

**CBRE**



**248**  
**MAIN STREET**

*Venice | CA 90291*

# PREMIER STAND-ALONE CREATIVE HQ

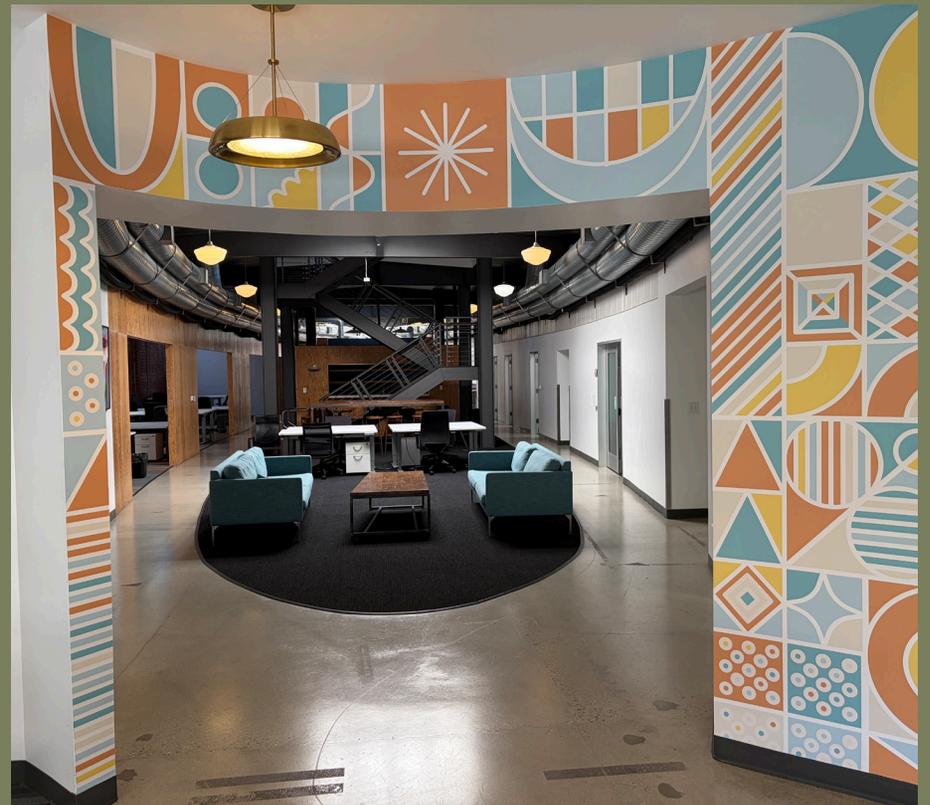
IN VENICE JUST BLOCKS AWAY FROM SANTA MONICA AND ITS UPSCALE STORES AND VARIOUS EATERIES.

Discover a rare opportunity to occupy a meticulously improved, stand-alone brick building located at 248 Main Street, perfectly positioned just north of Rose Avenue. This approximately 9,620 square foot creative compound offers the ultimate blend of privacy and prestige, having been significantly upgraded by the prior tenant, a global Fortune 10 technology leader.

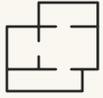


# THE OPPORTUNITY

This property is more than just office space; it is a brand statement. The stand-alone nature of the building provides a unique branding opportunity for a company seeking a flagship identity in a neighborhood defined by creativity and innovation. Don't miss this chance to make a statement and establish your company as a leader in the Silicon Beach ecosystem.



# AMENITIES



Mezzanine Level  
with Outdoor  
Rooftop Deck



21 Surface  
Parking Spaces

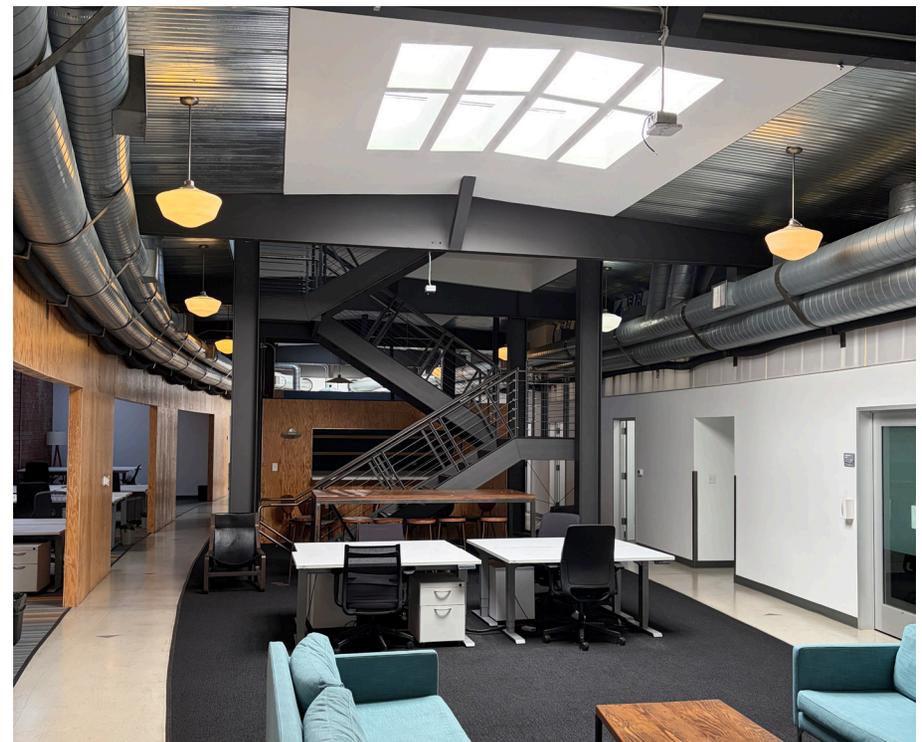


\$4.95/ SF NNN  
(0.55/SF Approx. NNNs)



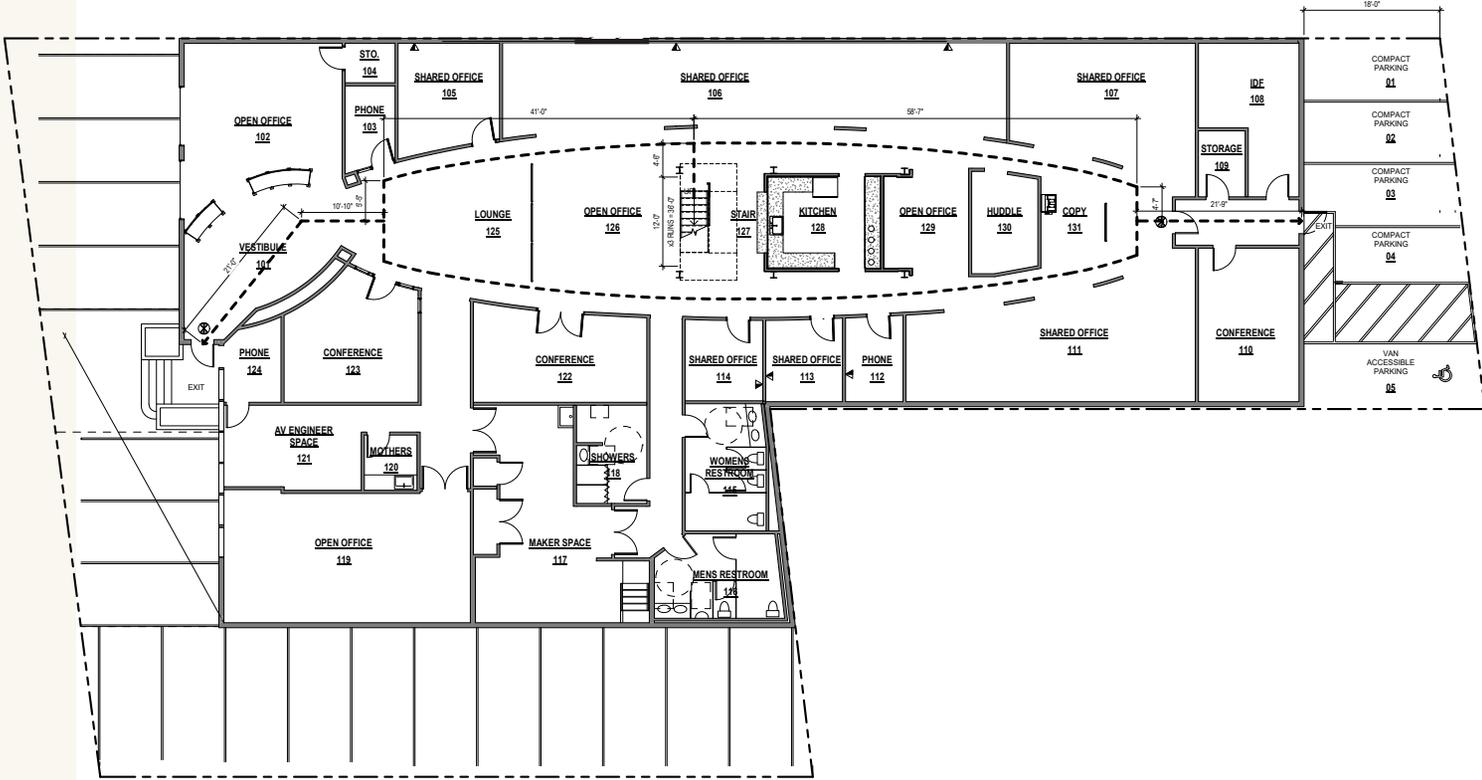
# TURNKEY CREATIVE BUILD-OUT

The interior features a turnkey creative build-out that balances industrial character with modern sophistication, boasting soaring open ceilings, abundant natural light, and premium finishes throughout. This property is furnished and ready for immediate occupancy, allowing you to plug in and start working right away. The space is partially furnished with over 50 desks, chairs, filing cabinets, and other furniture.



# FLOOR PLAN

9,620 SF



# THE LOCATION

MAIN STREET ENERGY & SILICON BEACH INNOVATION

Situated on the border of Venice and Santa Monica, 248 Main immerses you in one of Los Angeles' most dynamic and walkable submarkets. Enjoy the best of coastal living, with world-class dining, coffee culture, and boutique retail just steps away. Your team can start the day with a surf at Venice Beach, grab lunch at iconic spots like The Firehouse, Gjelina and many others, and host clients at the nearby Santa Monica luxury hotels.







# 248 MAIN STREET

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**JEFF PION**

+1 310 550 2537  
jeff.pion@cbre.com  
Lic. 00840278

**MICHELLE ESQUIVEL**

+1 310 550 2525  
michelle.esquivel@cbre.com  
Lic. 01290582

**DREW PION**

+1 310 550 2566  
drew.pion@cbre.com  
Lic. 02085229



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