

12421

VENICE BOULEVARD  
LOS ANGELES, CA 90066





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**VENICE BOULEVARD**  
LOS ANGELES, CA 90066

- Excellent Owner-User Opportunity
- Recent Renovation
- High-end Finishes & Fixtures
- Three Conference Rooms
- Modern Kitchen and Kitchenette
- Nineteen Working Stations
- Automated Security System with Motion Sensors
- Blueys, Cafe Laurent, Starbucks all within walking distance
- Easy Access to 405 Freeway



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

**PREMISES**

± 4,012 SF Building  
± 2,859 SF Lot

**PRICE**

\$3,515,000  
(\$876/SF)

**RATE**

\$4.35 MG

**TERM**

Negotiable

**ZONING**

C2

**PARKING**

2 Spaces. No charge for parking.

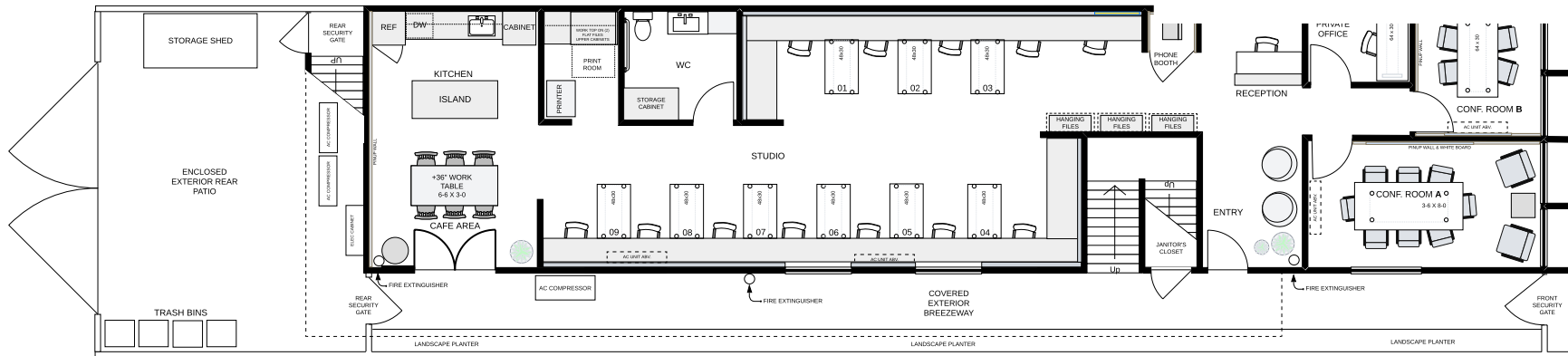








**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



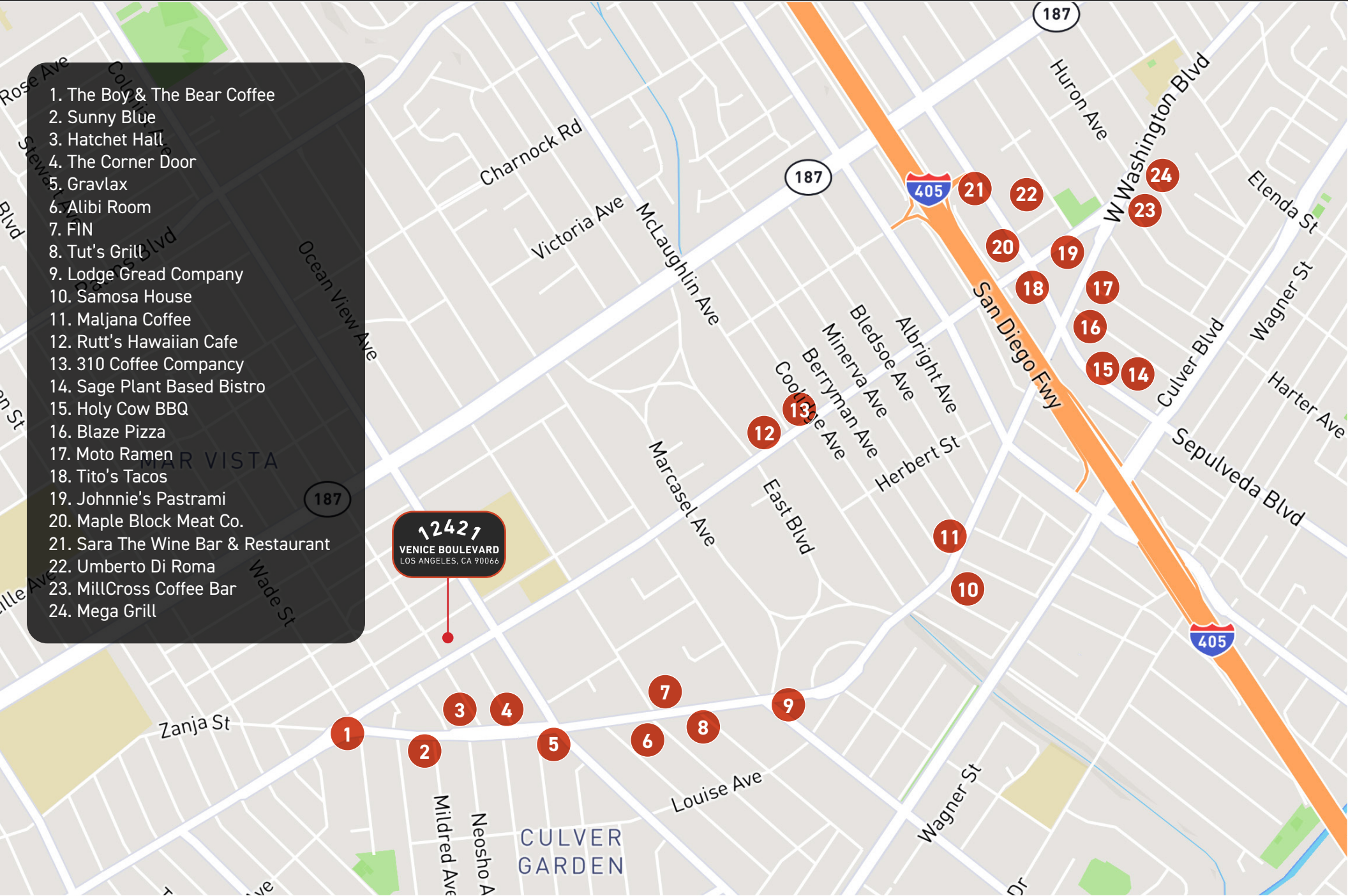
# NEARBY AMENITIES

12427

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- 1. The Boy & The Bear Coffee
- 2. Sunny Blue
- 3. Hatchet Hall
- 4. The Corner Door
- 5. Gravlax
- 6. Alibi Room
- 7. FIN
- 8. Tut's Grill
- 9. Lodge Gread Company
- 10. Samosa House
- 11. Maljana Coffee
- 12. Rutt's Hawaiian Cafe
- 13. 310 Coffee Company
- 14. Sage Plant Based Bistro
- 15. Holy Cow BBQ
- 16. Blaze Pizza
- 17. Moto Ramen
- 18. Tito's Tacos
- 19. Johnnie's Pastrami
- 20. Maple Block Meat Co.
- 21. Sara The Wine Bar & Restaurant
- 22. Umberto Di Roma
- 23. MillCross Coffee Bar
- 24. Mega Grill

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[View Property Tour](#)

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