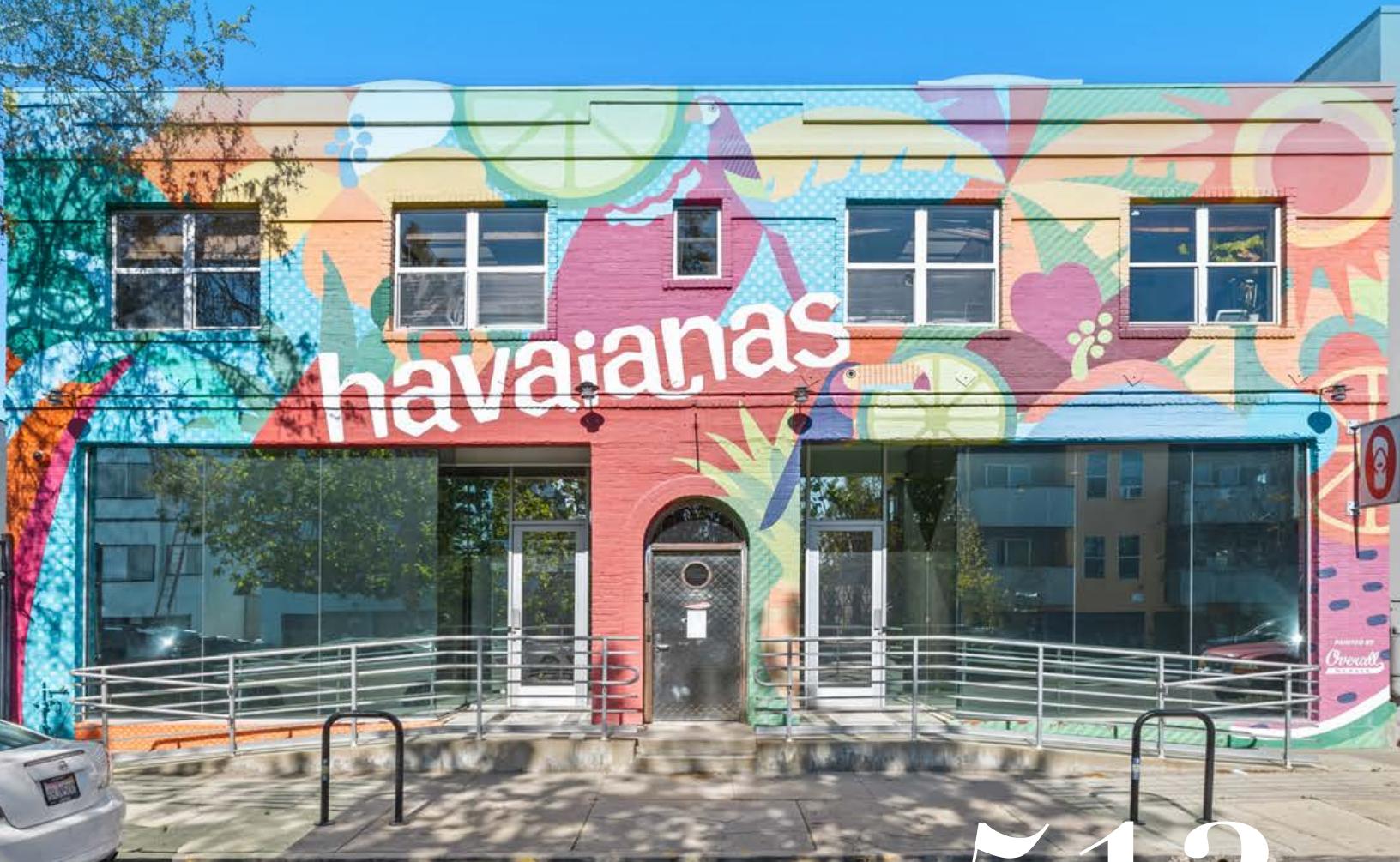




**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE



513  
BOCCACCIO AVE  
*Venice*  
CREATIVE OFFICE HQ

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BRE #01377441

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BRE #02024601

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

## IRREPLACEABLE CROSSROADS

A++ prime Venice location at Boccaccio Ave + Zeno Place.

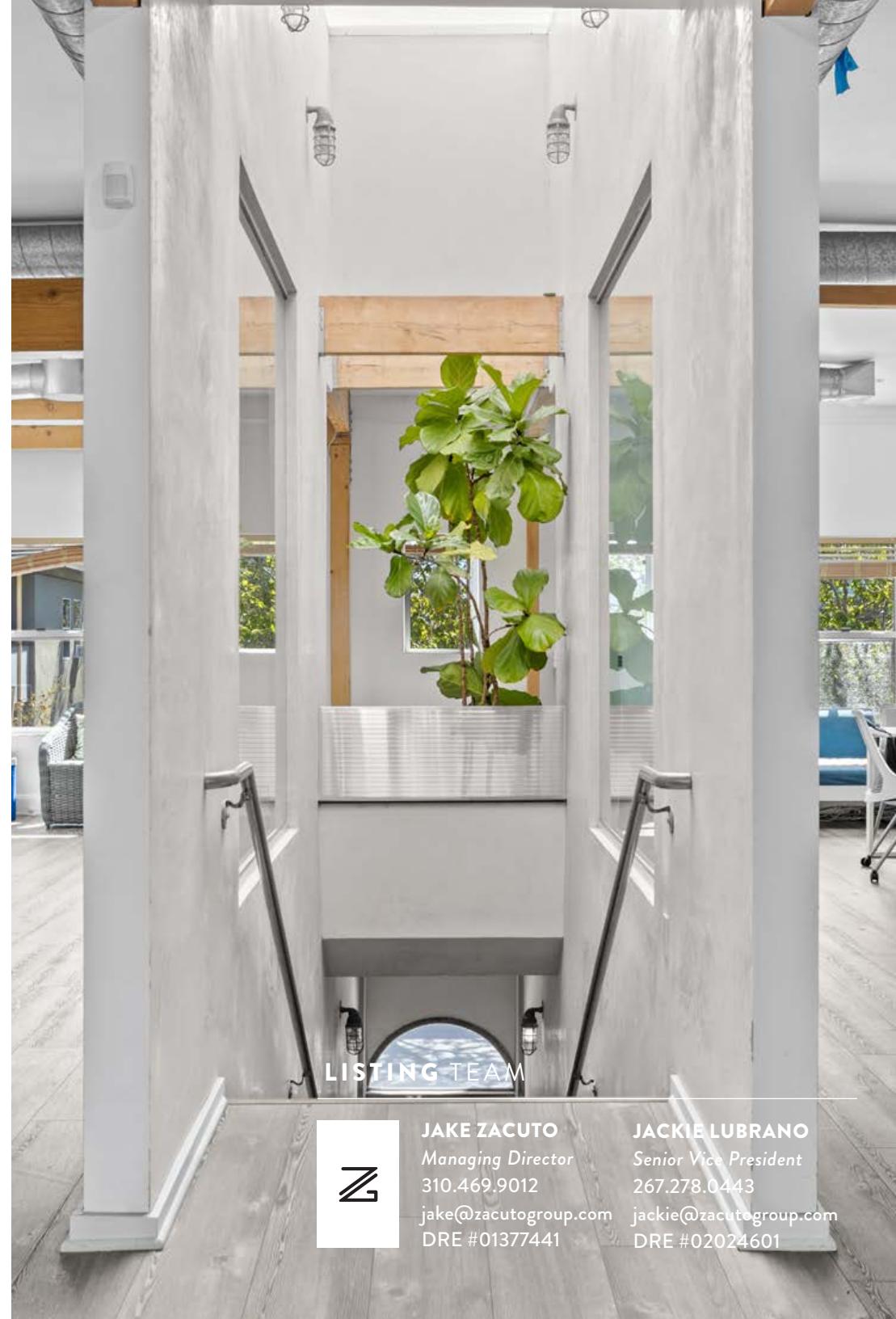
Ultra walkable area near Abbot Kinney Blvd. Situated on a quiet street near Erewhon and steps to Abbot Kinney restaurants, coffee shops and boutiques.

## 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.



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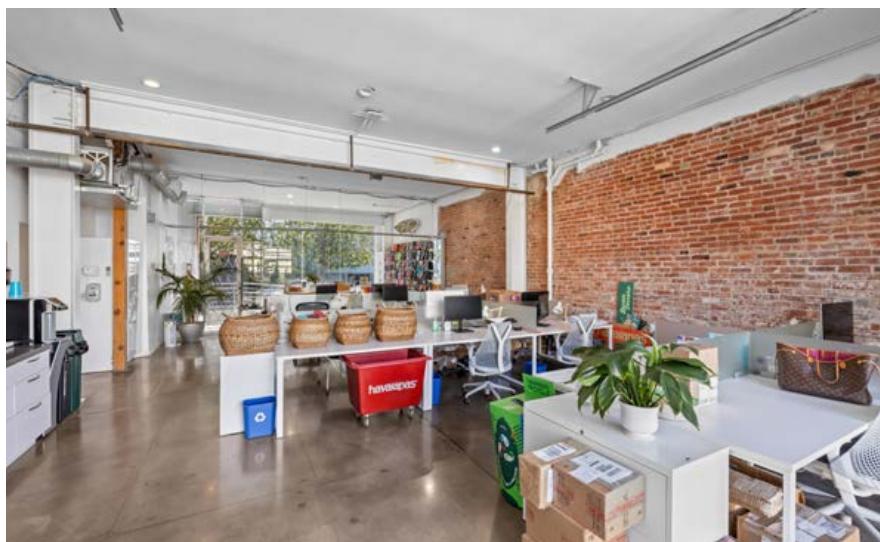
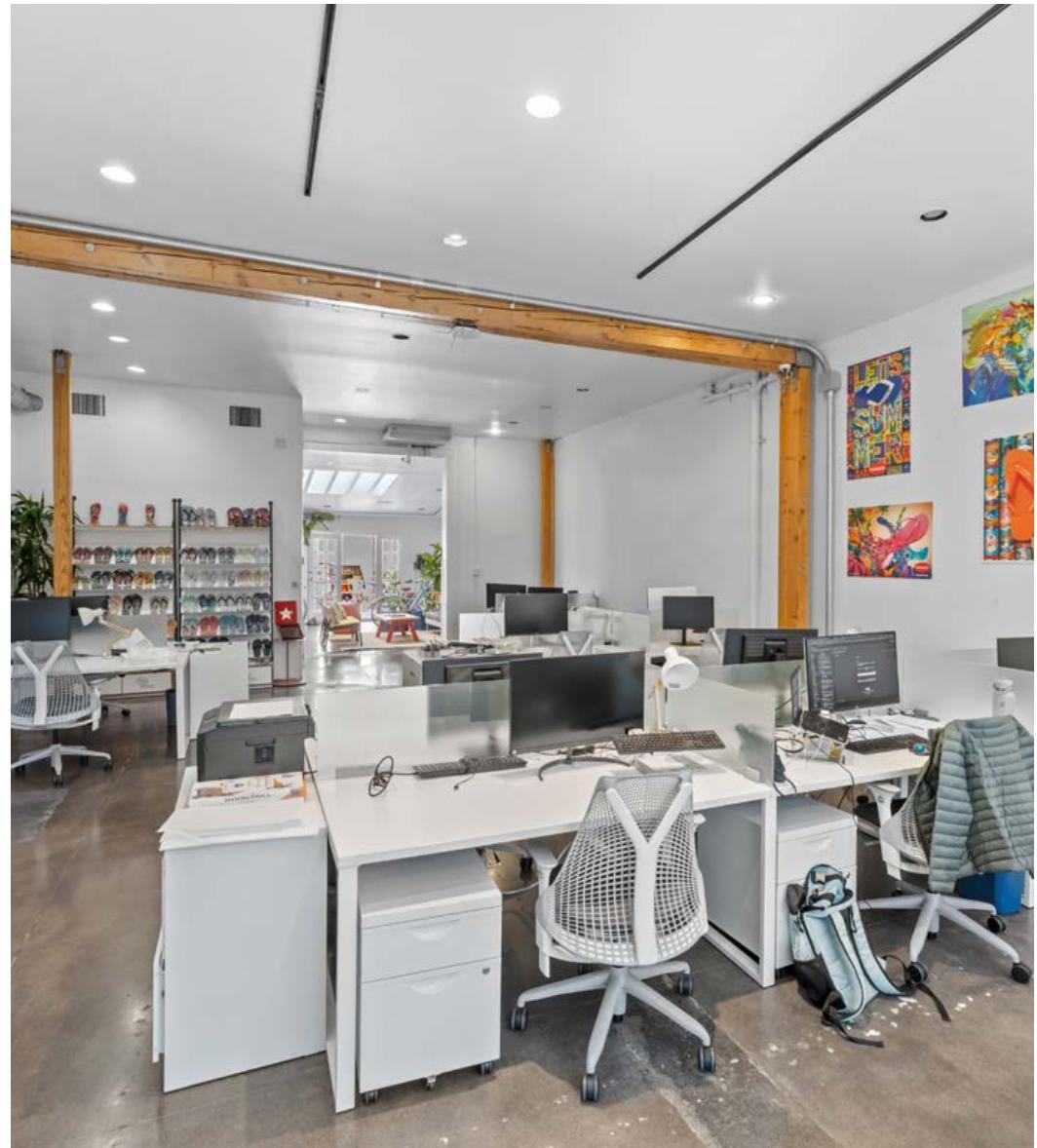
# STUDIO 1



Z

SUBLEASE

513 BOCCACCIO AVENUE, VENICE, CA 90291



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SUBLEASE

513 BOCCACCIO AVENUE, VENICE, CA 90291



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## STUDIO 1, FLOOR 2



from  
Brazil  
since  
1962.

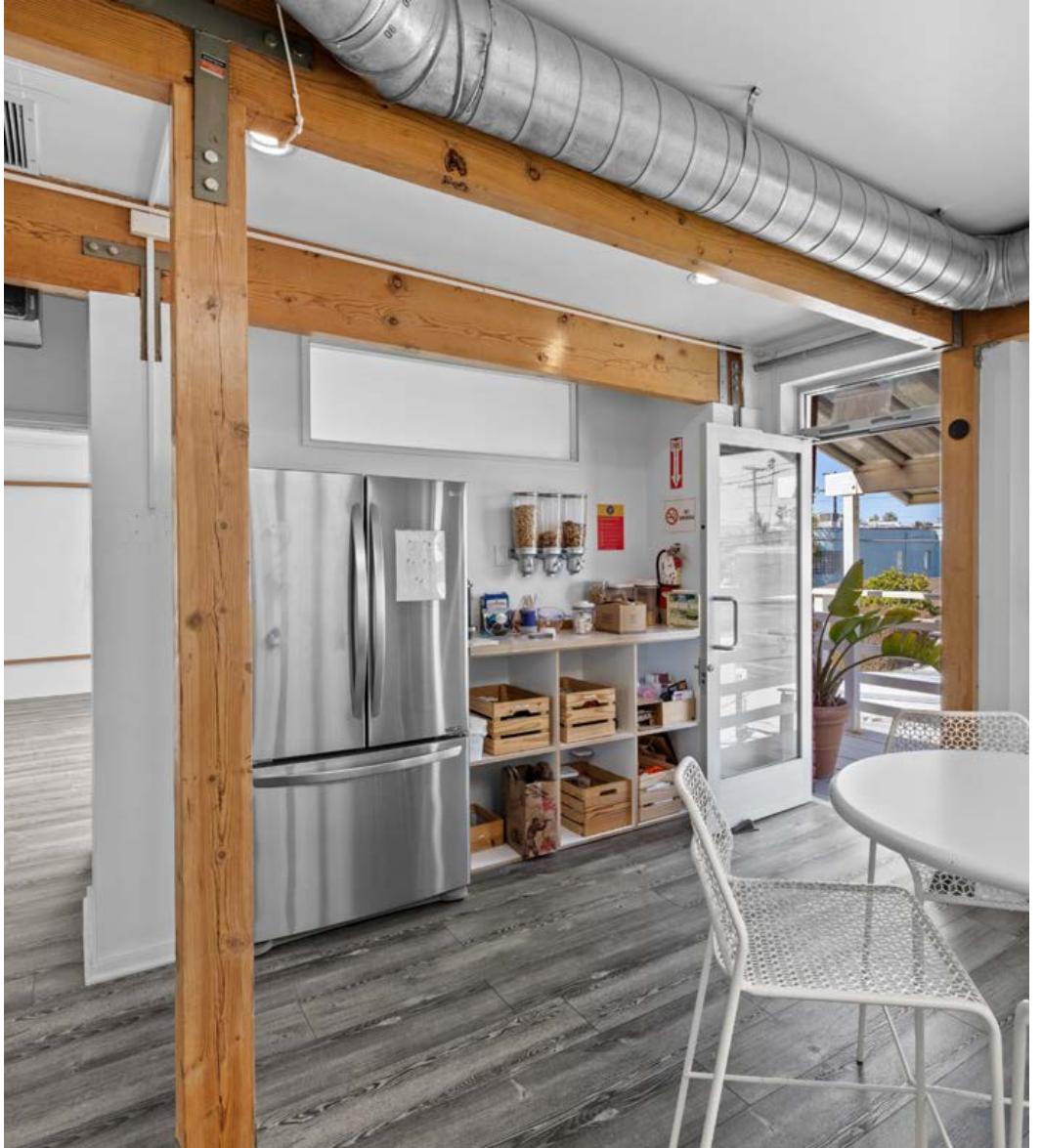


WATCH YOUR STEP



**SUBLEASE**

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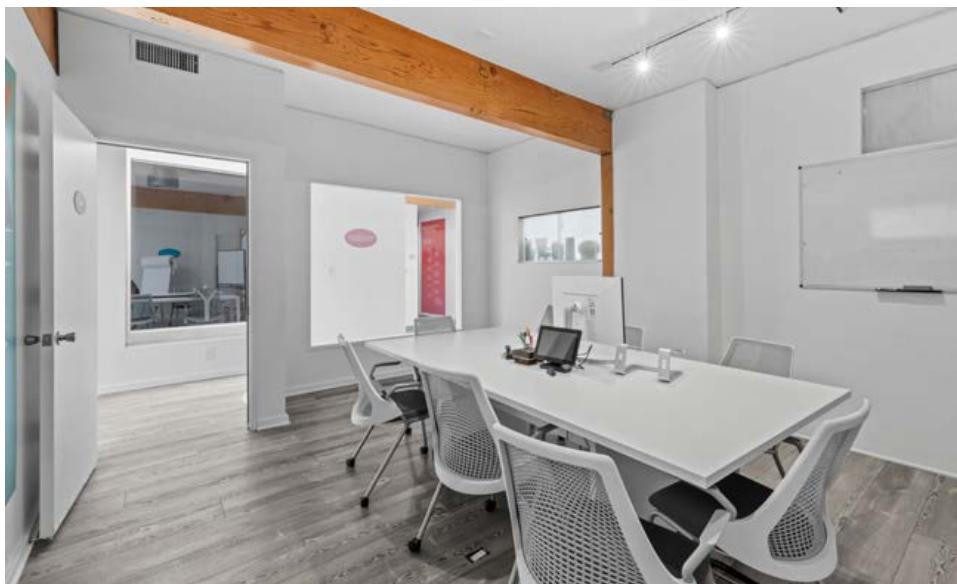
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Z

**SUBLEASE**

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STUDIO 2



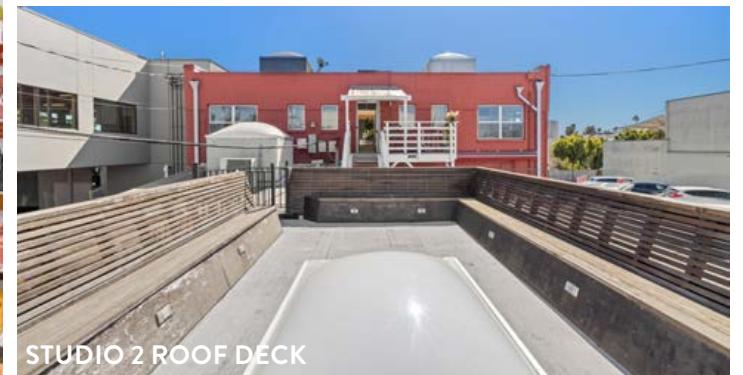
from  
Brazil  
since  
1962.

SHOWROOM  
12 FEET ←  
RECEPTION  
12 FEET →  
ADMIN ↓  
35 FEET  
VENICE BEACH  
3/4 MILE ↓  
SÃO PAULO  
6,165 MILES →



**SUBLEASE**

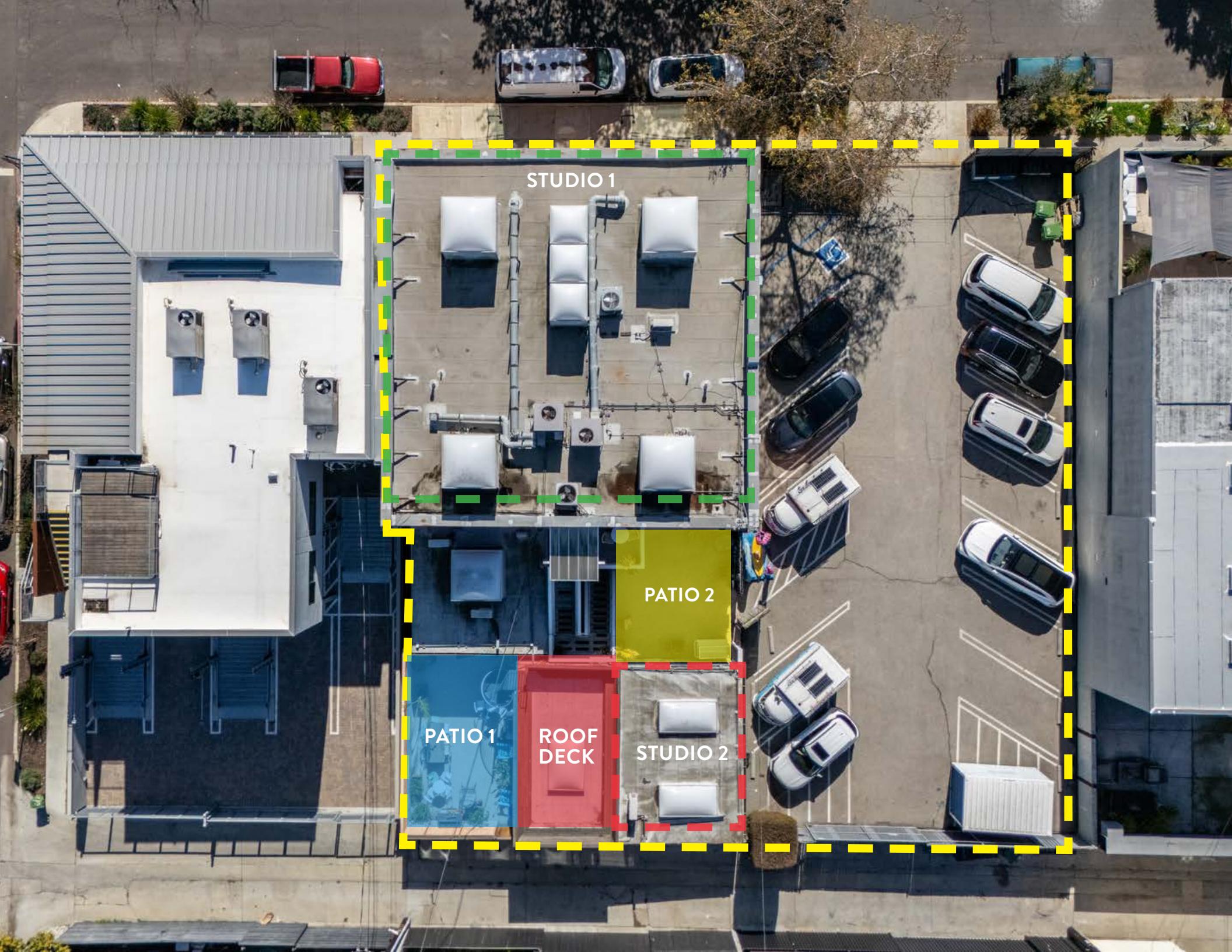
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STUDIO 2 ROOF DECK



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## ABBOT KINNEY BLVD

BIRKENSTOCK

EVERLANE



BLUE BOTTLE  
COFFEE

THE BUTCHER'S  
DAUGHTER

adidas

Chachi

WARBY PARKER

PLANT

FOOD &  
WINE

GJELINA

SALT & STRAW

lululemon

SANTA MONICA

ABBOT KINNEY BOULEVARD

ABBOT KINNEY BOULEVARD

EREWHON MARKET

513 BOCCACCIO AVE  
Venice Beach

MALIBU

SANTA MONICA

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