

INDU
STRY

FOR SALE

SECURE CREATIVE OFFICE/R&D COMPOUND
± 4,118 RSF

5200 VENICE BLVD LOS ANGELES

INDUSTRYPARTNERS.COM
310 395 5151 CA
BRE No. 01900833

RYAN SHULER
rs@industrypartners.co
m CA BRE No. 01987799

BEN LARSON
bl@industrypartners.co
m CA BRE No. 02138876

FOR SALE

CREATIVE OFFICE/R&D COMPOUND

5200 VENICE BLVD LOS ANGELES CA 90019



THE OFFERING

Industry Partners is pleased to present 5200 Venice Boulevard, a rare opportunity to acquire a $\pm 4,500$ SF freestanding creative office and R&D building in the heart of Los Angeles' Mid-City district. The property sits on a secure, gated site with billboard visibility along Venice Boulevard, ideal for an owner/user seeking a versatile, high-exposure headquarters or creative production hub.

Originally constructed in 1960 and updated for modern creative use, the building offers high ceilings, durable concrete floors, and a flexible open layout that easily accommodates a range of uses, from studio and design to light manufacturing or hybrid office. The space includes private offices, conference rooms, a full kitchen, a dedicated psych wall, and roll-up door access for logistics or load-in/out functionality. Power is robust at 600 AMPS, supporting heavy equipment or specialized R&D infrastructure.

The property also features secure storage, gated parking, and excellent connectivity to major freeways and neighboring submarkets such as Culver City, Hollywood, and Downtown Los Angeles. Surrounding amenities include some of the city's most popular cafés and restaurants, from n/soto and Pasta Sisters to Paper or Plastik Café—enhancing quality of life and convenience for on-site teams.

With strong fundamentals, flexible zoning, and a central location in one of LA's most dynamic creative corridors, 5200 Venice Blvd represents an exceptional opportunity for an owner/user or investor to secure a highly functional asset with long-term upside in an emerging market.

ADDRESS

5200 Venice Blvd, Los Angeles, CA

BUILDING AREA

±4,118 SF

LAND AREA

11,326 SF (0.26 AC)

PRICING

Inquire for details

ZONING

LACM

Secure Creative Office/R&D Compound

FEATURES

- ±4,500 RSF flexible space in LA's Mid- City creative hub
- 600 AMPS of power with durable concrete floors
- Dedicated cyc wall
- High ceilings and open layout ideal for content creation & collaboration
- Private offices, conference rooms, and full kitchen for daily operations
- Roll-up door for easy logistics & access
- Secure storage area to support workflow
- Gated parking with strong connectivity
- Billboard signage for high visibility in a fast-growing market



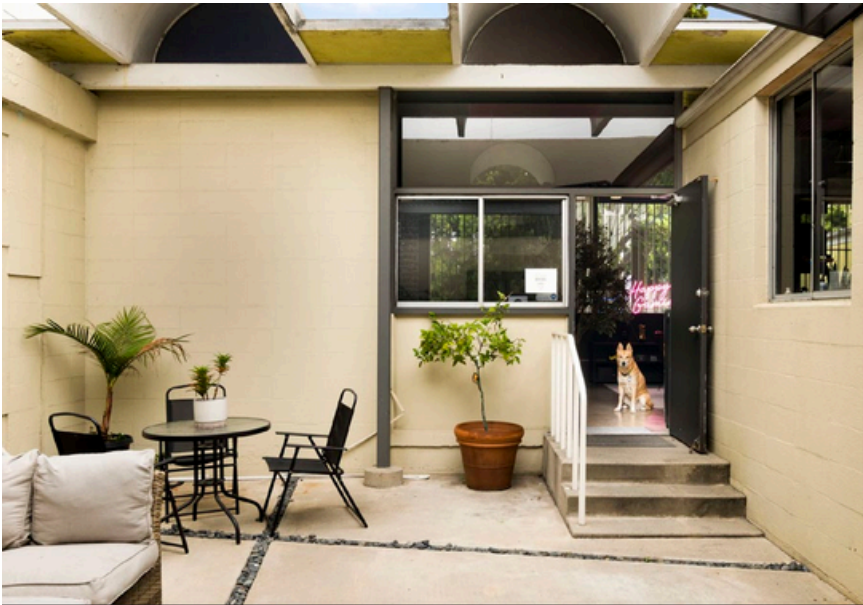
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EXTERIOR
PHOTOS

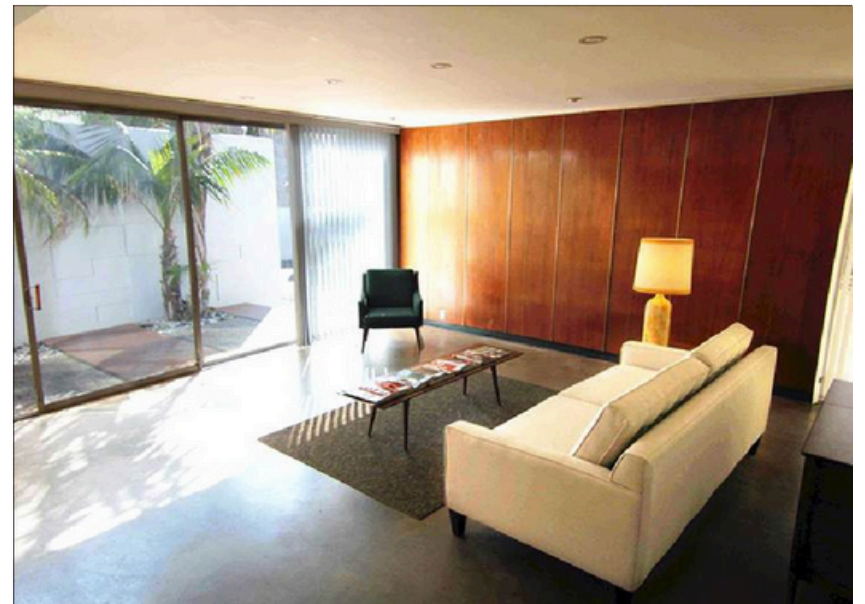
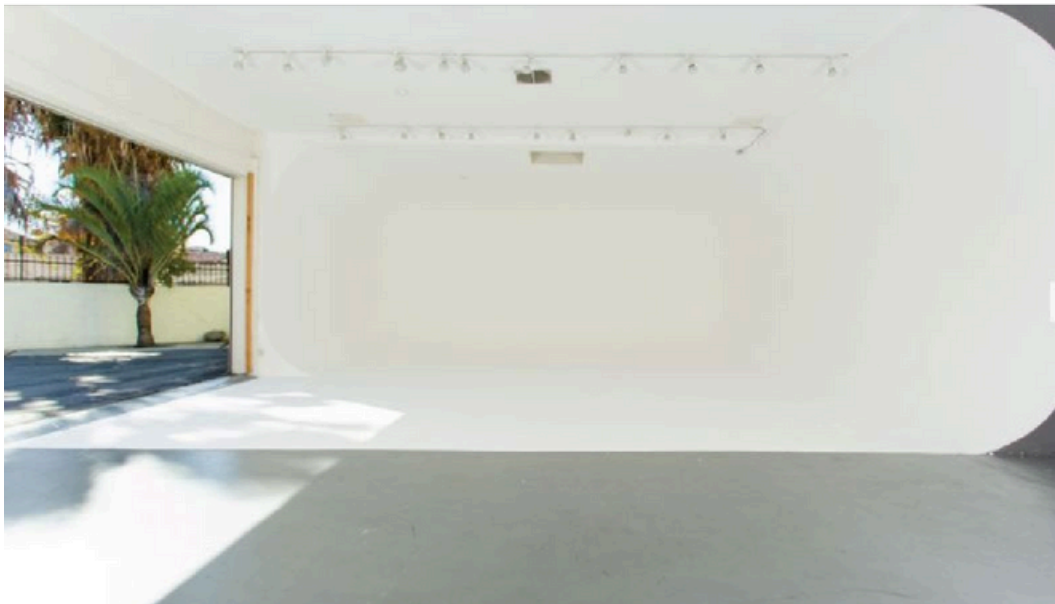


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INTERIOR
PHOTOS



7 min
WALK**Darling Donuts & Ice Cream**

A playful spot serving handcrafted donuts alongside creamy ice cream in inventive flavors. Known for colorful toppings and a rotating selection, it's perfect for a sweet treat any time of day. A friendly, casual vibe makes it a neighborhood favorite for families and dessert lovers alike.

3 min
DRIVE**Lucia Mediterranean Grill**

Offers fresh Mediterranean cuisine with a mix of traditional flavors and modern touches. From savory kebabs and wraps to crisp salads and dips, each dish is made with quality ingredients. The relaxed atmosphere and welcoming service create a warm, satisfying dining experience that feels both casual and refined.

3 min
DRIVE**Jurassic Magic**

Aquirky café that combines fun prehistoric décor with excellent coffee and light bites. Guests enjoy espresso drinks, teas, and baked goods while relaxing in a playful environment. Its unique theme and cozy back patio make it an inviting hangout for both locals and curious newcomers.

4 min
DRIVE**n/soto.**

A celebrated Japanese restaurant offering a creative take on izakaya dining. The menu blends seasonal California ingredients with traditional Japanese flavors, resulting in artful, shareable plates. Known for its thoughtful presentation, craft cocktails, and welcoming ambiance.

6 min
DRIVE**No Smoking Bar**

A trendy cocktail bar with a playful, laid-back attitude. Known for inventive drinks, lively music, and a welcoming crowd, it's a go-to spot for an evening out. The stylish décor and casual energy create a fun space where friends gather to unwind and enjoy the night.

5 min
DRIVE**Qamaria Yemeni Coffee Co.**

Specializes in authentic Yemeni coffee brewed with fragrant spices for a rich, distinctive flavor. Alongside expertly crafted drinks, the café offers pastries and snacks that pair beautifully with its rave about fresh tagliatelle, lasagna,

7 min
DRIVE**Pasta Sisters**

Renowned for its handmade pastas and traditional Italian recipes, this eatery delivers comforting flavors reminiscent of home cooking.

5 min
DRIVE**Paper or Plastik Café**

A community-oriented café offering specialty coffee, teas, and a thoughtful menu of light fare. Known for its spacious, artsy interior, it doubles as a creative hub hosting occasional events and gatherings. Perfect for working, meeting friends, or simply enjoying a carefully crafted cup.

4 min
DRIVE**Midtown Shopping Center**

A convenient retail hub featuring a mix of stores, eateries, and services. Shoppers can find daily essentials, grab a quick bite, or browse specialty shops in one location. Its accessible layout and range of options make it a practical stop for errands and casual neighborhood outings.

5 min
DRIVE**Re/creation Café**

A welcoming space that blends great coffee with a community-driven mission. Guests can enjoy craft beverages, light bites, and a comfortable environment designed to inspire connection. It's a gathering place for creativity and meaningful conversation.