



2112/2116

Zeno Pl

For Lease
±2,400 SF Total

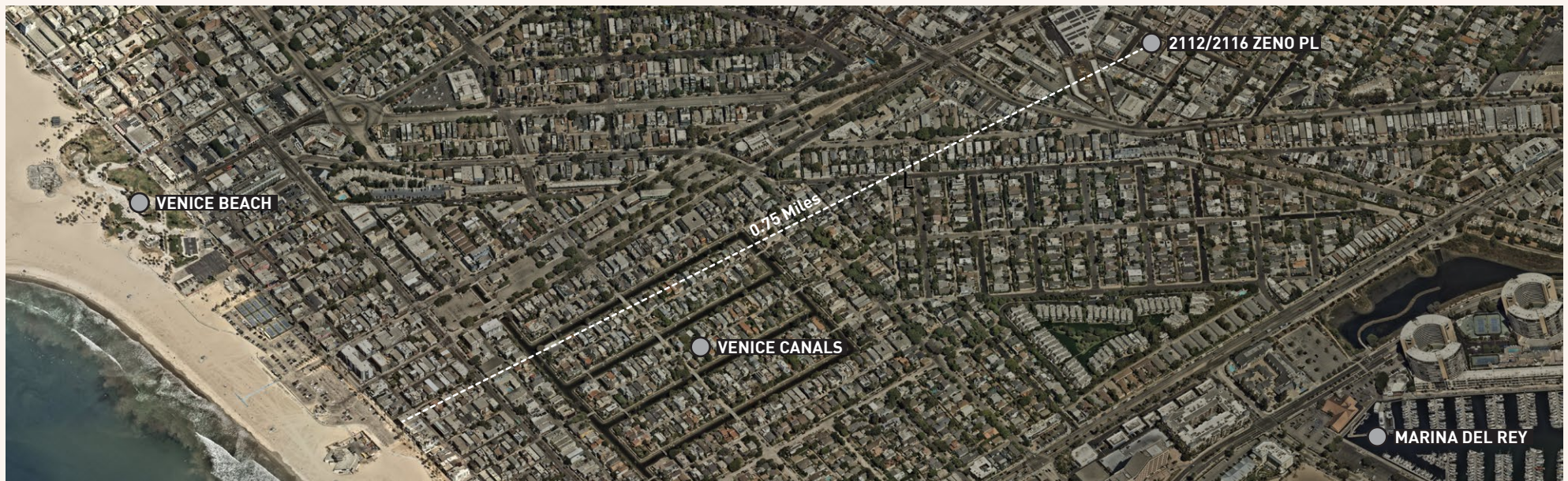
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The Opportunity:

2112/2116 Zeno Place offers a unique leasing opportunity in the heart of Venice. This two-unit commercial property spans $\pm 2,400$ **SF** and features bright, open interiors with exposed ceilings, polished concrete floors, and fully equipped kitchens, making it ideal for creative offices, boutique retail, or live-work spaces. Situated on a quiet yet visible corner lot, just minutes from Venice Beach and within walking distance to trendy shops, cafes, and galleries, this property combines functionality with Venice's signature charm. Perfect for businesses seeking a versatile space in one of Los Angeles' most vibrant neighborhoods.





2112/2116 Zeno Pl

2112/2116 Zeno Place offers a charming two-unit commercial property perfect for creative offices, boutique retail, or live-work opportunities. Built in 1923, the property spans 1,824 SF, with Unit 2112 offering 576 SF and Unit 2116 featuring 1,248 SF of thoughtfully designed space.

Both units are bright and inviting, with exposed wood ceilings, an open layout, and ample natural light. The interiors boast a fully equipped kitchen, complete with modern appliances, making it ideal for hosting or daily operations. Additional amenities include private showers and updated facilities, providing added comfort and convenience.

Details

Building Area	±2,400 SF
Rate	\$6.25/SF per Mo. NNN
NNNs	\$1.25/SF
Term	1-5 Years
Availability	Immediate
Parking	On-Site Secure, Gated

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Charming exterior - Classic façade with updated details and lush landscaping.



Open living and workspace - Stylish interiors with exposed ceilings and flexible layout for live-work potential.



Fully equipped kitchen - Modern kitchen with premium appliances and open shelving for a sleek design.



Cozy meeting area - Bright and inviting lounge space perfect for collaboration or relaxation.



Versatile workspace - Spacious layout with natural light and mid-century modern accents.

About Venice

This part of Venice captures the neighborhood's vibrant, creative spirit, blending a laid-back coastal vibe with urban sophistication. Located just minutes from iconic Venice Beach, it offers walkable access to trendy cafes, boutique shops, and art galleries, while being close to major freeways and LAX for convenient connectivity. Known for its unique character and artistic community, this area is a hub for innovation and style, making it one of Los Angeles' most sought-after locations.

- Retailers / Restaurants / Entertainment Venues
- Notable Tenants



Nearby:

- 91/100 walkscore
- 20 min walk to the beach
- 10 min drive to the 405
- 15 min drive to LAX
- 15 min walk to Marina Del Rey

8-min
Walk

Erewhon: A high-end grocery store known for its organic, locally sourced produce, gourmet prepared foods, and extensive selection of wellness and beauty products.

10-min
Walk

Gjelina: A bustling and stylish restaurant celebrated for its wood-fired pizzas, innovative small plates, and commitment to locally sourced, seasonal ingredients.

4-min
Drive

Hume: A boutique gym and wellness club offering state-of-the-art fitness equipment, curated workout classes, and a focus on holistic health and community.

4-min
Drive

Felix: An intimate Italian trattoria famed for its handmade pasta, thoughtful wine selection, and dedication to traditional Italian culinary techniques.

4-min
Drive

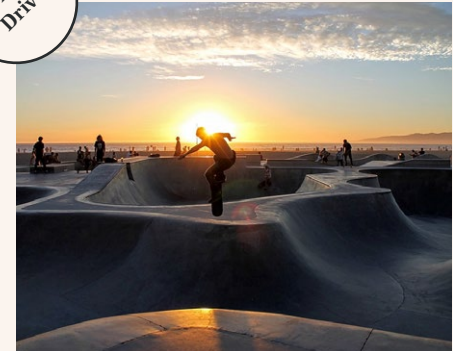
Great White: A laid-back café blending coastal vibes with Australian-inspired dishes, serving specialty coffee, all-day brunch, and craft cocktails in a bright and inviting atmosphere.

5-min
Drive

Neuhouse: A sophisticated co-working space and cultural hub that provides creative professionals with flexible workspaces, networking opportunities, and thoughtfully curated events.

10-min
Drive

Kazunori: A minimalist sushi spot specializing in freshly prepared hand rolls, combining high-quality ingredients with a simple, focused dining experience.

5-min
Drive

Venice Skatepark: A renowned beachfront skatepark featuring expertly designed bowls, ramps, and rails, attracting skaters and spectators alike from around the world.