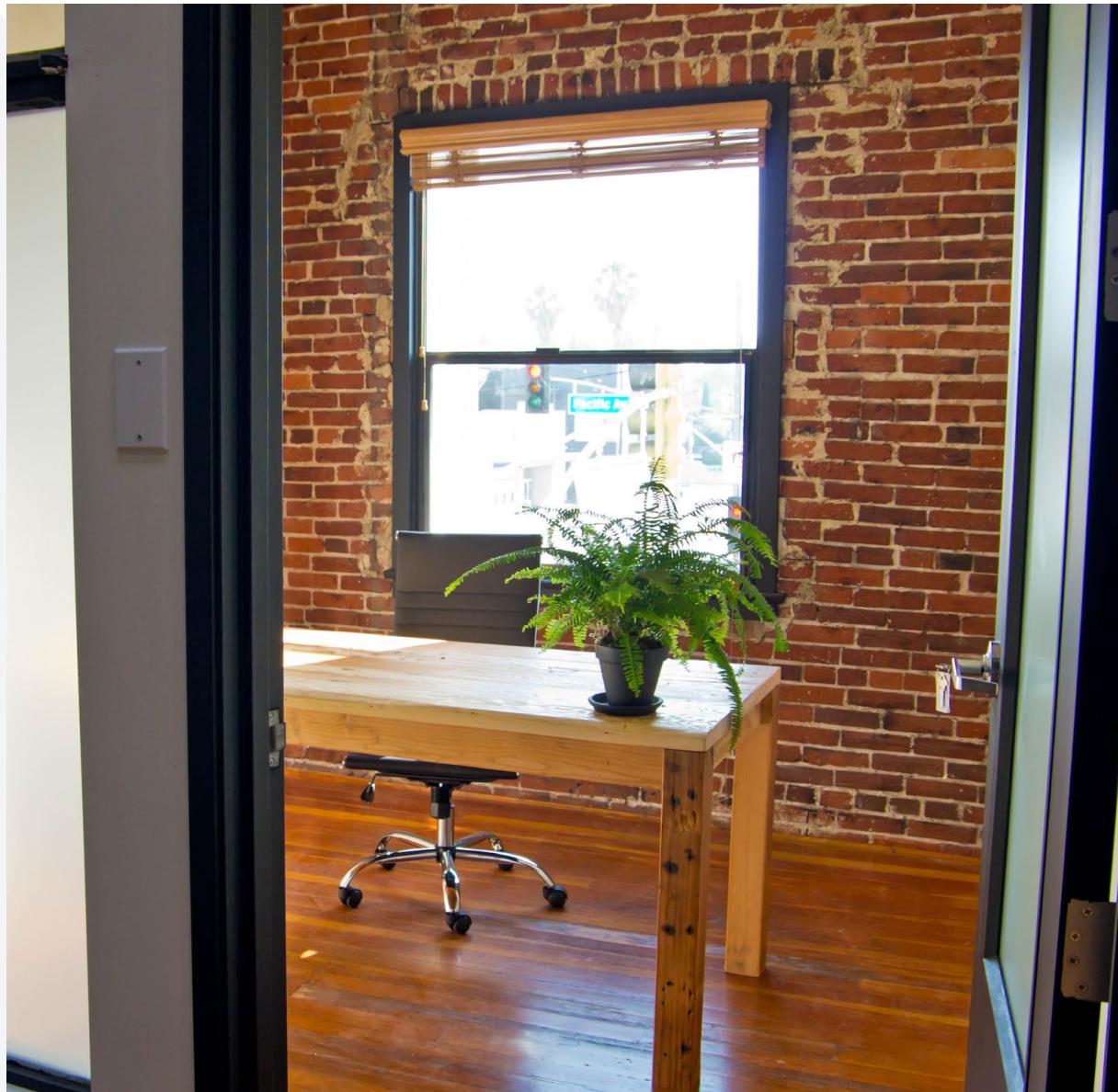
Positioned just steps from the beach and surrounded by Venice's top dining, retail, and cultural amenities, the property sits in one of the most walkable, energetic, and design-forward neighborhoods in Los Angeles.

Offered at \$5.50/SF per month NNN (\$.93 in NNNs), this building features exposed 16' bow truss ceilings, original hardwood floors, and a blend of private offices, open workspace, kitchen, and private bathroom. With nearby street parking and both short- and long-term lots within 50 yards, access and convenience are seamless.



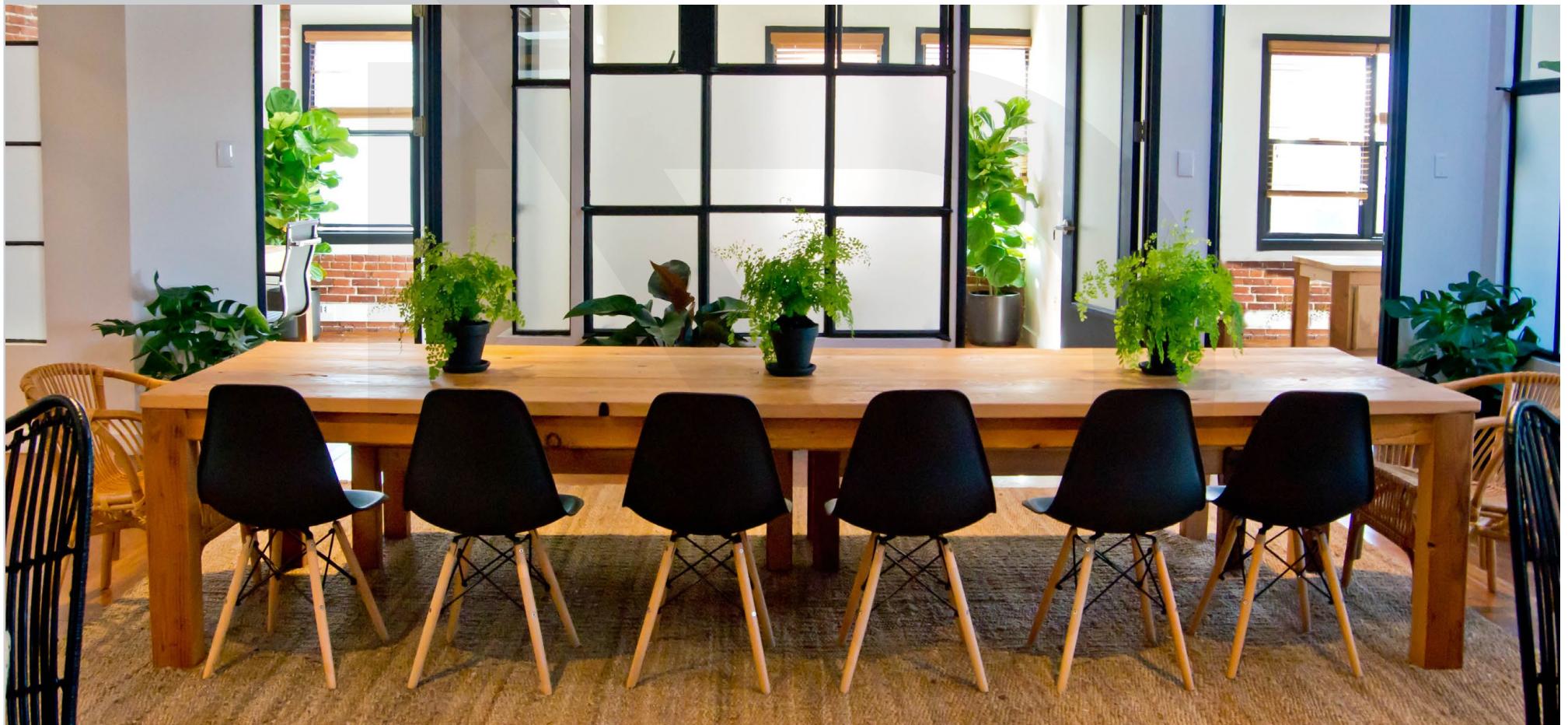
PROPERTY HIGHLIGHTS

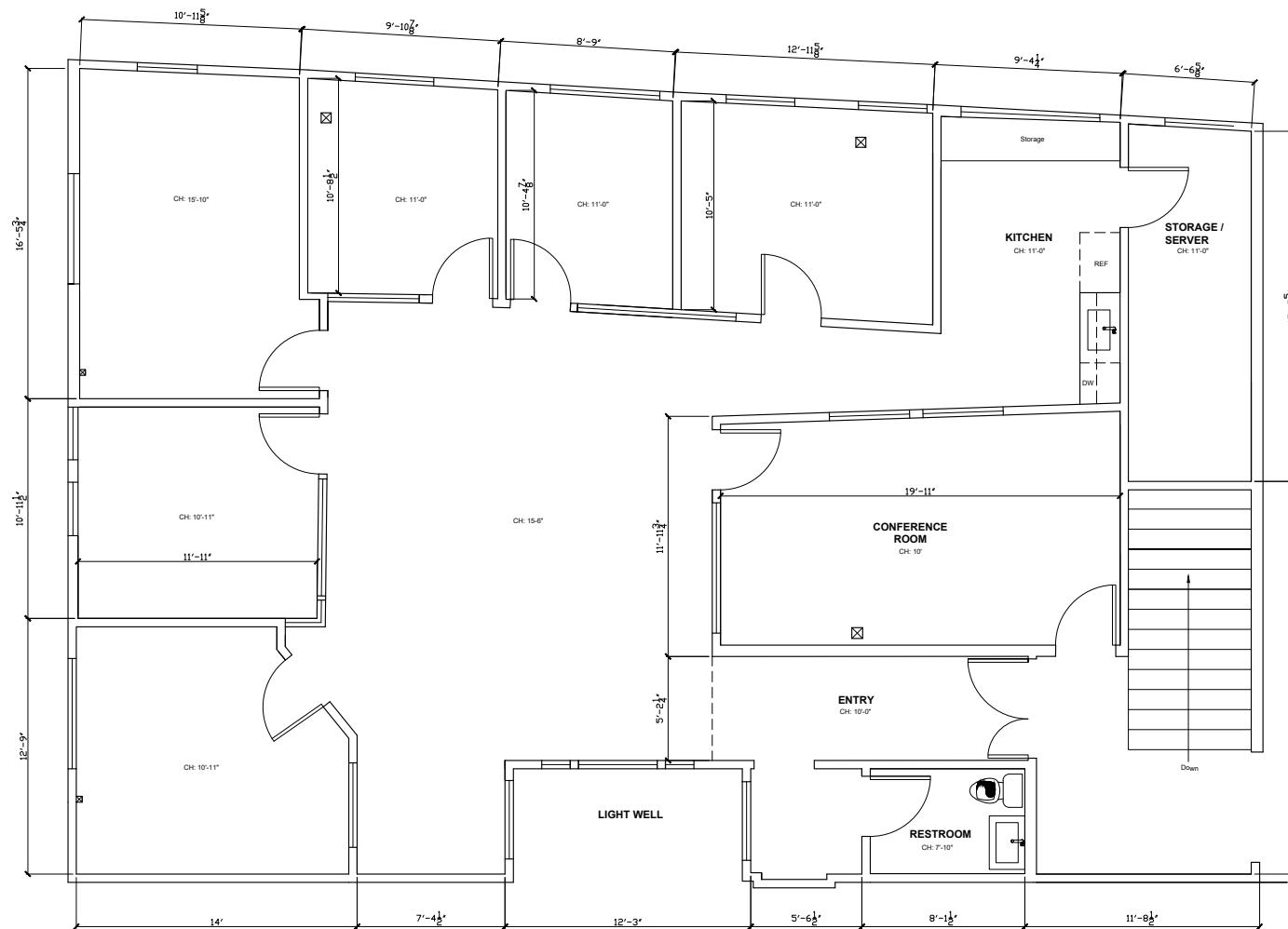
- 2,500 SF FREESTANDING CREATIVE OFFICE BUILDING
- 3-5 YEAR LEASE TERM
- EXPOSED BOW TRUSS CEILINGS (16') WITH SKYLIGHTS
- ORIGINAL HARDWOOD FLOORS
- FLEXIBLE LAYOUT: MIX OF PRIVATE OFFICES AND OPEN SPACE
- KITCHEN, PRIVATE BATHROOM, AND SERVER ROOM
- STREET PARKING AND NEARBY LOTS WITHIN 50 YARDS
- LOCATED IN THE VIBRANT VENICE BEACH DISTRICT NEAR ABOT KINNEY, WINDWARD CIRCLE, AND THE VENICE SIGN



FINANCIALS & PROPERTY DETAILS

- RATE: \$5.50/SF/MONTH, NNN (\$,.93 IN NNNS)
- SIZE: ±2,500 SF
- YEAR BUILT: 1905
- TERM: 3-5 YEARS





FLOOR PLAN

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Disclaimer

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