



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE



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**513**  
**BOCCACCIO AVE**  
*Venice*  
**CREATIVE OFFICE HQ**



# SUBLEASE DETAILS

513 BOCCACCIO AVENUE  
VENICE, CA 90291

## SIZE

6,182 SF

## PRICE

\$4.50/SF NNN

(NNN approx \$0.83/SF)

## TERM

Through Sept 30 2028

## PARKING

*Rare dedicated gated parking lot  
with 12 spaces each @125/month*

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## IRREPLACEABLE CROSSROADS

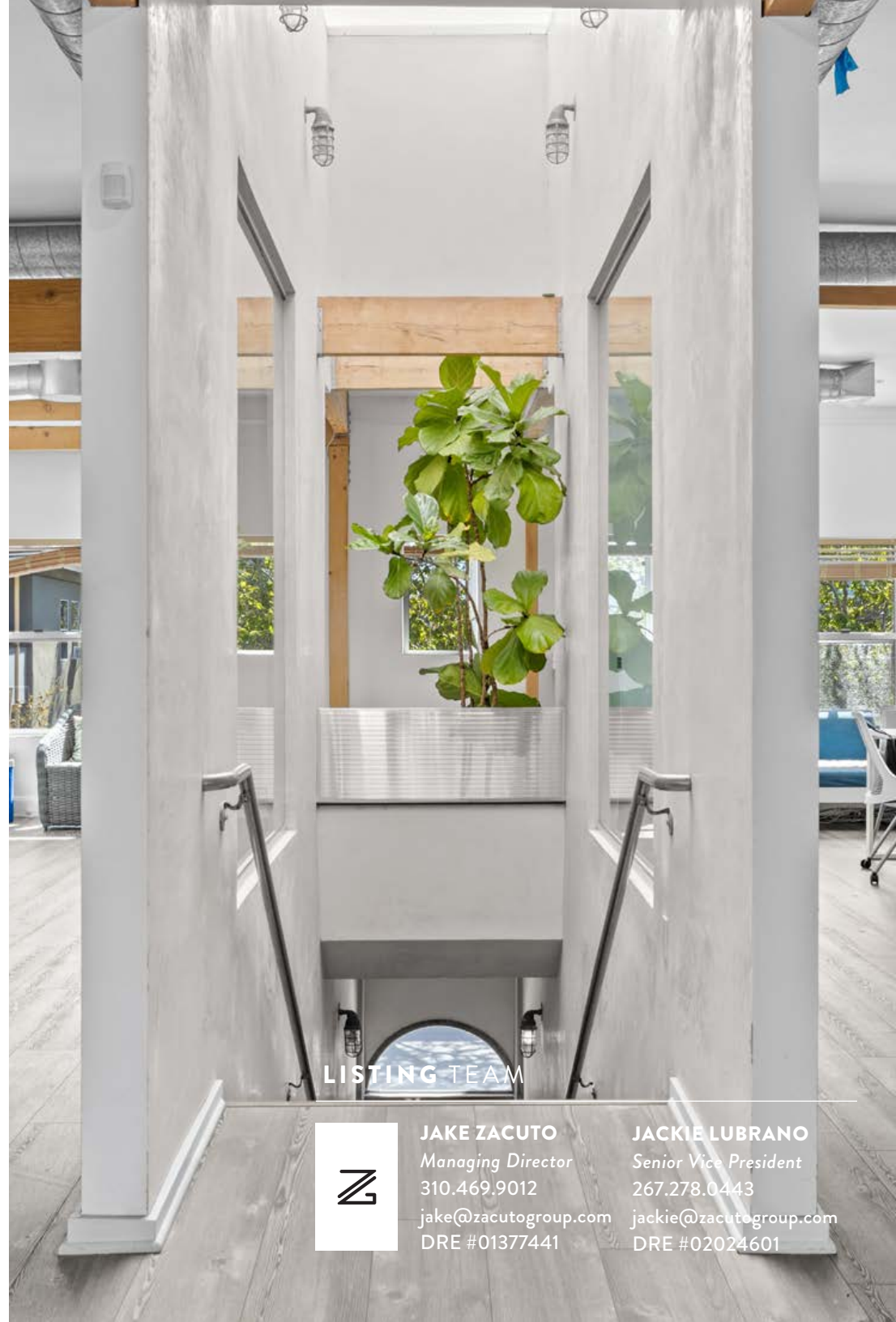
A++ prime Venice location at Boccaccio Ave + Zeno Place.  
Ultra walkable area near Abbot Kinney Blvd. Situated on  
a quiet street near Erewhon and steps to Abbot Kinney  
restaurants, coffee shops and boutiques.

## RETAIL/OFFICE

Unique space comprised of one 2-story front building, a  
separate back bungalow + rooftop deck, two private courtyards  
and gated parking. Bright interiors with windows throughout.  
Ideal for Creative Office, or Production Space.

## VERSATILE LAYOUT

Space has 3 large bull-pens, 1 private office, 3 conference  
rooms, 2 open kitchens, 2 private bathrooms, & storage room.



LISTING TEAM



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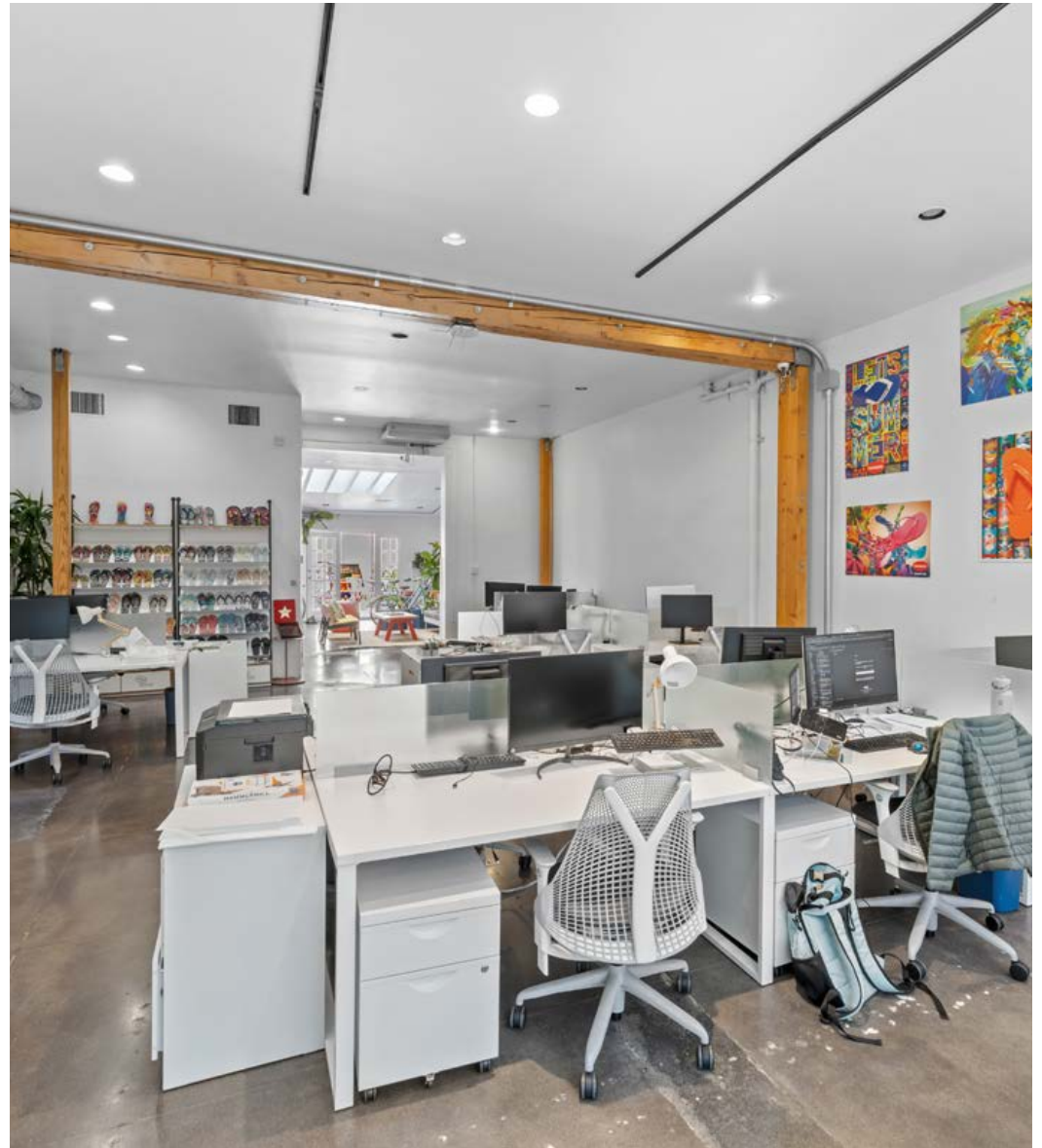
## STUDIO 1





SUBLEASE

513 BOCCACCIO AVENUE, VENICE, CA 90291



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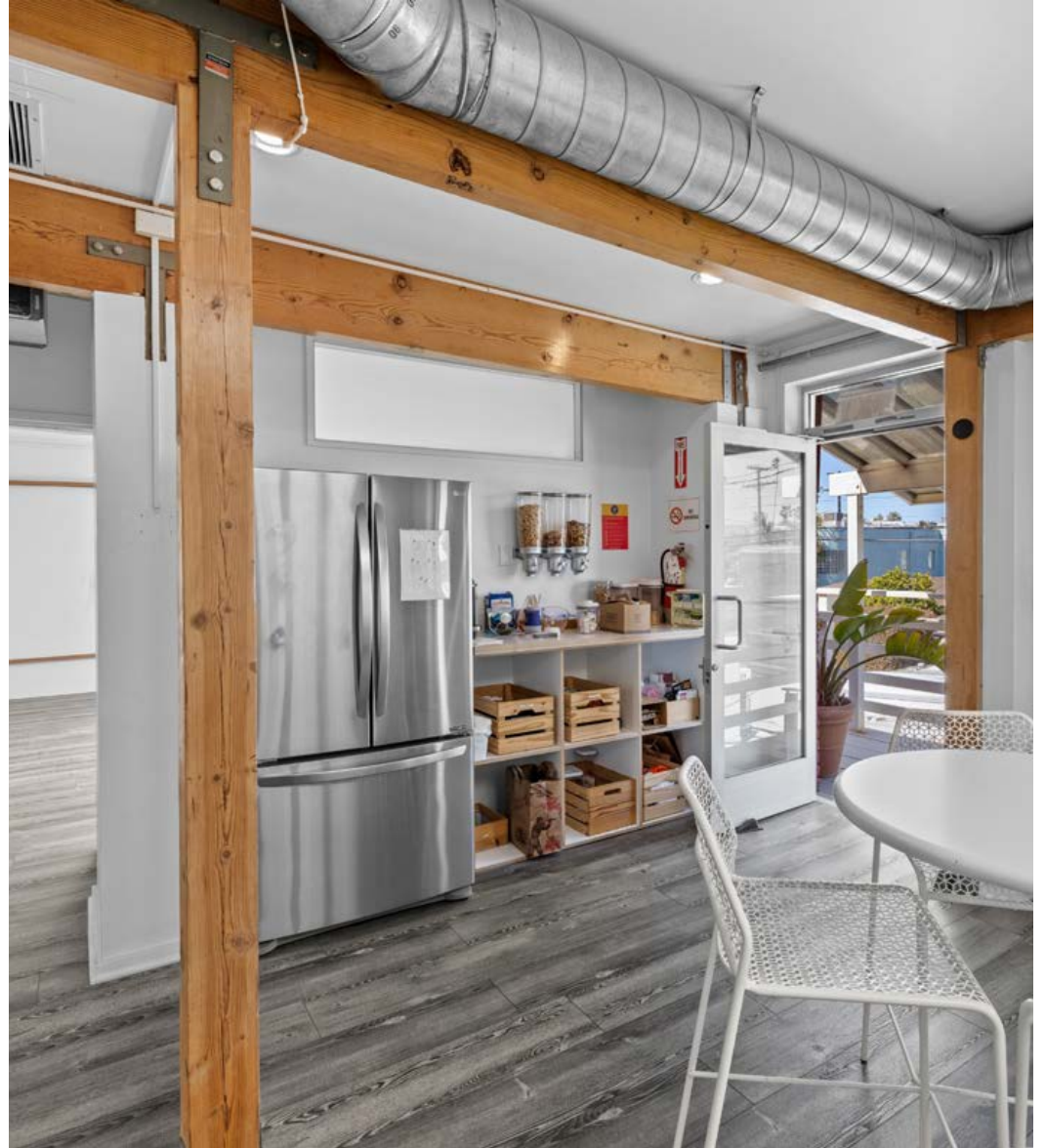
STUDIO 1, FLOOR 2





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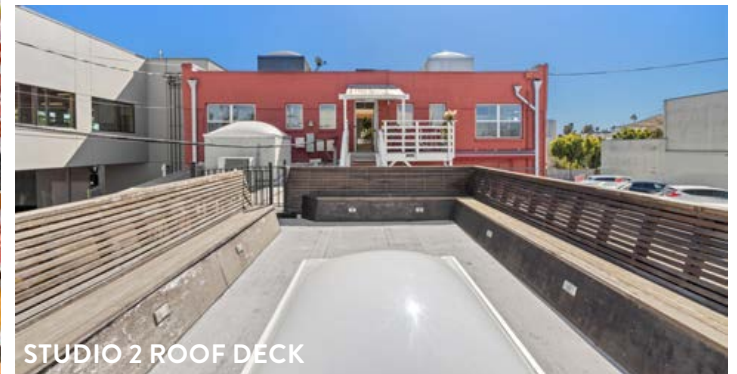
## STUDIO 2





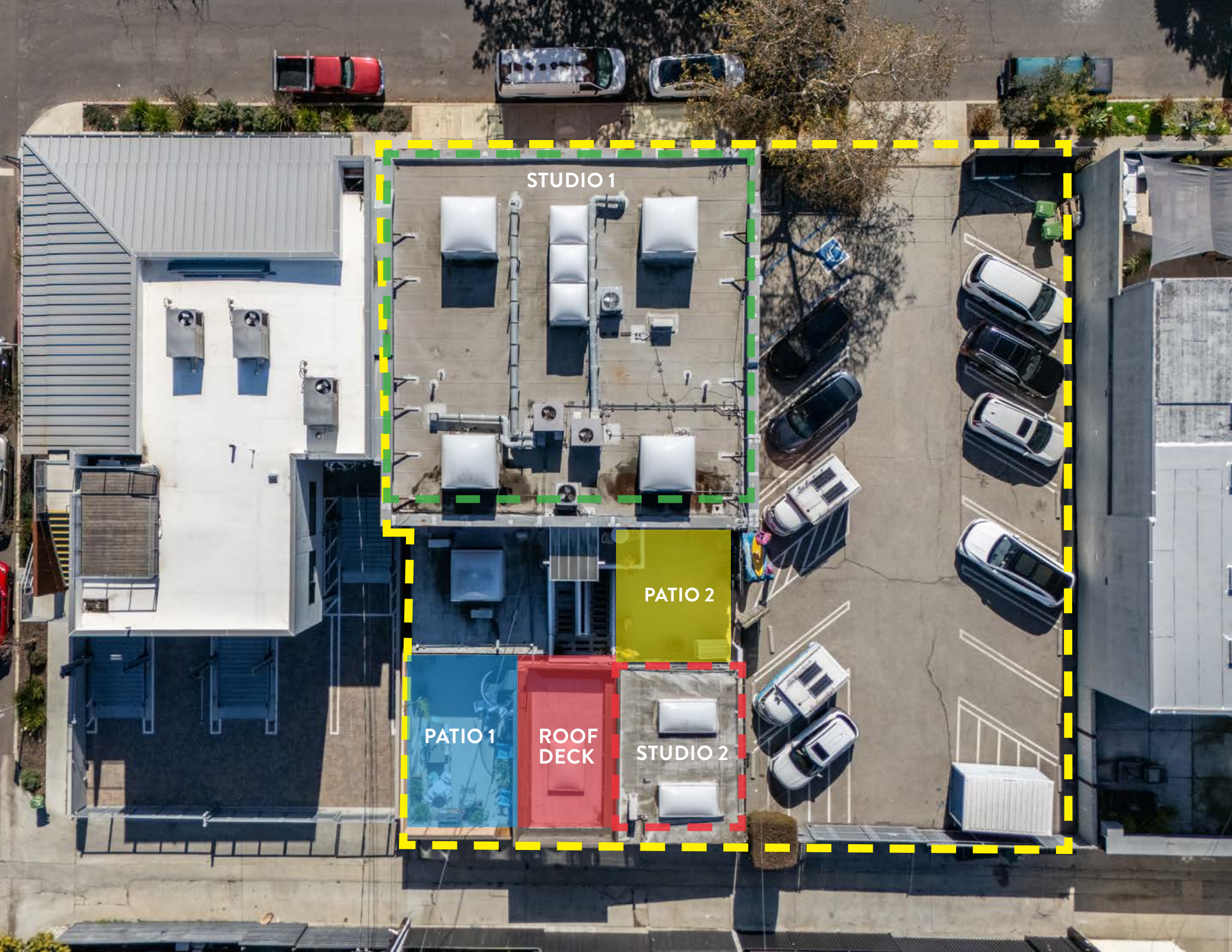
SUBLEASE

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STUDIO 1

PATIO 2

PATIO 1

ROOF  
DECK

STUDIO 2





ABBOT KINNEY BOULEVARD

ABBOT KINNEY BOULEVARD

MALIBU

EREWHON MARKET

ABBOT KINNEY BLVD

- BIRKENSTOCK
- EVERLANE
- RICE BOTTLE COFFEE
- THE BUTCHER'S DAUGHTER
- adidas
- Cha Cha
- WARBY PARKER
- GJELINA
- SALT & STRAW
- lululemon
- PLANT FOOD & WINE

SANTA MONICA

513 BOCCACCIO AVE  
*Venice Beach*





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