

45 N. Venice Boulevard

VENICE, CA



PRIVATE CAPITAL GROUP

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Check out our [VIDEO](#)

Built to perfection

Generational location in the heart of Venice, first time ever on the market for sale

Exceptional owner/user investment opportunity
ideal for office, technology, entertainment
production, design and architecture and other
creative uses, including gallery space
10,359 SF

29 parking spaces by covenant, in secured
parking structure across the street

Sweeping ocean views from
a beachfront location (1/2 block)





Impeccable Interiors

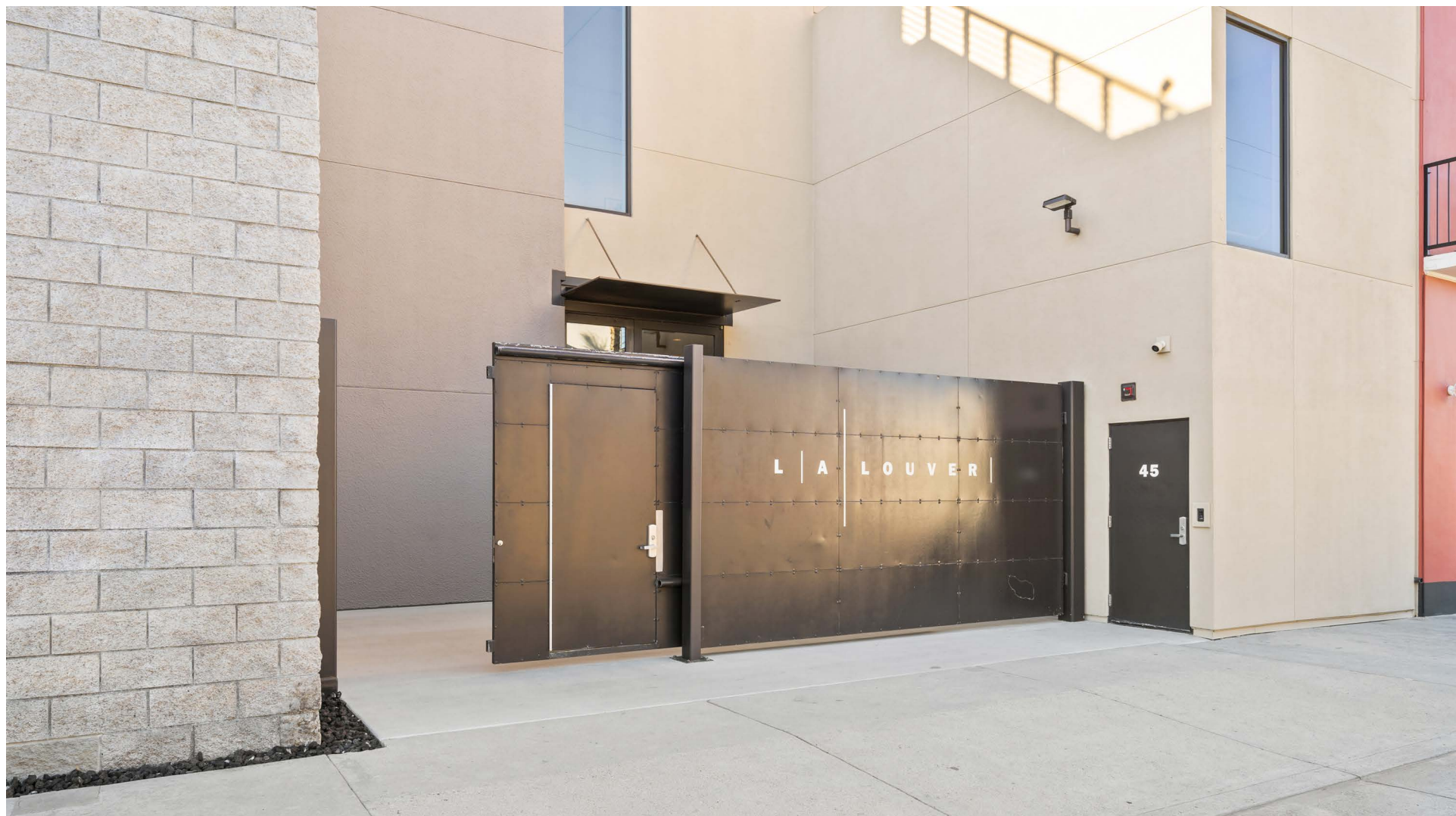


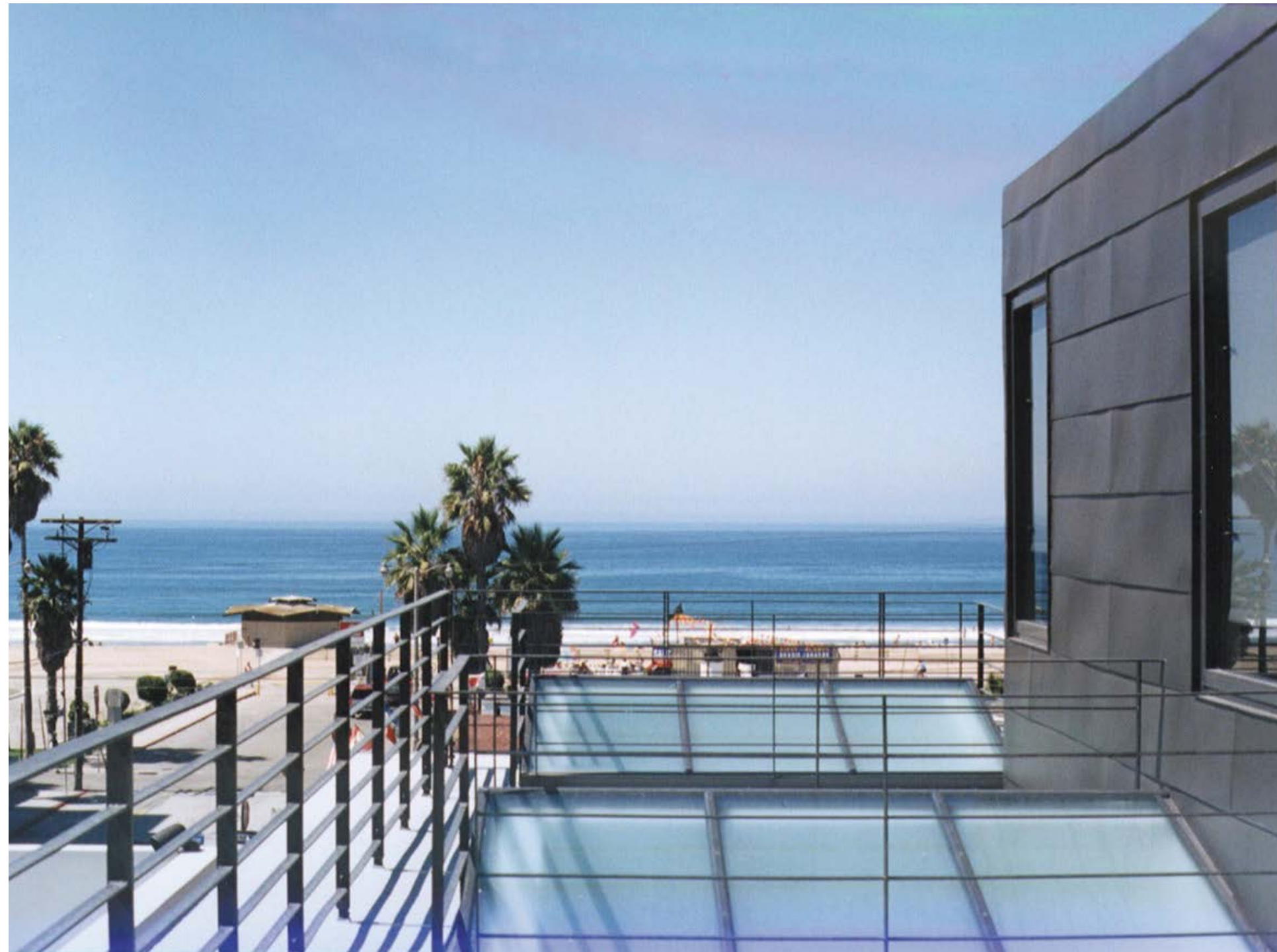
Neighborhood Amenities

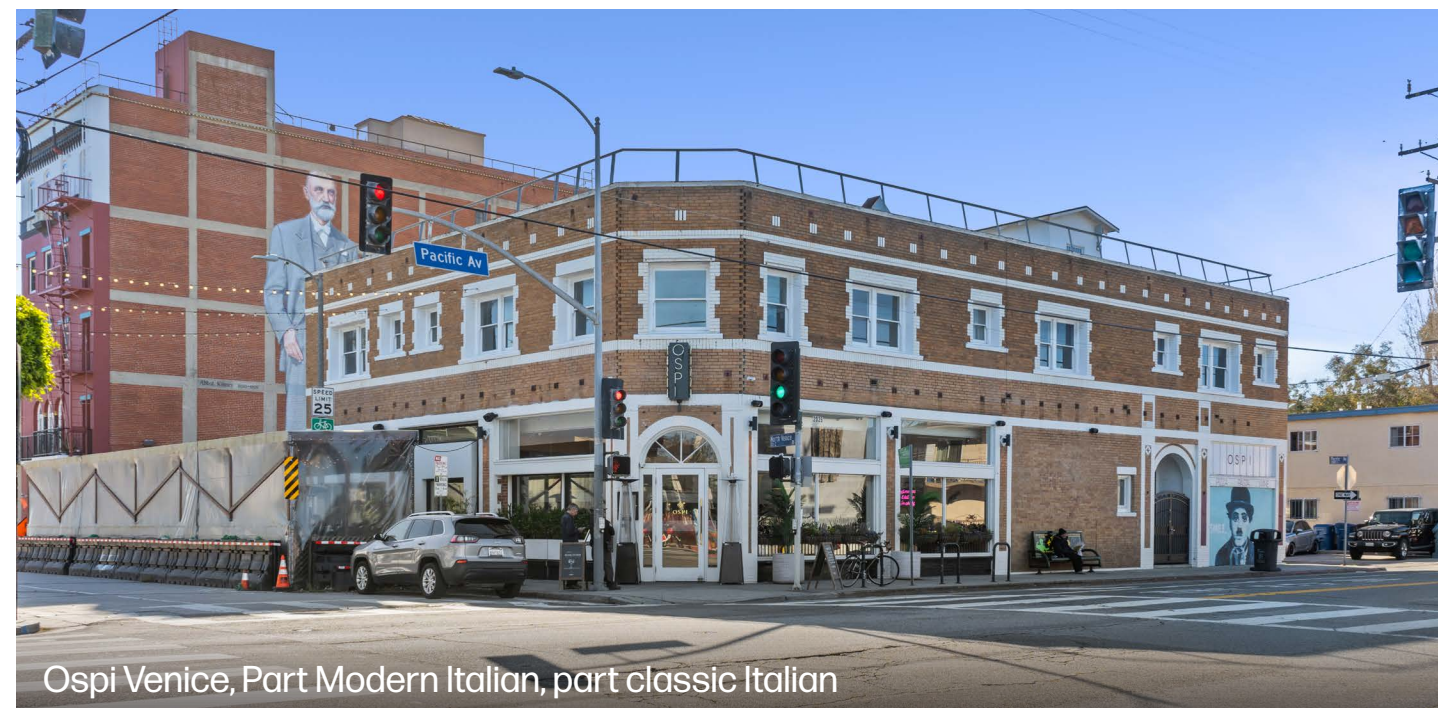
 **98**
Walk Score













Investment Offering

Best in class in Venice Beach

Generational Investment Opportunity

Exceptional core / shell & Interiors, no expense spared

Inspiring, creative asset

98/100 walk score

Pricing: Call for details

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