

**12421 VENICE BLVD.**  
**LOS ANGELES, CALIFORNIA 90066**



**PLAY VIDEO**

**RECENTLY RENOVATED**

**PRIME OFFICE  
SPACE FOR LEASE**



**PALOMA**  
REALTY PARTNERS



## PROPERTY DETAILS

### SIZE

±4,012 SF total, divisible into two ±2,006 SF floors for flexible leasing or full-building use

### PARKING

2 spaces (additional 10+ parking spaces for rent within 2-3 minute walk)

### LEASE RATE

\$4.35/SF MG

### FIBER OPTICS

installed in the building for both floors

### NEW HVAC

throughout entire second floor

This beautifully renovated two-story office building presents a unique opportunity to occupy the entire space or lease one floor for additional income. Thoughtfully designed with high-end finishes and fixtures, the building balances style with functionality—featuring three conference rooms, a modern kitchen and kitchenette, and nineteen workstations that support a productive environment.

An automated security system with motion sensors provides added peace of mind, while the property's convenient location offers easy access to the 405 Freeway. Situated in a vibrant neighborhood, it's just a short walk to popular cafés and restaurants like Blueys, Café Laurent, and Alana's Coffee Roasters.

This turnkey office delivers modern design and day-to-day convenience—an ideal setting to elevate your business.

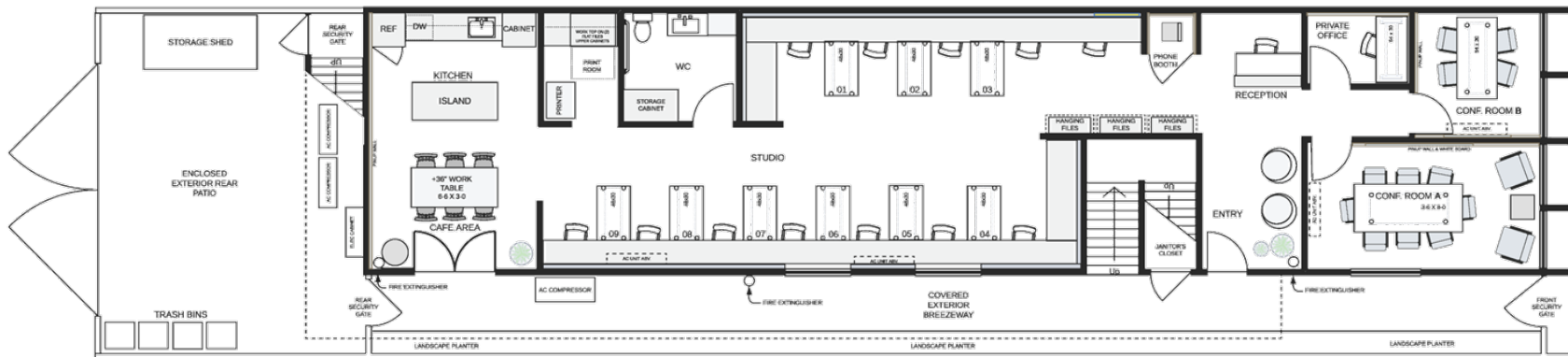








12421 VENICE BLVD. - SECOND FLOOR & SITE PLAN

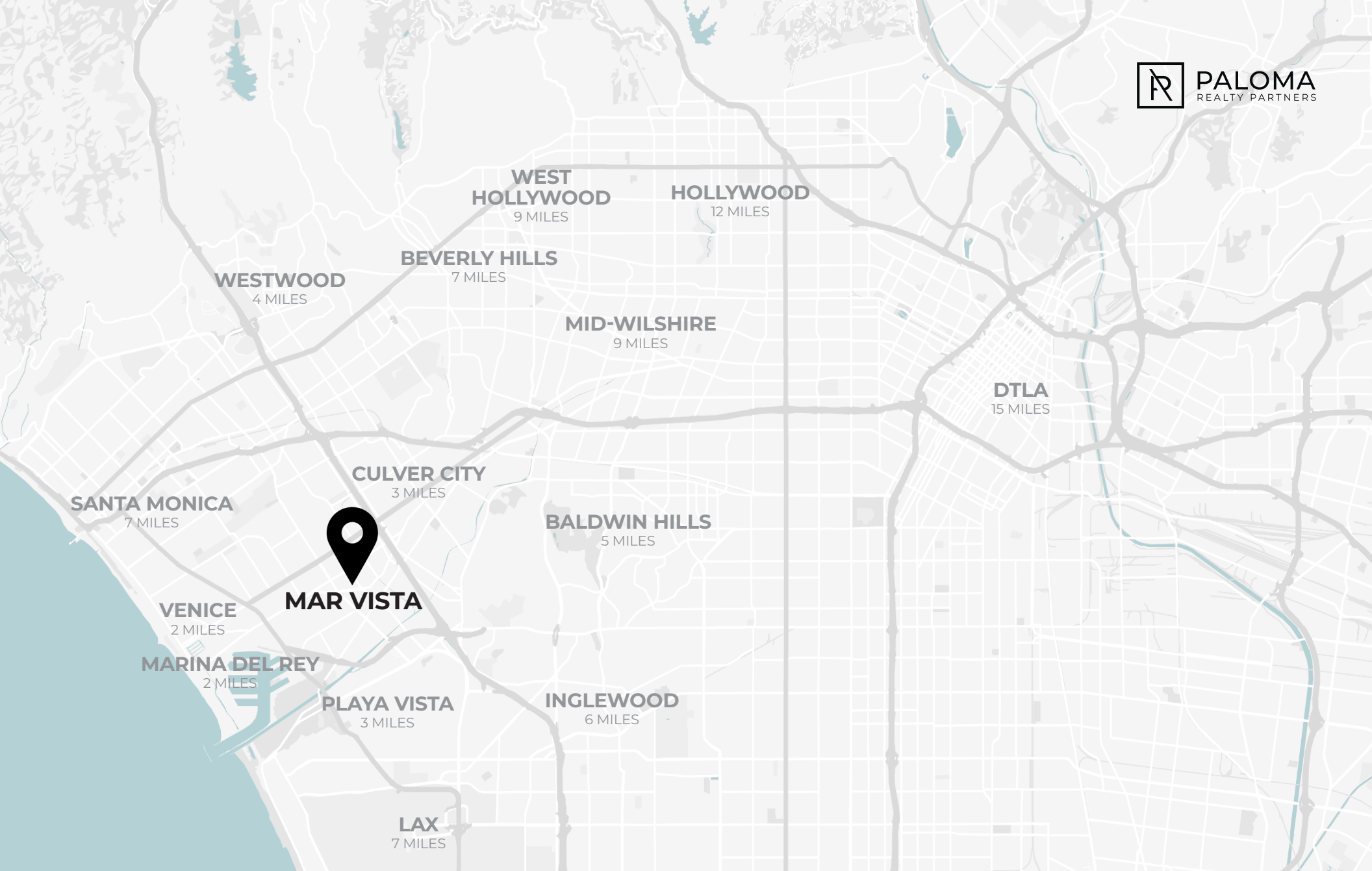


12421 VENICE BLVD. - FIRST FLOOR & SITE PLAN



## FLOOR PLANS

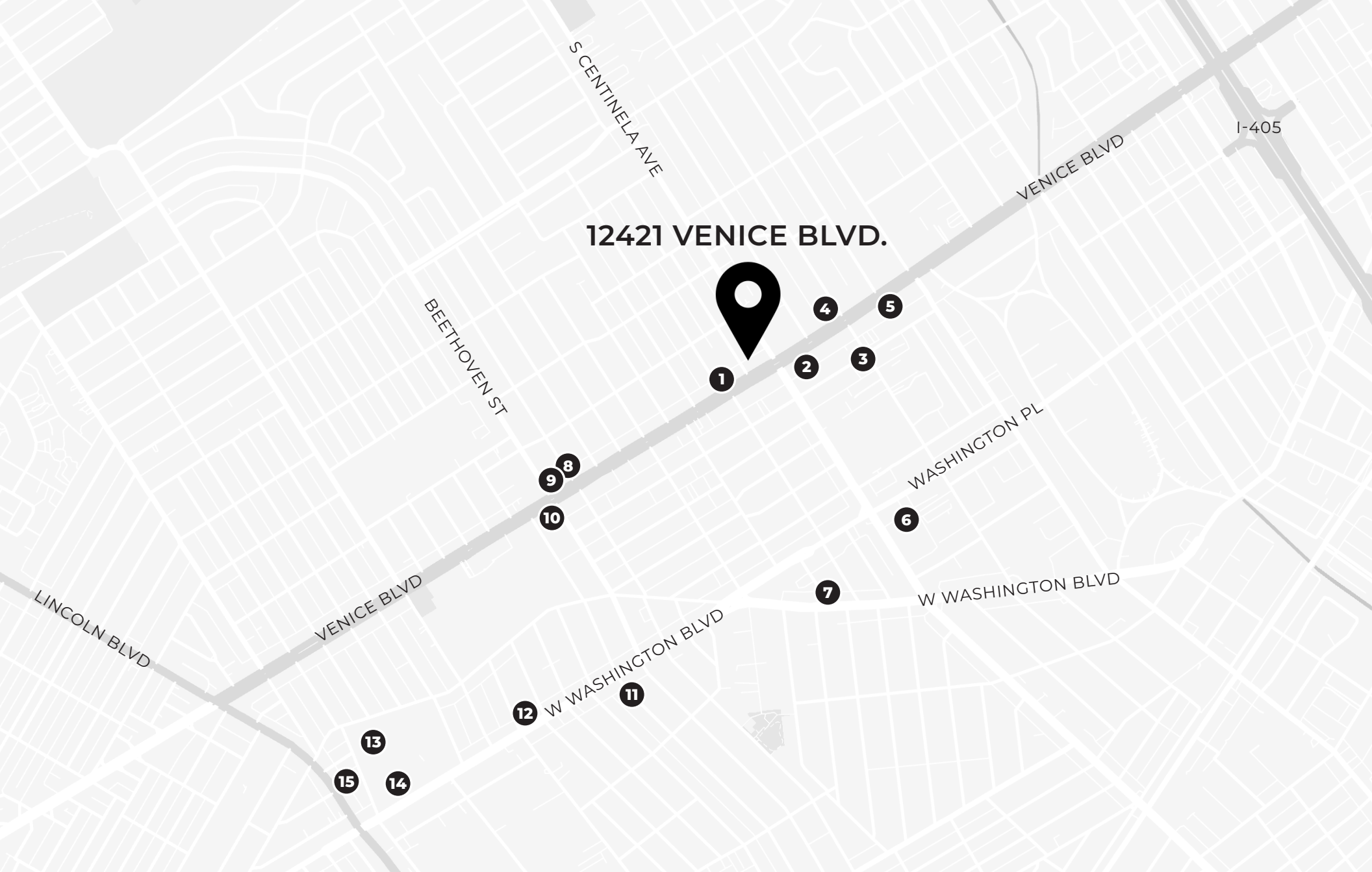
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## **CENTRALLY LOCATED**

Mar Vista is a charming neighborhood on LA's Westside, known for its vibrant local scene, strong sense of community, and proximity to beaches and job centers. It is only a 10-15 minute drive to Culver City, Venice and Marina Del Rey and Playa Vista.





12421 VENICE BLVD.

**LOCAL SPOTS**

- |   |                          |   |              |    |                         |    |             |
|---|--------------------------|---|--------------|----|-------------------------|----|-------------|
| 1 | Alana's Coffee Roasters  | 5 | Café Laurent | 9  | Blueys                  | 13 | Costco      |
| 2 | Quiadaiyn Restaurant     | 6 | Vons         | 10 | OWL Venice              | 14 | In-N-Out    |
| 3 | Mar Vista Farmers Market | 7 | Hatchet Hall | 11 | Pitfire Pizza           | 15 | The Lincoln |
| 4 | Lucky Strike             | 8 | Whimsy + Row | 12 | Ekkamai Thai Restaurant |    |             |

**OLIVER M. FRIES**

805-259-9638

oliver@palomarealtypartners.com

DRE #01891656

**ADAM KANIZO**

818-292-1346

ak@palomarealtypartners.com

DRE #02008361

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