

FOR LEASE

12240

VENICE BLVD

LOS ANGELES, CA 90066



AVAILABLE SMALL OFFICE SPACE AVAILABLE IN DESIRABLE WESTSIDE LOCATION

PROPERTY INFO

AVAILABLE SPACES

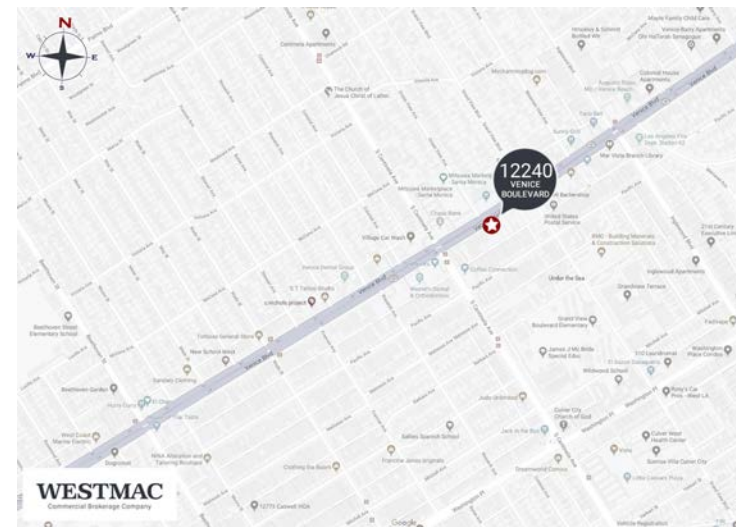
Suite	Square Feet	Occupancy	Rental Rate
Suite #12A*	±1,053 RSF	Vacant	\$2.45/SF/month, FSG

* Entry lobby, large open room, one private office, storage closet, sink/counter/ coffee area. Large windows with frontage on Venice Blvd, with views of Santa Monica mountains.

Building Size: Three [3] stories consisting of approximately 14,000 square feet.

Parking: 2/1000 ratio at \$100 per car, per month

- Features**
- » Garden atrium style office building.
 - » Hard to find small office
 - » Extremely well maintained building
 - » Walking distance to a wide variety of amenities (see aerial amenities map)
 - » Easy access to 405 Freeway, WLA, Culver City, Venice, Marina Del Rey, & LAX.
 - » Small exterior signage available. Visible on Venice Boulevard.
 - » Abundant metered street parking.
 - » Easy vehicle access to the subject building.



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12240 Venice Boulevard, Los Angeles, CA 90066

PROPERTY PHOTOS



COURTYARD, GROUND FLOOR



COURTYARD, SECOND FLOOR

AERIAL AMENITIES MAP



Local Businesses

- | | | | | | | | | | | | | | | | | | |
|----------------------------------|------------------------------------|---------------------------|------------------------|-----------------------|------------------|------------------------|--------------|-----------------------|----------------|-------------------------|---------------------------|-----------------------|--------------|----------------|----------------|------------------------|----------------|
| 1 The Mar Vista American Cuisine | 2 Lucie's Ice Cream Shop Mar Vista | 3 LA Brakeless Cycle Shop | 4 Black Diamond Tattoo | 5 Council Thrift Shop | 6 The Dog Bakery | 7 Atmosphere Mar Vista | 8 Art Bar LA | 9 Full Circle Pottery | 10 Sunny Grill | 11 Quiadaiyn Restaurant | 12 Mar Vista Ranch Market | 13 Peach Tree Pottery | 14 El Charro | 15 Hurry Curry | 16 La Potranca | 17 House of Thai Taste | 18 Saby's Café |
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