

FOR LEASE

# 4,325 SF CREATIVE SPACE LOCATED ALONG ROSE AVE

553-555 ROSE AVE #11 | VENICE, CA 90291

Reduced  
Rate

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*We are pleased to present a unique creative space along the iconic Rose Ave corridor that allows a multitude of uses ranging from live/work, retail, office, and a variety of additional uses.*

The 4,325 SF creative space consists of significant street frontage, natural light throughout, multiple private offices/conference rooms, a large open work area, private restrooms, private kitchen, and vaulted ceilings throughout.

With its significant street presence, the space caters itself to any high-end retailer seeking to be along a dynamic walkable commercial corridor. Large floor to ceiling windows along the Rose Ave frontage provides any user the ability to attract street traffic.

The flexible zoning allows a wide range of uses ranging from a creative seeking a live/work home, art gallery, retailer, creative office, production studio, and various other users.

The space has recently gone through major renovations throughout that include HVAC, hardwood flooring, private conference rooms, renovated kitchens, trendy bathrooms, and multiple meeting areas throughout.

Contact the listing team for additional information.





### PROPERTY HIGHLIGHTS

Significant Rose Ave frontage

Turn-key space

Vaulted ceilings and natural light throughout

Multiple private conference rooms/private offices

Multiple private restrooms

Private kitchen

Dynamic location

### PROPERTY OVERVIEW

SPACE SIZE	4,325 SF*
RESTROOMS	2
KITCHEN	Yes
CONFERENCE ROOMS/ PRIVATE OFFICES	4-5
PARKING	No
LEASE RATE	\$4.48/SF MG (approx. \$19,376/month)

**4,325\***

SPACE SIZE (SF)

**\$4.48/SF**

LEASE RATE (MG)

\*Per BOMA

# FLOOR PLAN





553-555  
ROSE AVE #11

*Exclusively listed by*

**CASEY LINS**

714.333.6768

casey.lins.com

LIC N° 01902650

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