

523 Ocean Front Walk, Venice, CA 90291



IMG\_4305

Listing space

Entire BLDG

|                 |                  |
|-----------------|------------------|
| Space Available | 2,650 SF         |
| Rental Rate     | \$108.00 /SF/YR  |
| Date Available  | 30 Days          |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Standard Retail  |
| Space Type      | Relet            |
| Space Use       | Office/Retail    |
| Lease Term      | Negotiable       |

Full Free-Standing Ocean Front Building - One of a kind Beach House with Extraordinary Visibility, Spectacular View, An Unparalleled Marketing and Advertising Opportunity for any Business! Appx 1850sf on the first level includes mostly open plan with potential to separate up to 3 private offices, a bathroom, and 5 entrance / exits. Appx 800sf upper level with 2 private rooms, a full bathroom with shower, and a super high end, eat-in kitchen with top of the line appliances and large balcony. Spectacular Renovations, Central Heating and Air, HW Floors, Exceptional lighting design and fixtures, Mint Interior, Sprawling Exterior Spaces include appx 2650sf of Yard and Deck spaces. Formerly Snap Inc.'s first Snap Chat Office. Available to lease starting within 30 days and up to April 1.

## 523 Ocean Front Walk

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### Property Photos



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IMG\_4904

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## Property Photos



IMG\_1460



IMG\_1540



# 523 Ocean Front Walk

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## Property Photos



IMG\_1522



IMG\_1526

# 523 Ocean Front Walk

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## Property Photos



IMG\_3902



IMG\_3903



# 523 Ocean Front Walk

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## Property Photos



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IMG\_3944



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## Property Photos



IMG\_3904



IMG\_1477



# 523 Ocean Front Walk

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## Property Photos



IMG\_4301



IMG\_1618



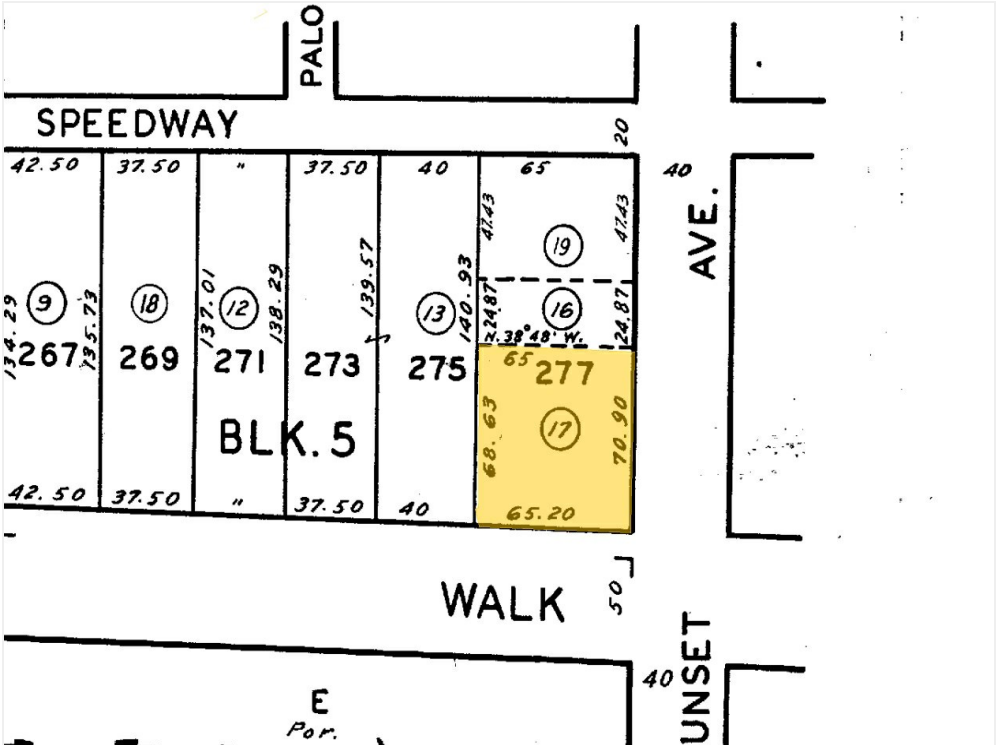
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## Property Photos



IMG\_1667



Plat Map

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**Price: \$108.00 /SF/YR**

**Base Rent : \$23,850/month**

**NNN: \$2,650/month (\$1/sf @ 2650sf)**

Ultra high visibility, marketing and advertising opportunity, extreme exposure, and traffic. Corner location on the Venice Beach Boardwalk with 65' of Beach Frontage. Renovated Beach house, Snap chat's original office. Mixed use, commercial and residential. Live and work, retail and / or office. First floor front features an open layout surrounded by windows with smashing views. Various built out offices / rooms in the back of the building and upstairs. Totally remodeled. Full kitchen with upscale appliances 2 bathrooms, New Central A/C, Central Heating, HW Floors, exposed beam ceilings, fenced in yard. Beach front, Beach Views, Private Balcony overlooking the boardwalk. Min 2 year lease. Currently Occupied. Available April 1, 2023 or sooner upon request. Striking one in a million space. Call to view by appointment.



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## Property Photos



Building Photo



Aerial

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## Location

