



FOR SALE
CREATIVE OFFICE
AND LIVE WORK
COMPLEX

200 MILDRED AVE
VENICE, CA 90291

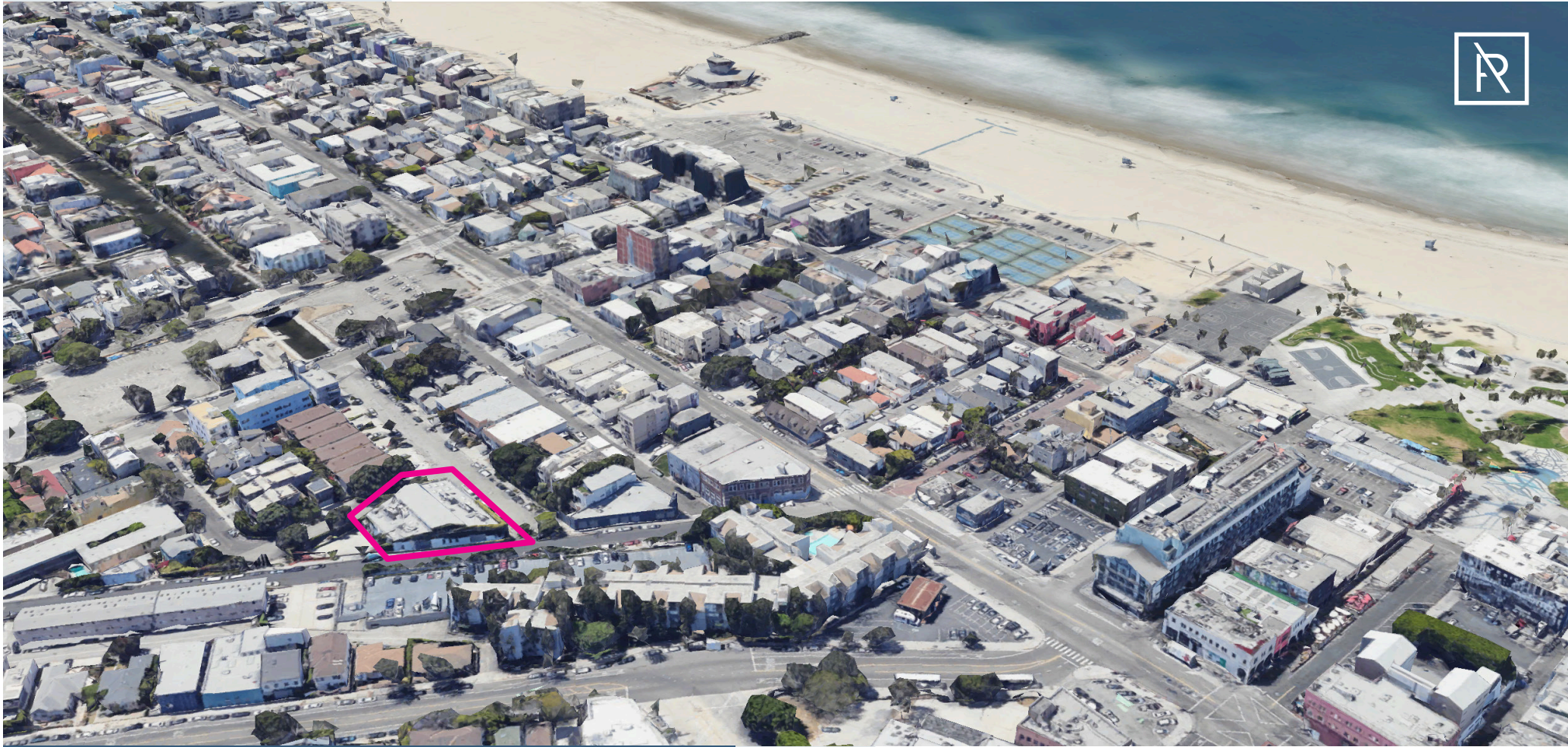
EXECUTIVE SUMMARY

200 Mildred is a free standing 9,328 SF creative office and live work complex situated one block from the world famous Venice Beach Ocean Front Walk. With on-site private gated parking for up to 8 cars, outstanding power capabilities, and a fully cabled dedicated fiber optic internet system in place, the property lends itself to countless industry sectors for a one of a kind exclusive creative office campus.

The interior of the building boasts polished concrete flooring throughout and a wide span cambered bow truss ceiling with original 1913 construction beams and girders. There have been structural reinforcement steel beams installed throughout the interior and currently has an in place security system, making this a secure and stable property for worry free occupancy. Natural light is provided by wrap-around skylights with electric shades and glazed perimeter windows for privacy. Additional features are a wood burning fireplace with chimney, kitchen, three private bathrooms, and over-standard HVAC systems.

The property's LAR3 zoning allows for a density increase to a residential use at some point in the future. The building has been used for high profile production and editing offices for the last 20 years, most famously known for producing The Matrix film series.





**One block from the Pacific Ocean, 4 blocks from Abbot Kinney,
and just minutes from countless dining options**

RBA (SF):
9,328 SF

LOT SIZE:
12,632 SF

PARKING:
Private
Secured 8-10 stalls

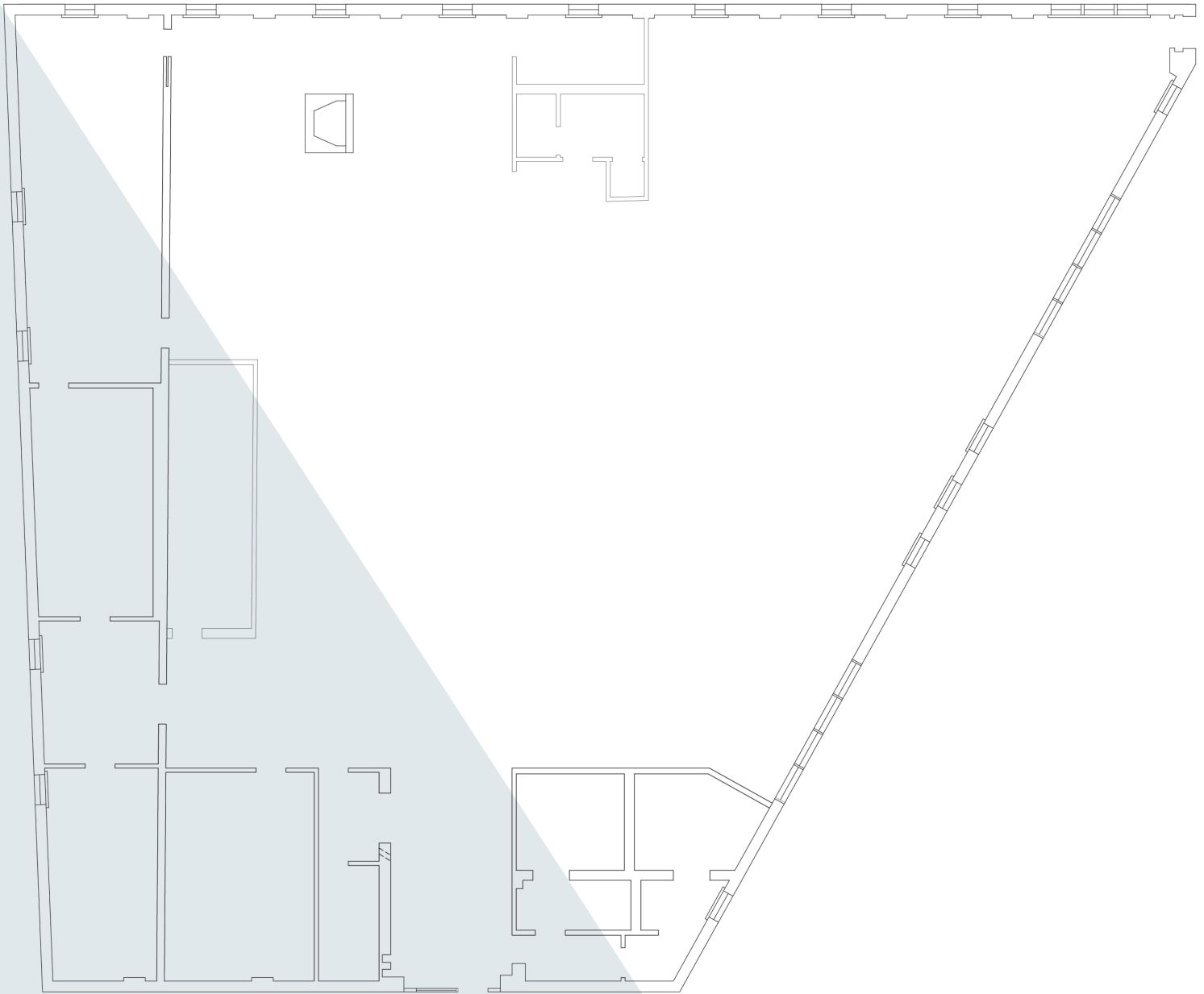
ZONING:
LAR3

FEATURES:

- One Block from The Pacific Ocean
- 4 Blocks from Abbot Kinney
- State Of The Art Power and Connectivity Capabilities
- Large Server Room With Dedicated HVAC System
- 8 Gated Parking Stalls
- Outdoor Patio Area
- Minutes from Countless Dining Options
- Surrounding Street Parking Available

PRICE
\$9,950,000





FLOOR PLAN



AREA MAP

1. La Cabana Venice
2. Whole Foods Market
3. Groundwork Coffee Co.
4. Flake
5. Cafe Gratitude
6. American Beauty
7. The Rose Venice
8. Dudley Market
9. Google Venice
10. Gold's Gym Venice
11. Gjusta
12. Felix Trattoria
13. Blue Bottle Coffee
14. lululemon
15. The Butcher's Daughter
16. MediaMonks LA
17. TOMS Flagship
18. Gorjana
19. Gjelina
20. Erewhon Market
21. Great White
22. Gran Blanco
23. Winston House
24. Venice Skatepark
25. Belles Beach House
26. Hotel Erwin
27. Muscle Beach
28. James' Beach
29. Hinano Cafe
30. The Venice Whaler
31. The Ritz-Carlton MDR



200 Mildred Ave

OLIVER FRIES

805.259.9638

oliver@palomarealtypartners.com

DRE#01891656

CHRIS CUNNINGHAM

818.481.7891

chris@palomarealtypartners.com

BRE #01476244

Disclaimer

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.