

INDU  
STRY

SECURE CREATIVE OFFICE/R&D COMPOUND  
±4,500 RSF

5200  
VENICE BLVD  
LOS ANGELES

FOR LEASE



INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

RYAN SHULER  
rs@industrypartners.com  
CA BRE No. 01987799

BEN LARSON  
bl@industrypartners.com  
CA BRE No. 02138876

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CREATIVE OFFICE/R&D COMPOUND

5200 VENICE BLVD LOS ANGELES CA 90019

DETAILS

ADDRESS

5200 Venice Blvd, Los Angeles, CA

AVAILABLE SF

±4,500 RSF

PRICE

\$2.65/SF per Mo. MG

TERM

3-5 years

## 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 psych wall

High ceilings and open layout ideal for content creation & collaboration

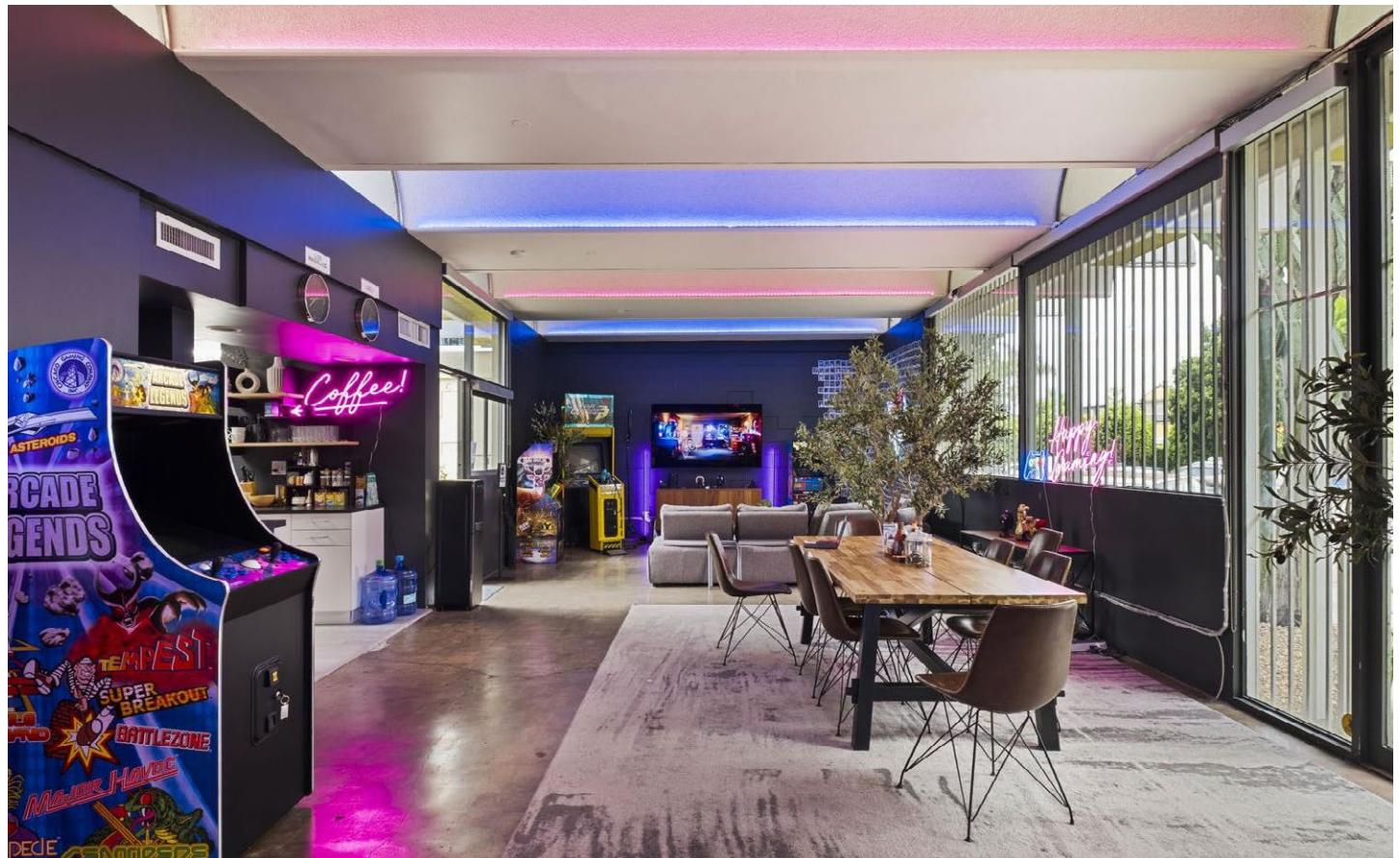
Private offices, conference rooms, and full kitchen for daily operations

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



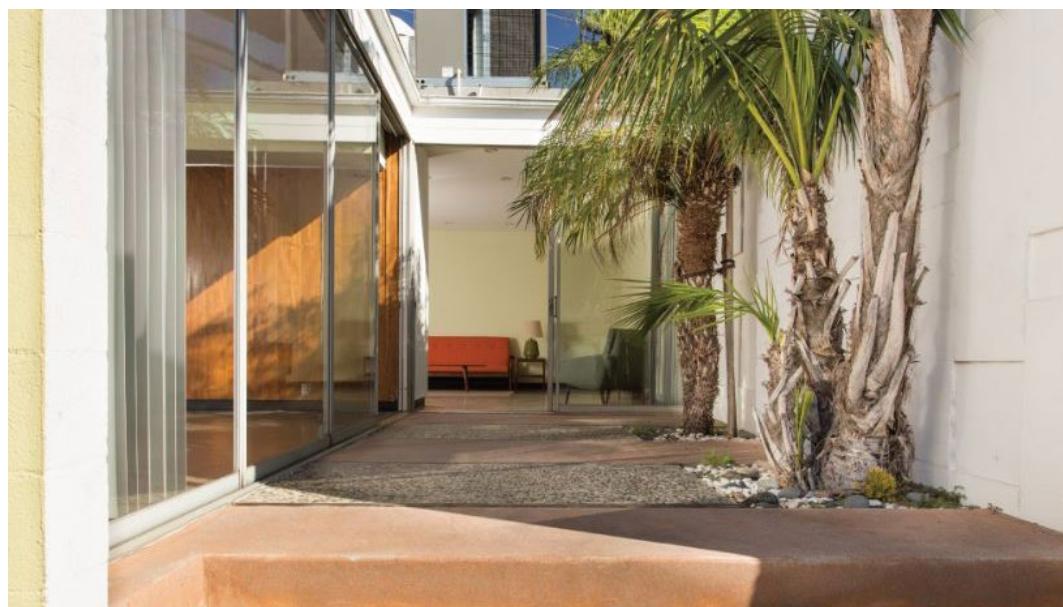
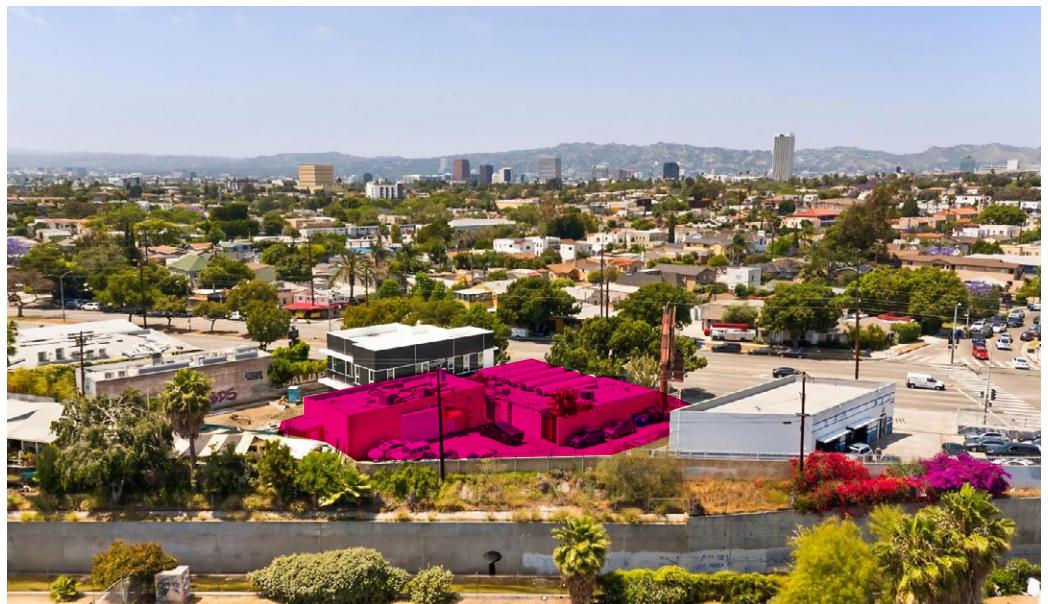
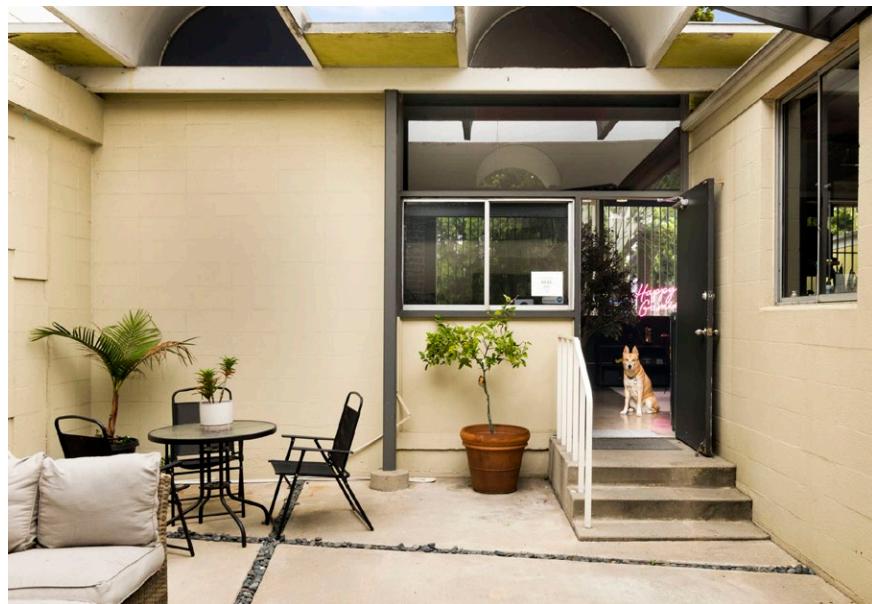
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EXTERIOR PHOTOS

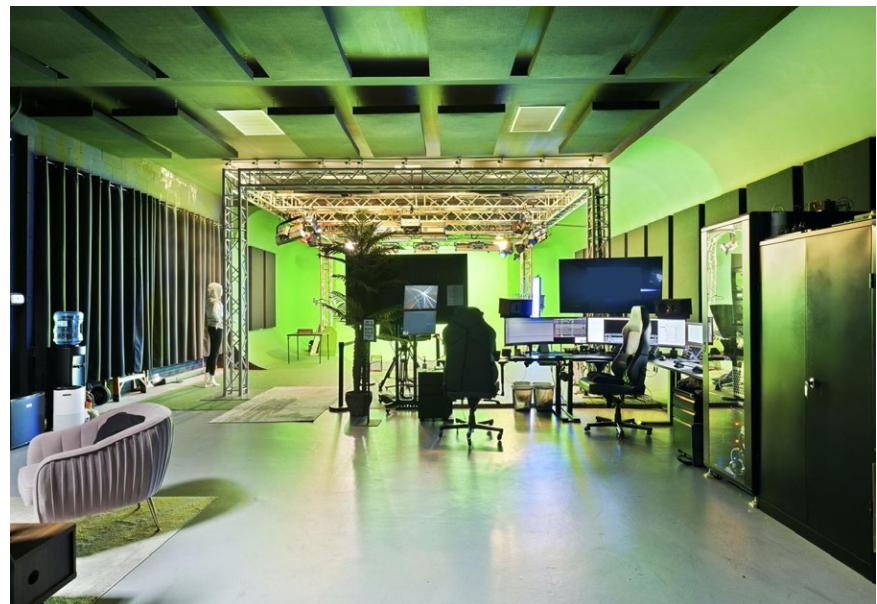


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INTERIOR PHOTOS



**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.

**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.

**Jurassic Magic**

A quirky 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.

**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.

**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.

**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 signature blends.

**Pasta Sisters**

Renowned for its handmade pastas and traditional Italian recipes, this eatery delivers comforting flavors reminiscent of home cooking. Guests rave about fresh tagliatelle, lasagna, and rich sauces made from scratch. It's a must-visit for fans of authentic Italian food.

**Paper or Plastik Cafe**

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.

**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.

**Re/creation Cafe**

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.