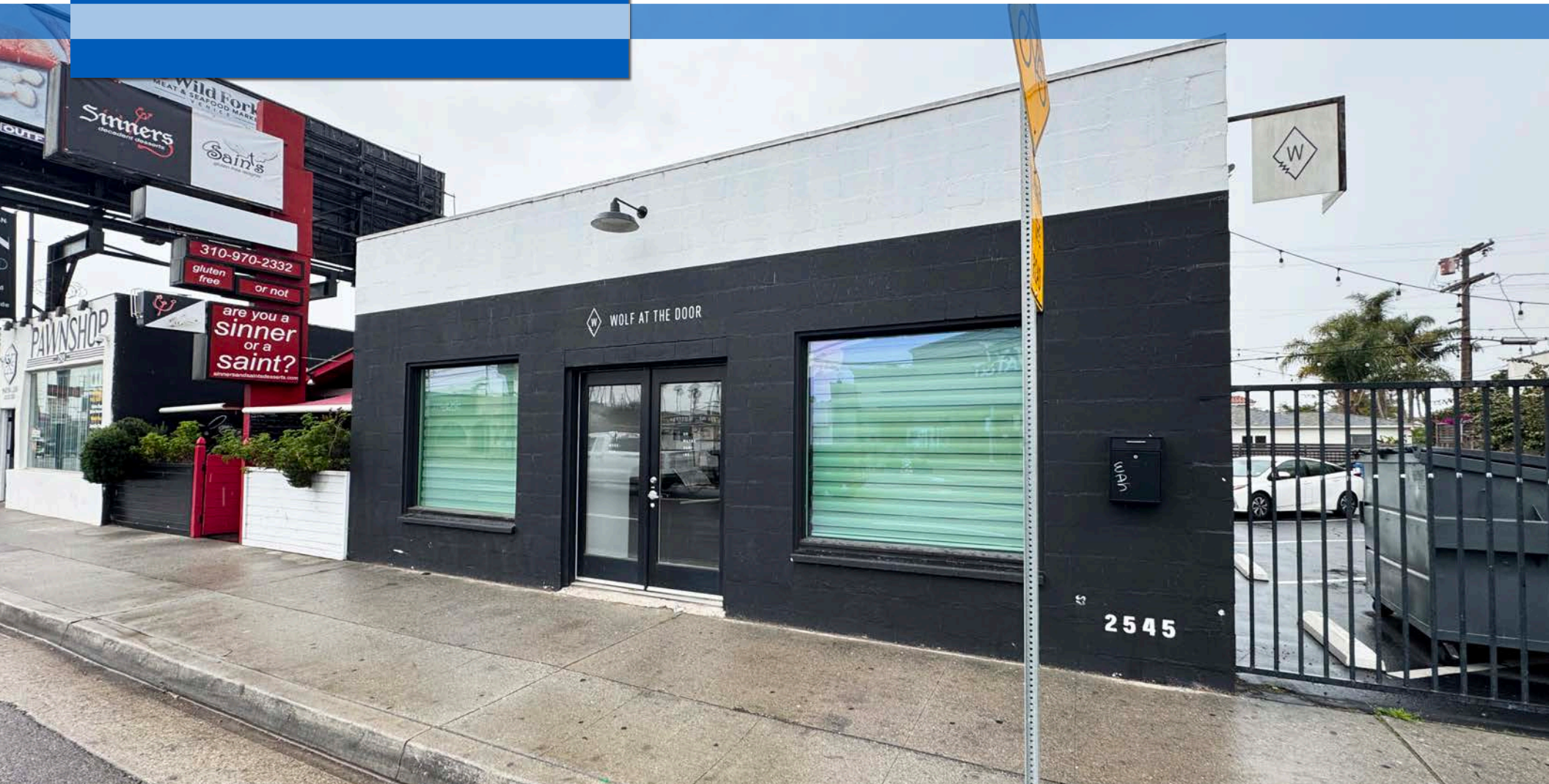


FOR LEASE

2545 LINCOLN BLVD | VENICE, CA 90291



..... Daniel A. Bahr

..... DRE# 01488504

..... 323.646.5938

..... daniel@core-cre.com

..... Peter J. Hercz

..... DRE#01280014

..... 818.231.5938

..... peter@core-cre.com





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PROPERTY OVERVIEW

2545 Lincoln Blvd | Venice, CA 90291

Located at 2545 Lincoln Blvd in the heart of Venice, California, this prime ±2,000 SF office and retail space is a unique opportunity for businesses seeking a creative and versatile environment. Currently built out as a recording studio and creative office, the space features four soundproof rooms designed for recording, making it an ideal setting for a music production studio, podcasting, or other audio-related businesses.

Whether you're in the entertainment industry, looking to set up a creative office, or seeking retail space in a trendy area, this location offers the flexibility and amenities needed to support your business.

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KEY HIGHLIGHTS

2545 Lincoln Blvd | Venice, CA 90291

.....
\$5,550 Per Month / Modified Gross

- Open layout includes built-in workstations, providing a collaborative environment for creative professionals.
- Welcoming reception area perfect for greeting clients or customers.
- Fully equipped kitchen offers convenience for daily operations.
- Space also includes a private restroom for added comfort.
- On-site Parking ensures ease of access for employees and clients alike.
- Versatile space ideal for expanding your recording studio, launching a podcasting venture, or opening a retail space.



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DRE# 01280014

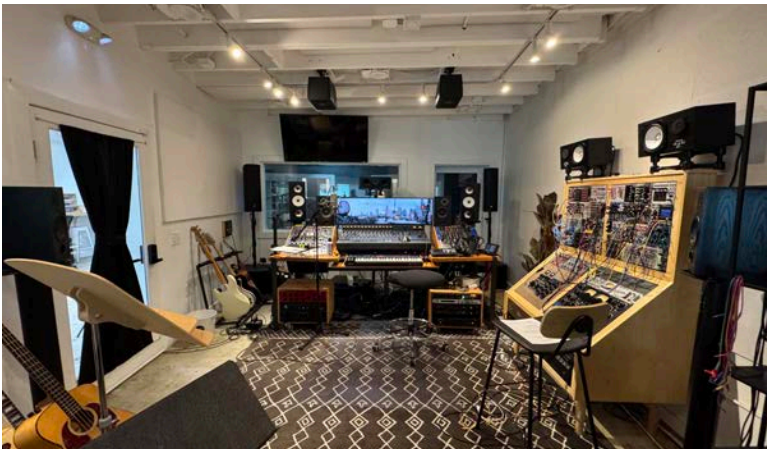
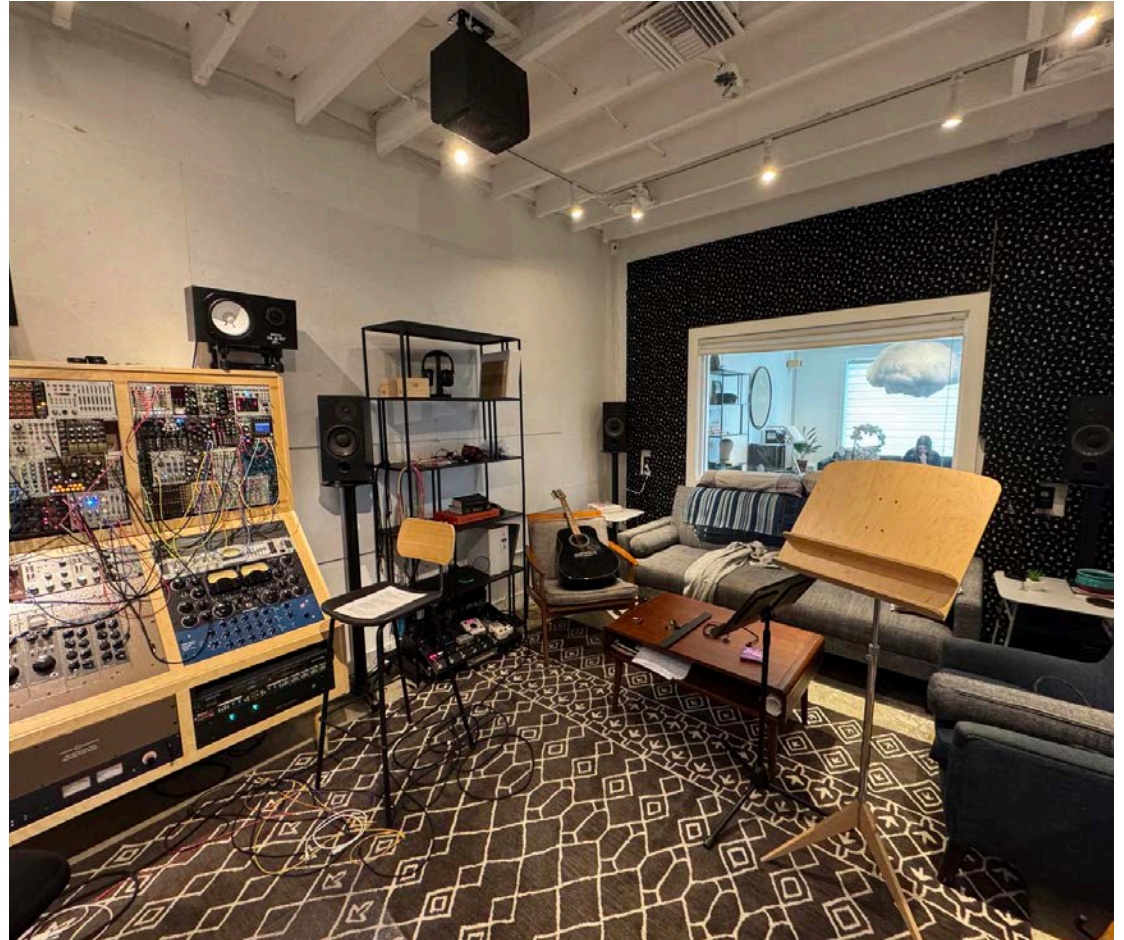
818.231.5938

peter@core-cre.com



STUDIO INTERIOR

2545 LINCOLN BLVD | VENICE, CA 90291



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ONSITE PARKING

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AREA OVERVIEW

Situated in a vibrant and hip part of Venice, the property is surrounded by an eclectic mix of shops, galleries, cafes, and other creative businesses, making it the ideal setting for a business that thrives in a dynamic and artistic environment.

Just minutes from Venice Beach, this location offers excellent visibility and access to all that this iconic neighborhood has to offer.



ABBOT KINNEY
BOULEVARD
90291
VENICE, CALIFORNIA



SUBJECT PROPERTY



WASHINGTON BLVD

LINCOLN BLVD



Daniel A. Bahr

DRE# 01488504

323.646.5938

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peter@core-cre.com

