

FOR LEASE

# 8707

## VENICE BLVD

### HELMS BAKERY DISTRICT

For Lease

310.478.7700

Phone: J. Battista  
Ryan J. Battista

WESTMAC

Monday - Friday  
9 AM - 6 PM  
**VH+**  
VITALITY HEALTH PLUS  
8711 Venice Blvd | RAJ PRASAD, M.D. | Internal Medicine

The M  
310.250.0000

## ±2,700 square foot office building

**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

# WESTMAC

Commercial Brokerage Company

# Property Information



LOCATION	8707 Venice Boulevard, Los Angeles, CA, 90045
LOT SIZE	Approximately 2,402 square feet
YEAR BUILT	1981
BUILDING	Approximately 2,700 usable square feet.
RENTAL RATE	\$2.95 per usable square foot, per month, modified gross.
LEASE TERM	Negotiable
AVAILABILITY	Immediately
ZONING	LAC2-1 zoned land

APN	4312-004-002
PARKING	Up to four (4) cars
COMMENTS	<ul style="list-style-type: none"><li>• Close proximity to Helms Bakery, Downtown Culver City, restaurants, art galleries, etc</li><li>• Access to rear alley</li><li>• Entire building HVAC, two (2) bathrooms and kitchen</li><li>• Easy access to I-10</li><li>• Very efficient floor plan</li></ul>

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

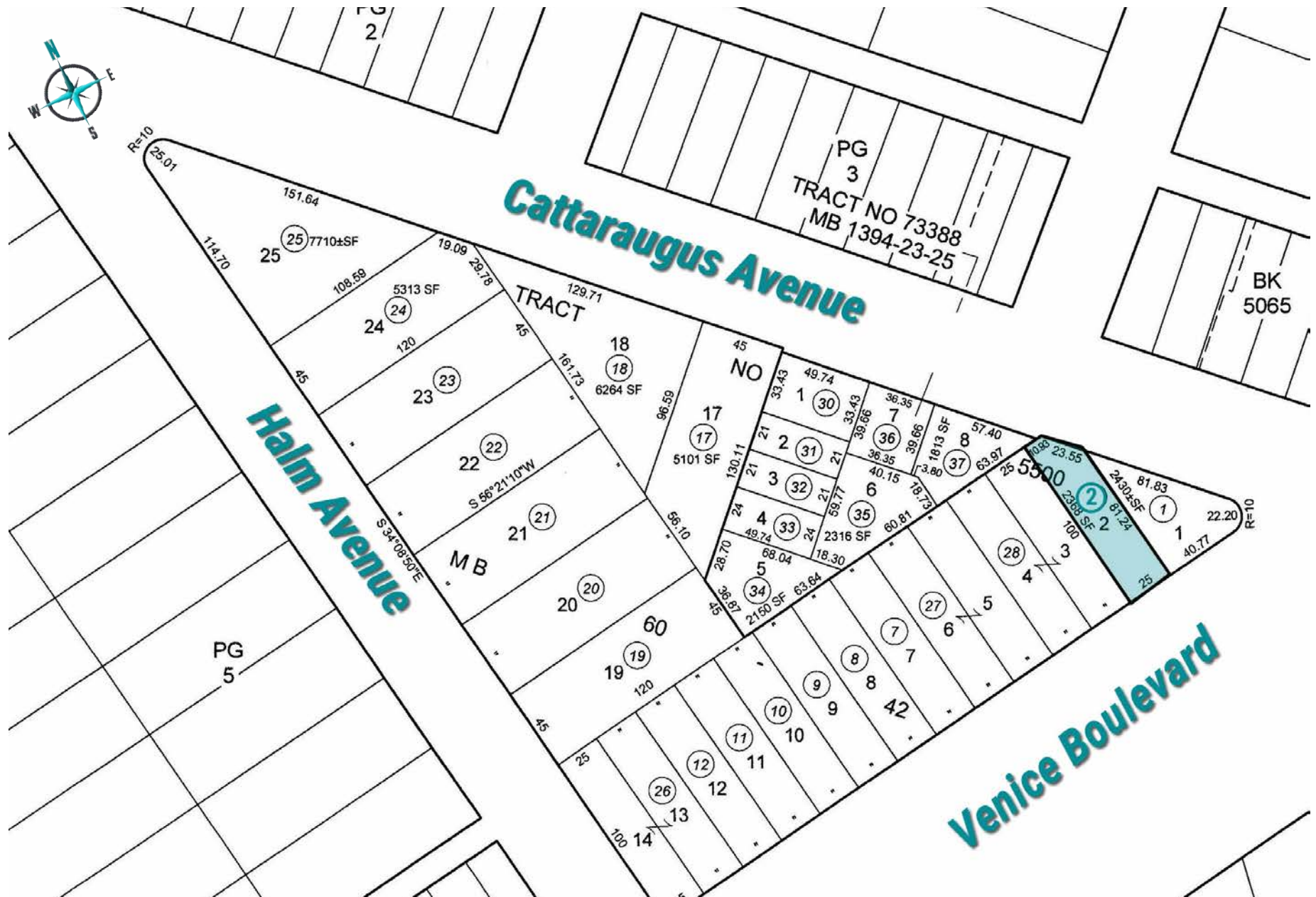


# Property Photo





# Property Map





# HELMS BAKERY

Helms Bakery District - Award winning restaurants, unique design and furnishing shops, and a historical destination

## THE HISTORIC HELMS BAKERY DISTRICT

Located in the heart of West Los Angeles, The Helms Bakery District is a historical landmark that once supplied local residents with their freshly baked bread. Owner and entrepreneur Paul Helms eventually took his local bakery to new heights when it became the official bread of the 1932 Olympic Games held here in Los Angeles.

Today the Helms Bakery District is home to a variety of world class restaurants as well as an eclectic mix of design centers, and furniture shops.

<https://helmsbakerydistrict.com/>





Downtown CULVER CITY - Premier hub of art, culture, and ENTERTAINMENT

# CULVER CITY

*Situated between The Culver Studios and The Culver Hotel, in the heart of downtown Culver City, The Culver Steps offers 40,000 square feet of curated retail, 75,000 square feet of creative office and two-levels of subterranean parking— plus a near-acre-sized public plaza.*

*The development's namesake and defining feature is a grand architectural staircase, which cascades down the side of the four-story building and opens to the public plaza.*

*With grassy green spaces, landscaped terraces and plenty of outdoor seating, The Culver Steps is destined to become the city's go-to-gathering spot—not just for shopping and dining, but for outdoor movies, concerts, farmers' markets and more.*

<https://www.hackmancapital.com/portfolio/the-culver-steps/>

## THE CULVER STUDIOS & THE CULVER STEPS

Located in Culver City, California, The Culver Studios is one of the entertainment industry's most treasured independent film and television studios. Originally built in 1918 by silent movie pioneer Thomas Ince, The Culver Studios has been home to some of the most famous productions in Hollywood history, including *Gone with the Wind*, *Citizen Kane* and *E.T.*

Hackman Capital Partners has embraced the studio's star-studded legacy by having completely modernized the lot—more than doubling its size—for next-generation entertainment. All while preserving the site's historic structures.

The Culver Studios totals 720,850 square feet—including the Mansion and bungalows, five brand new buildings, totaling 500,000 square feet, and two parking structures with 1930 spaces. All in all, the campus offers 619,850 square feet of creative office and state-of-the-art production support space, 91,263 square feet of stages, and 4,736 square feet of stage support space.

<https://www.hackmancapital.com/portfolio/the-culver-studios/>



# Property Photos



# Property Photos







Exclusively Listed by:



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