

INDU STRY

CREATIVE OFFICE
SUITE 2: 1,266 RSF
SUITE 4: 2,450 RSF
SUITE 8: 1,272 RSF



FOR LEASE

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

ELLIOT SCHWARTZ
es@industrypartners.com
CA BRE No. 02020686

AVAILABLE SF

Suite 2: ±1,266 RSF

Suite 4: ±2,450 RSF

Suite 8: ±1,272 RSF

RATE

\$3.85/SF per Mo. FSG

COMMENCEMENT

Immediate

TERM

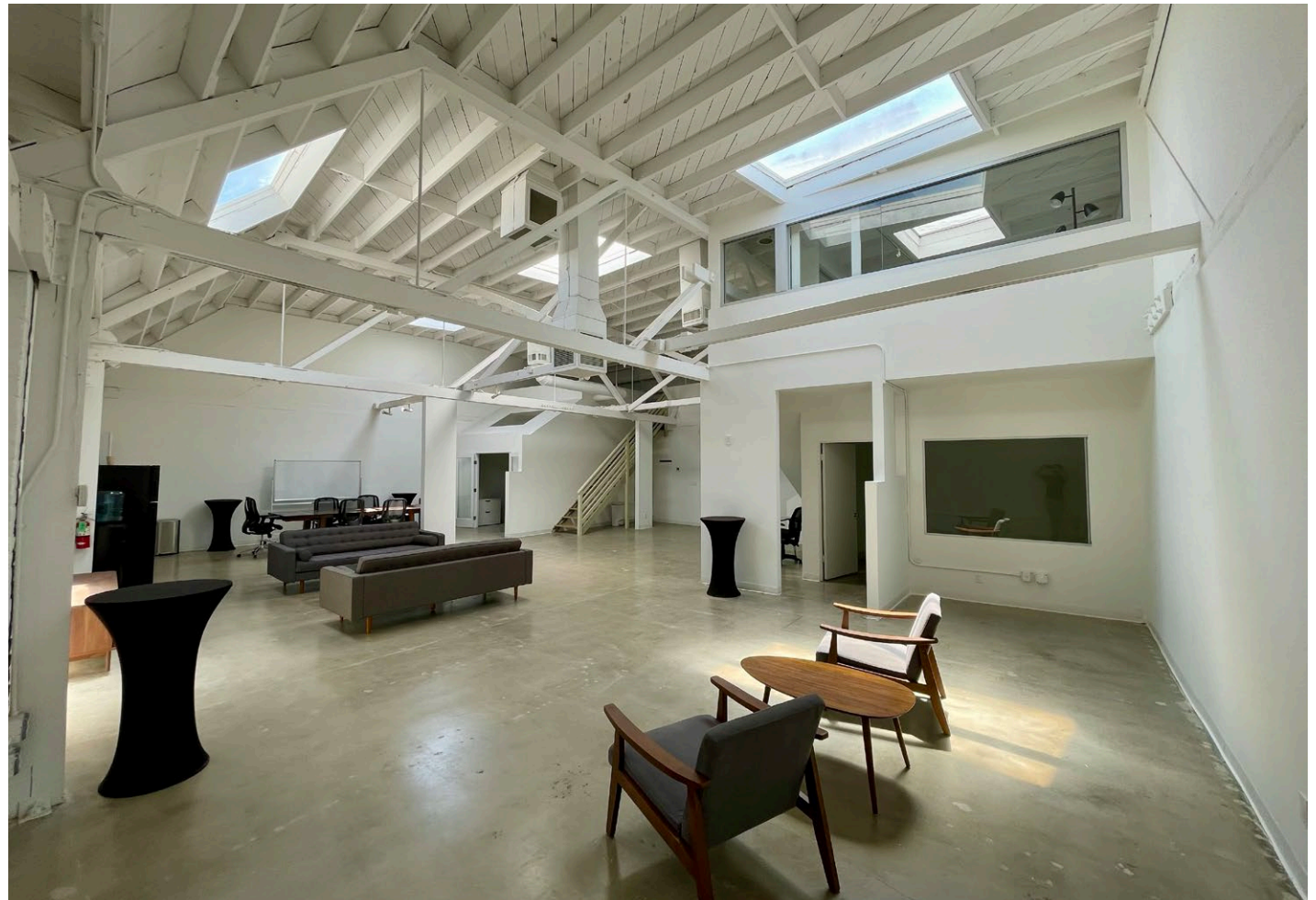
1 – 3 years

PARKING

4 Free Parking spaces

**Standalone creative office building
on Main Street in Venice****FEATURES**

- High ceilings
- Exposed wood beams and truss ceilings
- Polished concrete floors
- 5 total private offices
- Skylights and tons of natural light
- Gated parking lot
- Fiber optic internet
- Management on-site
- Adjacent to many restaurants and retail amenities



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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FOR LEASE

CREATIVE OFFICE

228 MAIN ST VENICE CA 90291

INTERIOR PHOTOS



About the Venice

Walkable and bikeable neighborhood with a diverse, high-quality amenity base

Vibrant community of young creative professionals

Urban art and galleries within walking distance

One of the most active retail economic hotspots in the L.A. region.

88/100 WALKSCORE
0.5 MILES FROM THE OCEAN
7-MIN DRIVE TO 10 FWY

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2 min
WALK



Forma Venice: Forma Venice is celebrated for its delicious pasta dishes and extensive cheese selection. The restaurant provides a warm and inviting atmosphere, perfect for enjoying a leisurely meal with friends or family.

3 min
WALK



Gnarwhal Coffee: Gnarwhal Coffee is a cozy spot known for its quality brews and friendly atmosphere. It's the perfect place to grab a coffee and relax, whether you're starting your day or taking a break.

3 min
WALK



The Rose Venice: The Rose Venice offers a vibrant dining experience with a diverse menu that features fresh, seasonal ingredients. The spacious interior and outdoor patio make it an ideal spot for any meal of the day.

6 min
WALK



The Window at American Beauty: The Window at American Beauty serves up some of the best burgers in Venice. This casual eatery is perfect for a quick, tasty meal on the go, with a menu that also includes fries, salads, and other comfort food favorites.

7 min
WALK



Gjusta: Gjusta is a bakery and deli known for its artisanal breads, pastries, and sandwiches. The rustic, industrial space adds to the charm, making it a popular spot for breakfast, lunch, and everything in between.