



BEAUTIFUL CREATIVE CONVERSION OPPORTUNITY

±5,800 - 6,372 SF AVAILABLE



www.leewestla.com | dre 01222000

FREESTANDING CREATIVE
OFFICE AVAILABLE FOR LEASE
845 LINCOLN BOULEVARD, VENICE, CA 90291

PREMISES

845 Lincoln: ± 5,800 SF

860 Brooks: ± 572 SF

6,372 SF*

*Contact Broker for Details

RATE

\$4.00 NNN

NETS

(Est.) \$1.04/SF

PARKING

- Gated, private lot for 8-10 cars
- More parking available for adjacent buildings

DATA/WIRING

- Over 300 Cat6 connections run throughout the space for boundless connectivity options
- Enterprise grade network equipment (Firewall, Switch, and Wireless Access points)
- Two 300x300 life internet connections

LAYOUT

- Reception, 3-5 Private Offices, 2 Bullpen areas, Conference Room,
- 2 Kitchenettes, Restrooms, and Large Second Floor Open Area

FEATURES

- Beautifully renovated, bright, and airy creative office space.
- Highly secure building with functional security system in place.
- Building disguised from the exterior allowing for maximum privacy.
- Excellent signage opportunity if desired.
- Large second floor patio.
- Parking located in rear of building, allowing employees and clients to enter space with ease.
- **Adjacent 572 SF creative office building also available for a total of 6,372 SF SF!**



A DIVISION OF



LEE &
ASSOCIATES

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
310.899.2700 | www.leewestla.com | dre 01222000

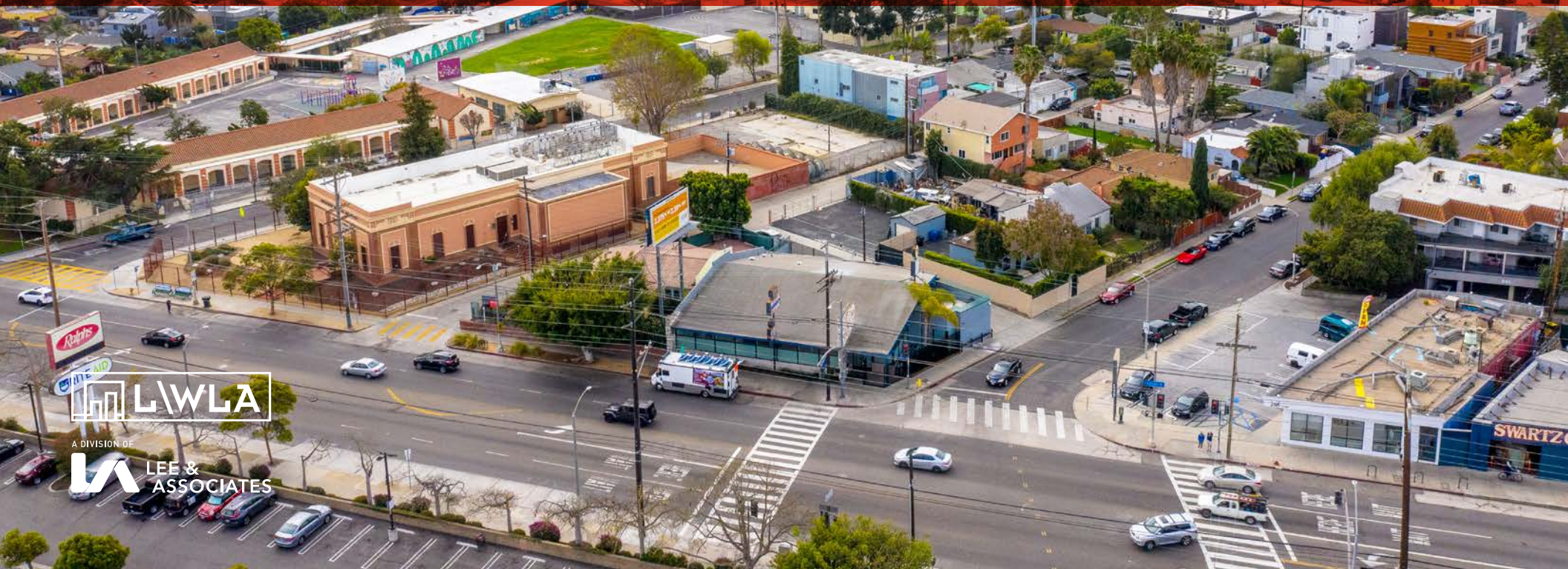
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Terms of sale or lease are subject to change or withdrawal without notice.



**845 LINCOLN BOULEVARD
VENICE, CA 90291**



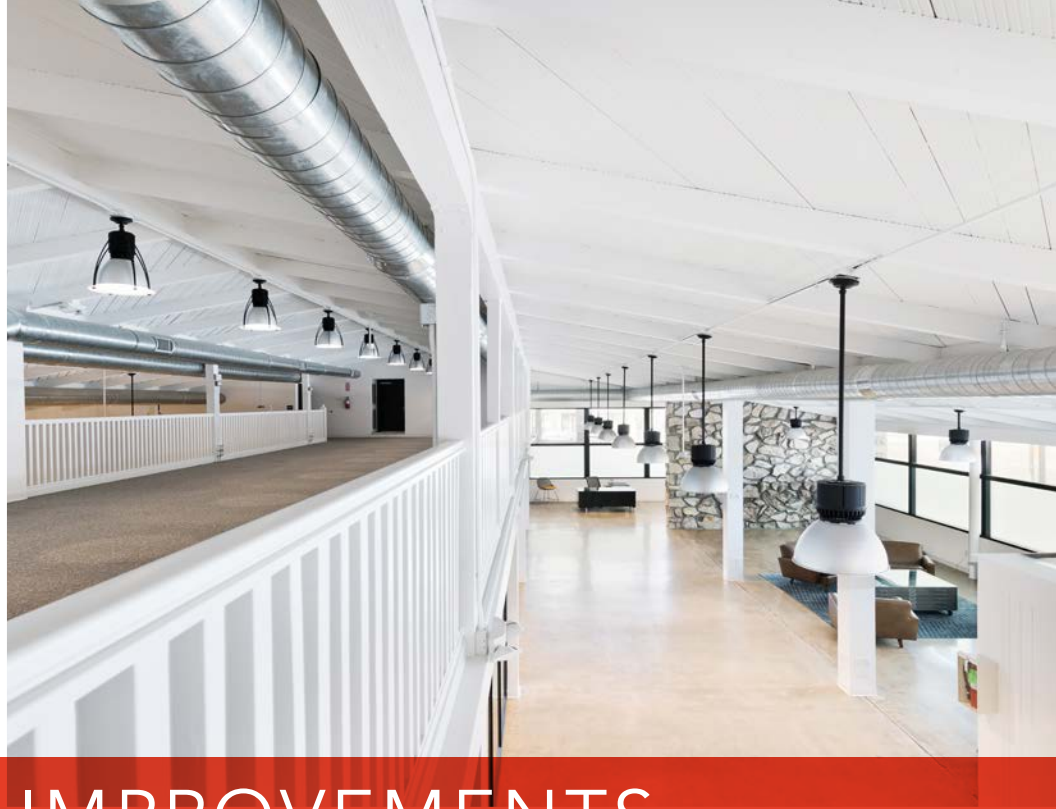
EXTERIOR PHOTOS



LWLA

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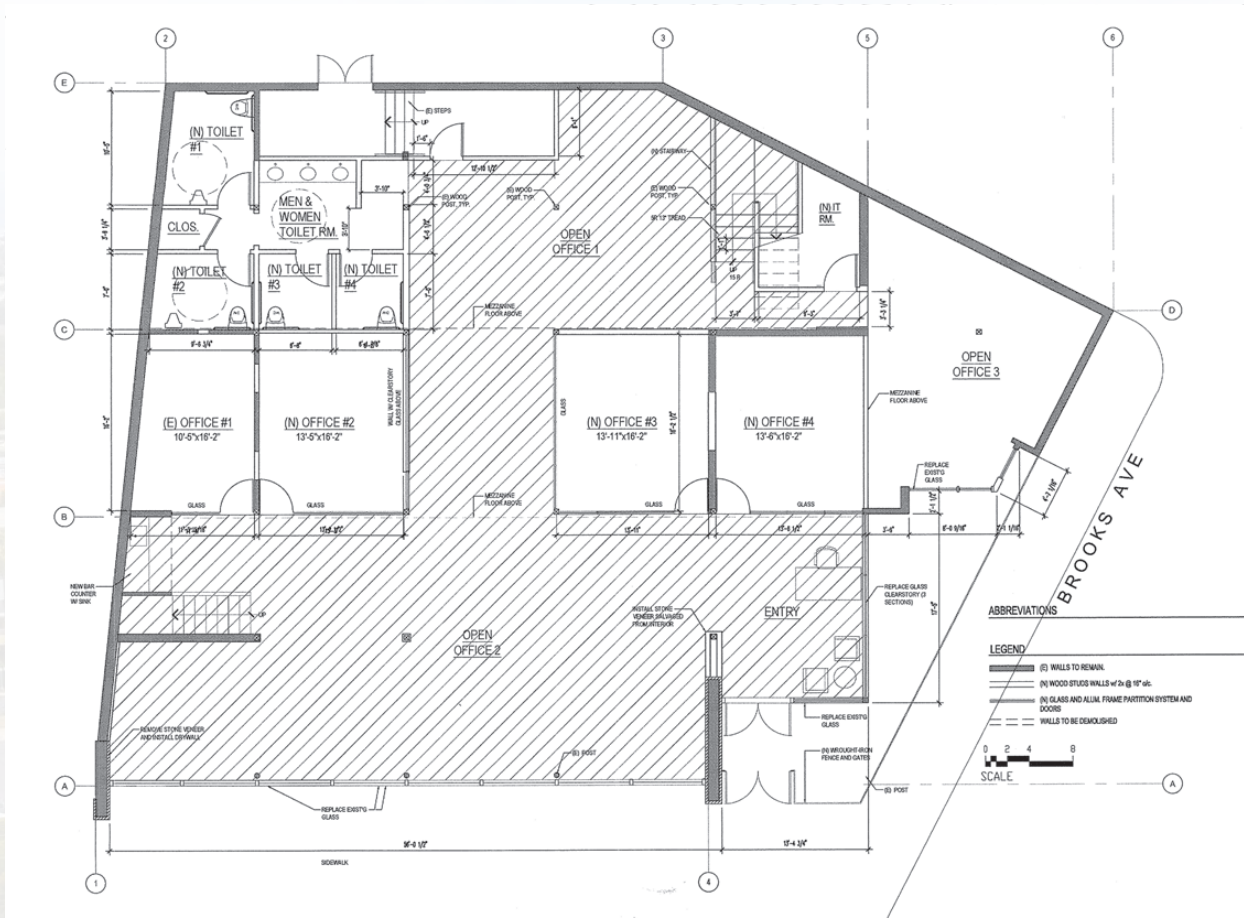




STATE OF THE ART IMPROVEMENTS



1st Floor



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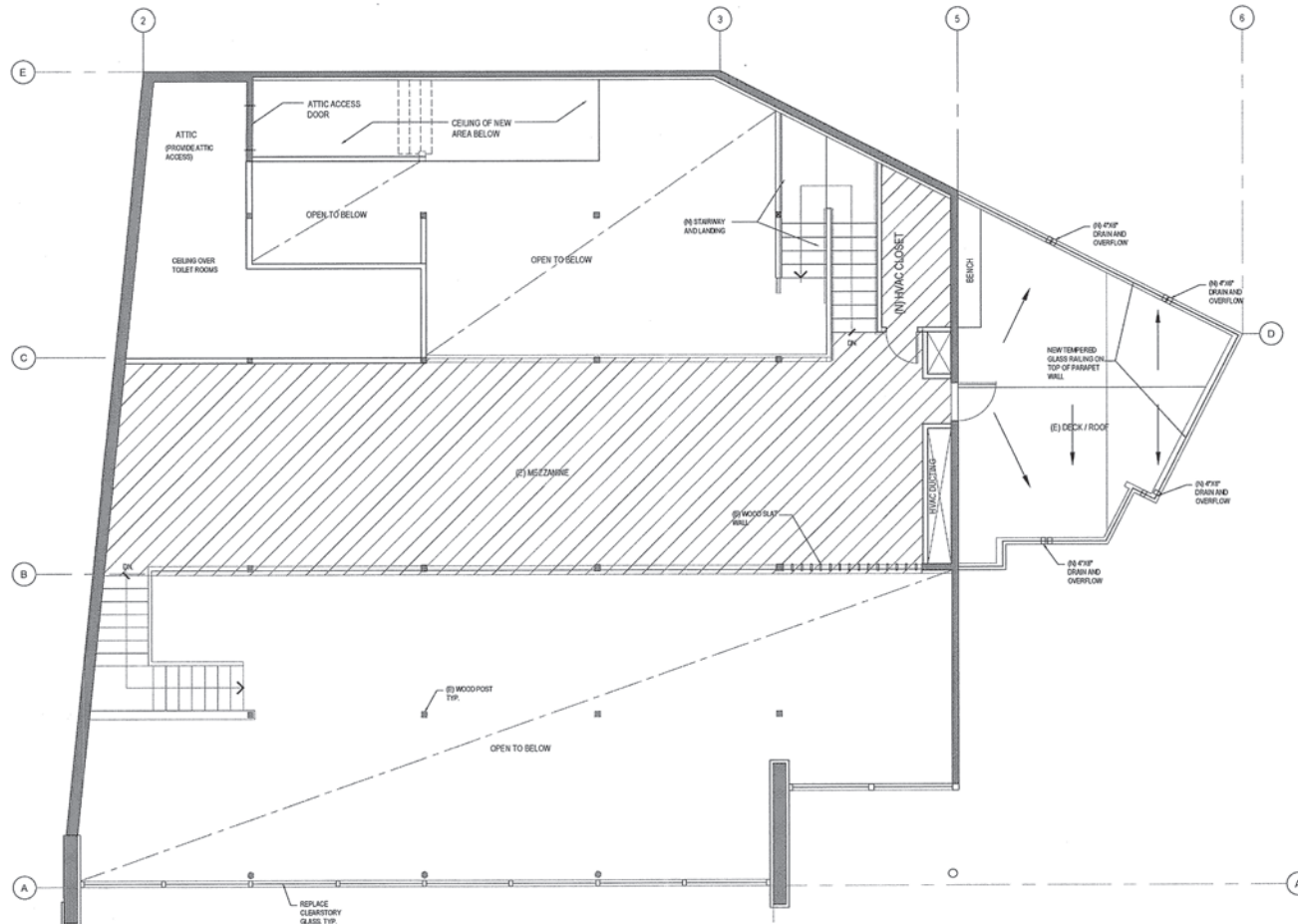
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Mezzanine & Patio



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±6,372 SF CREATIVE COMPOUND OPPORTUNITY

CONTACT BROKER FOR DETAILS



845 LINCOLN

- 5,800 SF High End Creative Office
- Brand New Improvements
- Standalone Building With Maximum Privacy
- Sophisticated Data/Internet Capabilities
- Private Parking Lot
- Highly Secure Building



860 BROOKS

- 572 SF + Bonus Outdoor Space
- Gated, Secure Lot
- Brand New Interior/Exterior Improvements
- Beautiful Yard Area
- Great For Executive's Office or Conference/Event Room
- Open floor plan with restroom and kitchen



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NEARBY AMENITIES

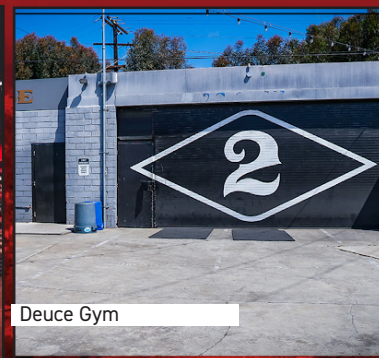
VENICE



Chulita



Barry's Venice



Deuce Gym



Flake



Groundworks Coffee



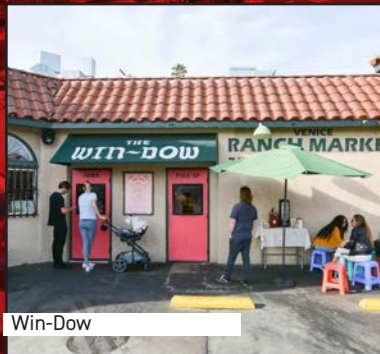
Manly & Sons Barber



Penmar Golf Course



The Rose Venice



Win-Dow



Wurstkuche



Casablanca



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96
91

BIKE SCORE:

BIKER'S PARADISE

WALK SCORE:

VERY WALKABLE



TRANSIT:

MANY NEARBY PUBLIC
TRANSPORTATION OPTIONS
AVAILABLE

CONTACT US



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