

# ELECTRIC AVENUE

STUDIOS

**For Lease | ±14,850 RSF**  
office compound

A part of Electric  
Avenue Hub



Move in ready spec suites in the heart of Venice Beach  
**1627-1639 Electric Avenue Venice, CA 90291**



# Welcome to the Hub

## Electric Avenue Studios ±14,850 RSF

Located in the heart of vibrant Venice Beach, Electric Avenue Hub is an artistic-driven campus that encompasses four creative office buildings. It's an incredibly rare combination of location and convenience. The campus offers move-in ready creative office spaces steps away from Abbot Kinney which was named "The Coolest Block in America" by GQ Magazine.



### About the Project

A unique mix of office spaces amongst four contiguous assets (+/- 92,000 RSF) accommodating all sizes and timing needs



### Indoor outdoor

Personalized suites with private entry containing roll up glass doors creating an indoor-outdoor workspace



### Spec Suites

Move-in ready creative offices in a securely gated compound located just off Abbot Kinney



### Amenities

Steps away from the most recognizable global brands and restaurants





# We're Ready for You!

Within this hub stands Electric Avenue Studios, a two-building offering including move-in ready, creative office spec suites with an indoor-outdoor atmosphere and the ability to control your own environment.



RENDERINGS ARE CONCEPTUAL



# Inside the Space



2ND STORY LOFT



KITCHEN AREA



LIGHT-FILLED WORKSPACES



ROLL UP DOORS

# Floor Plan Vacancies

## Typical floor plans

### Building 1: Availabilities

1633-1639 Electric Ave

1633A&B: 2,785 SF

### Building 2: Availabilities

1629-1631 Electric Ave

FULLY LEASED

Asking rate - \$5.25/sf/mo NNN

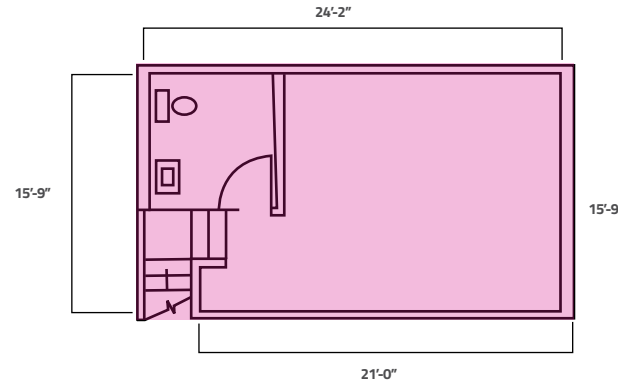
NNN approx. \$1.00/sf/mo



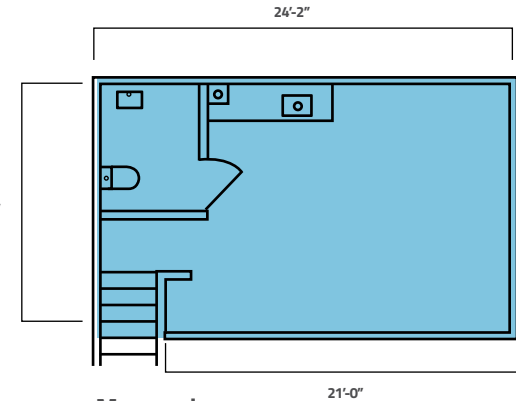
Click here for  
**Virtual Tour 1**



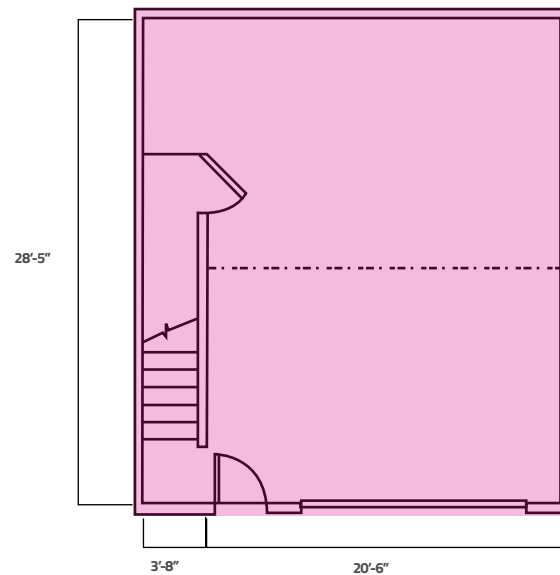
Click here for  
**Virtual Tour 2**



Mezzanine

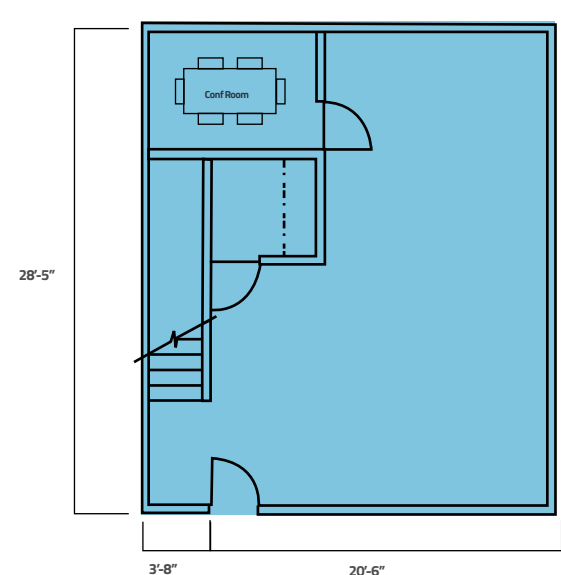


Mezzanine



Ground Floor

CONCEPTUAL BUILD A  
±1,100 SF



Ground Floor

CONCEPTUAL BUILD B  
±1,100 SF

# "The Coolest Block in America"

— GQ Magazine

## **About Venice Beach/Abbott Kinney:**

This iconic site attracts visitors from all over the world and it is estimated that approximately 28,000 to 30,000 people visit the Venice Beach Boardwalk and adjacent Recreation and Parks property on a daily basis. The Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year. It is known as one of the region's most popular tourist attractions.





## Restaurants/Bars:

- 1 Forma
- 2 Gjusta
- 3 Rose Café
- 4 Wabi on Rose
- 5 Groundwork Coffee Co.
- 6 Barrique
- 7 Café Gratitude
- 8 Chulita
- 9 Sweetfin

- 10 Gjelina
- 11 Blue Bottle Coffee
- 12 The Tasting Kitchen
- 13 Intelligencia
- 14 The Brig
- 15 Abbot's Pizza Company
- 16 Salt & Straw
- 17 Valle
- 18 Greenleaf Chopshop
- 19 The Butcher's Daughter

- 20 The otheroom Venice Beach
- 21 La Tostaderia
- 22 Felix Trattoria
- 23 Plant Food + Wine
- 24 Bluestar Donuts
- 25 Kreaion Organic Kafe & Juicery
- 26 Roosterfish
- 27 Shuhari Matcha Café
- 28 Yours Truly Venice
- 29 Pressed Juicery

- 30 Lemonade
- 31 Zinque
- 32 Erewhon Market
- 33 Scopa Italian Roots
- 34 South End
- 35 C&O Cucina
- 36 Night + Market
- 37 Great White
- 38 Menotti's Coffee Shop
- 39 Larry's

- 40 Hama Sushi
- 41 Tocaya Organica
- 42 Plancha Tacos
- 43 James's Beach
- 44 South End
- 45 Venice Whaler Bar & Grill
- 46 Hinano Café
- 47 Nueva
- 48 Venice Ale House

## Shopping:

- 1 Warby Parker
- 2 Timbuk2
- 3 Zadig & Voltaire
- 4 James Perse
- 5 Vince
- 6 Aviation Nation
- 7 Aesop
- 8 Birkenstock
- 9 LeLabo
- 10 Rag & Bone
- 11 Salt
- 12 Everlane
- 13 Toms

## Attractions:

- 1 Venice Sign
- 2 Venice Skate Park
- 3 Venice Muscle Beach
- 4 Venice Canals
- 5 Venice Beach Boardwalk



# ELECTRIC AVENUE

STUDIOS

A part of Electric Avenue Hub

## For more information, reach out to:

**Danny Rainer**

Executive Vice President

[danny.rainer@jll.com](mailto:danny.rainer@jll.com)

+1 310 595 3650

RE license #01921442

**Cassie Trosclair**

Executive Vice President

[cassie.trosclair@jll.com](mailto:cassie.trosclair@jll.com)

+1 310 595 3613

RE license #02021435

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

