

LEASE OPPORTUNITY

41 Market Street

VENICE, CA



NEWMARK

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Discover the newly renovated 3,240 square foot live-work or office space located at **41 Market Street in Venice**. This versatile property offers an expansive open space that is beautifully illuminated by skylights and features a **new kitchen, bathrooms, flooring, plumbing, electrical, electronic entry system, three air conditioning units, motorized drapes and lighting**. The property boasts a striking brick façade complemented by sconces and track lighting, offering an industrial aesthetic that seamlessly blends with the laid-back Venice Beach vibe.

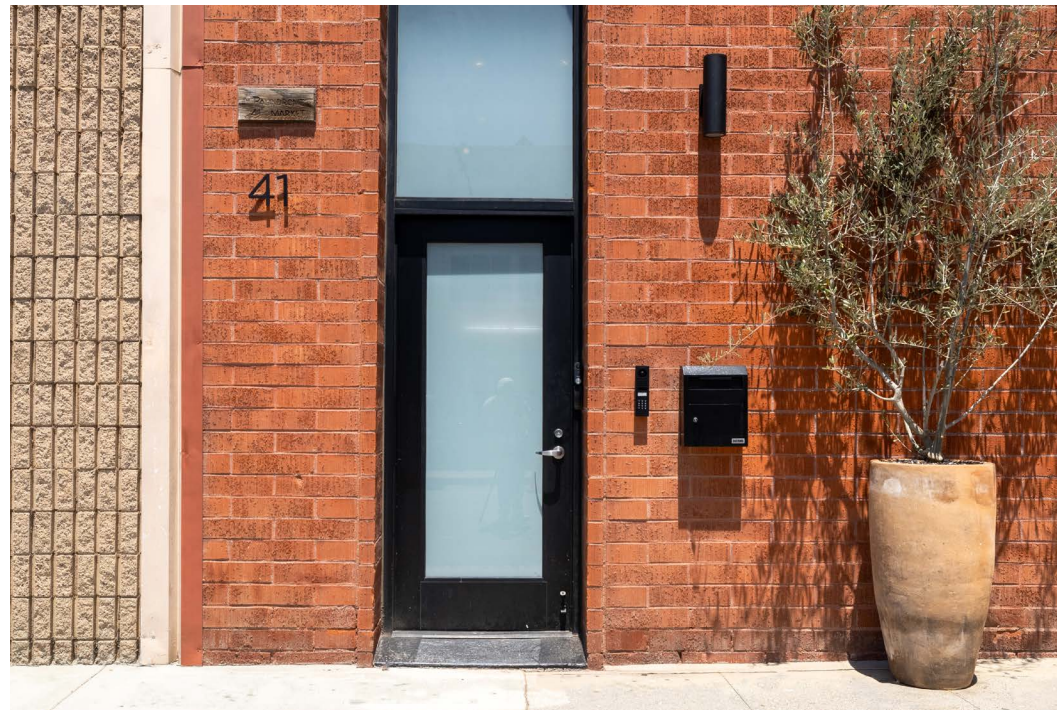
Market Street has a rich history of creativity from film to music and the street has historical significance to artist like Jean-Michel Basquiat, Larry Gagosian, Tony Bill, and Michael Heizer. Market (restaurant) is across the street and in walking distance to an array of eateries nearby.

As you start your day with your feet in the sand and hop over for a quick bite, you will feel like you're living the quintessential Venice Beach lifestyle. This property not only offers a prime location near the beach but also integrates the convenience of modern amenities, allowing you to transition effortlessly from relaxation to productivity.

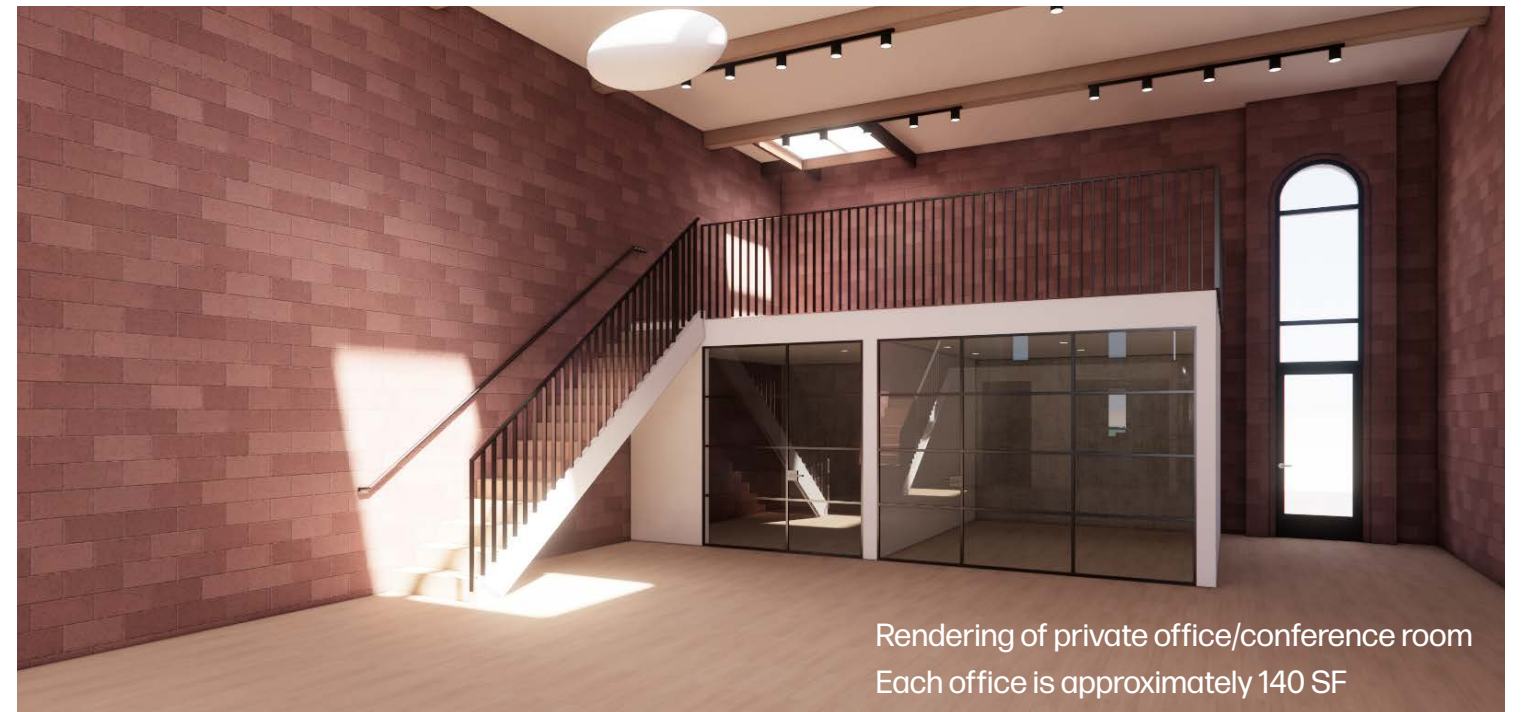


Space Highlights

- Operable skylights enhancing the natural light.
- Modern kitchen equipped with an electric stovetop, high-end fixtures, water filtration, refrigerator with ice-maker and a microwave.
- Motorized Drapes, Electronic Entry System, CAT 6 Wiring Throughout
- One half bathroom and one full bathroom (shower) with limewash walls, designed for comfort and style.
- Two mezzanines, one of which is perfect for use as a bedroom or a private office.
- 4 parking spaces secured by the first of two automated roll-up doors, which can also be transformed into a private patio area.
- A second automated roll-up garage door.
- Washer/dryer hookup, offering convenience as you are just steps away from the beach.
- Plans are available for the addition of a third bathroom in the bedroom/private office mezzanine, allowing for further customization according to your needs.

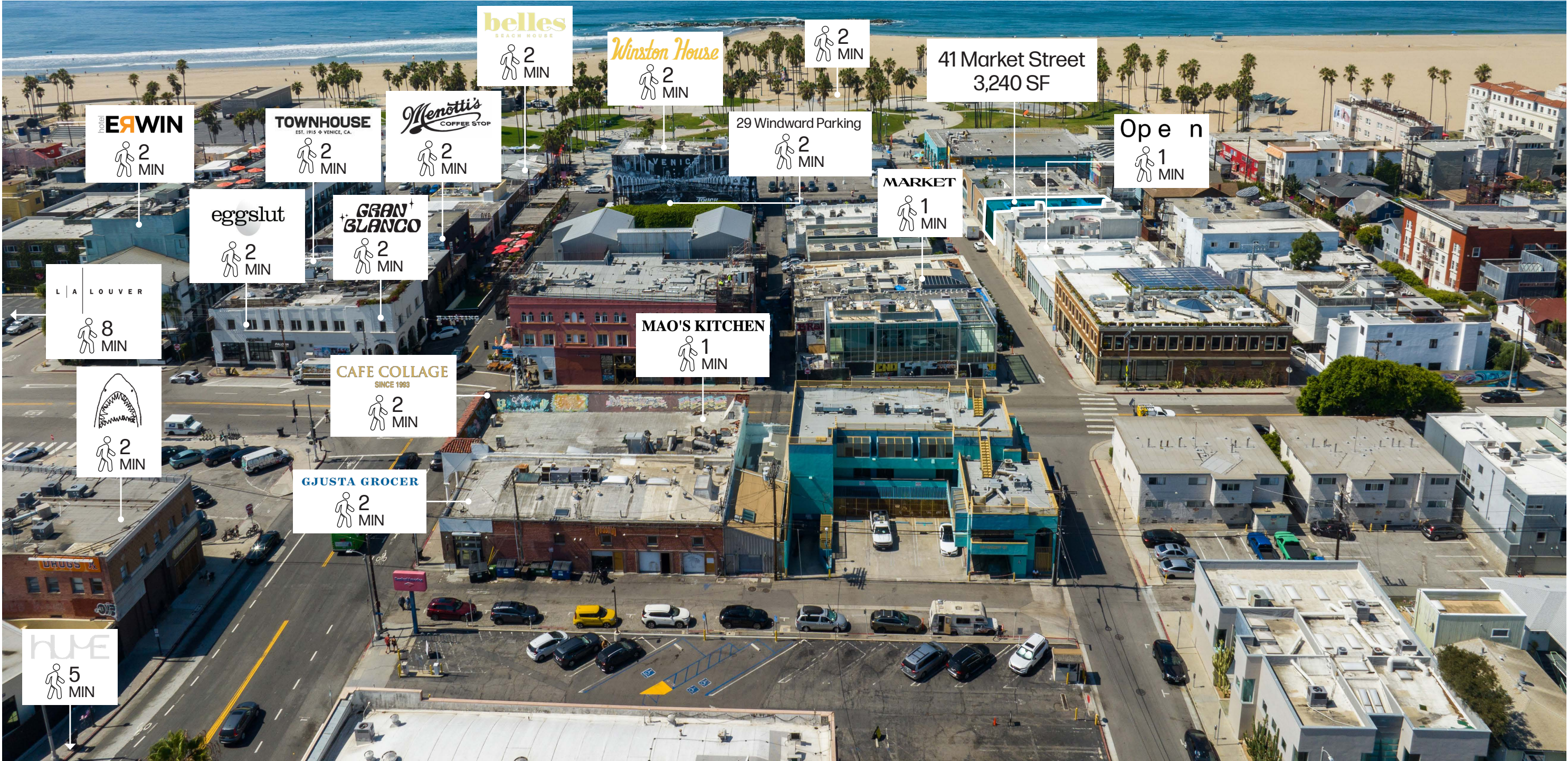






Neighborhood Amenities

 **98**
Walk Score





14

15

Patio Renderings









Leasing Offering

3,240 SF (interior/exterior)

\$6.00/SF per month, plus NNN's

Lease Term 3-5 years

Occupancy: Immediate

4 parking spaces available onsite and additional spaces available across the street.

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