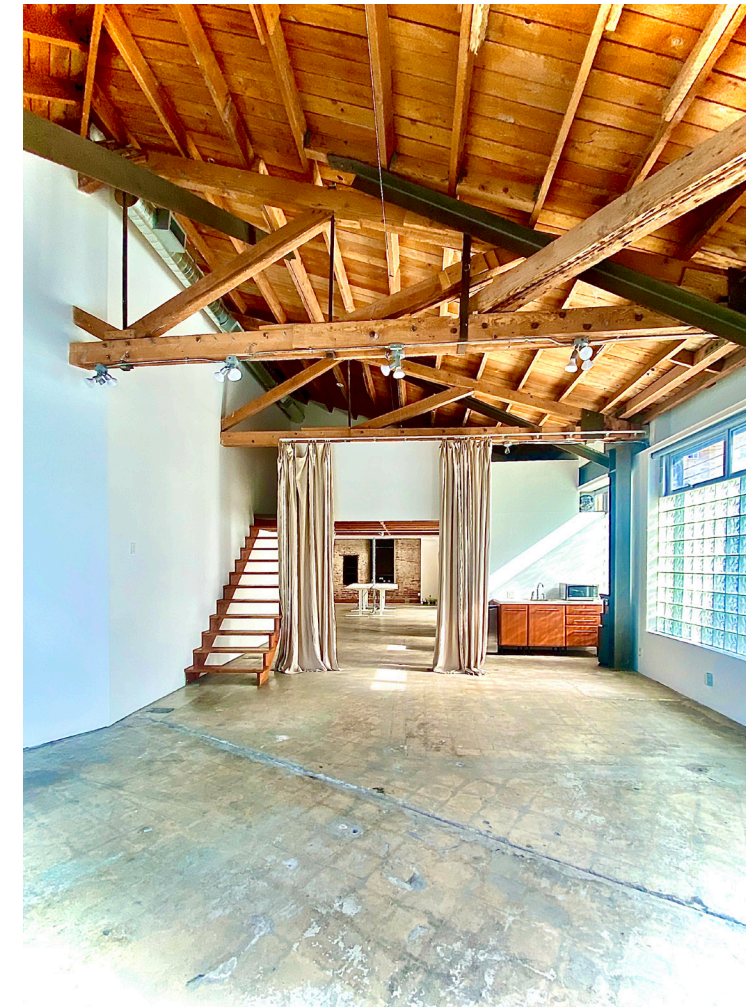


A RARE OPPORTUNITY TO LEASE A PIECE OF VENICE BEACH HISTORY



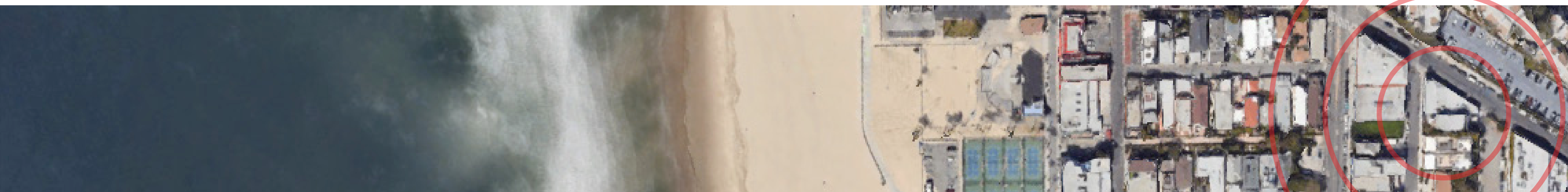
VANGUARD LOFTS  
120 MILDRED AVE. VENICE, CALIFORNIA





AN ARCHITECTURAL MASTERPIECE

4000+ sq. ft.  
CREATIVE  
LIVE / WORK  
COMPOUND  
STEPS FROM  
THE SAND

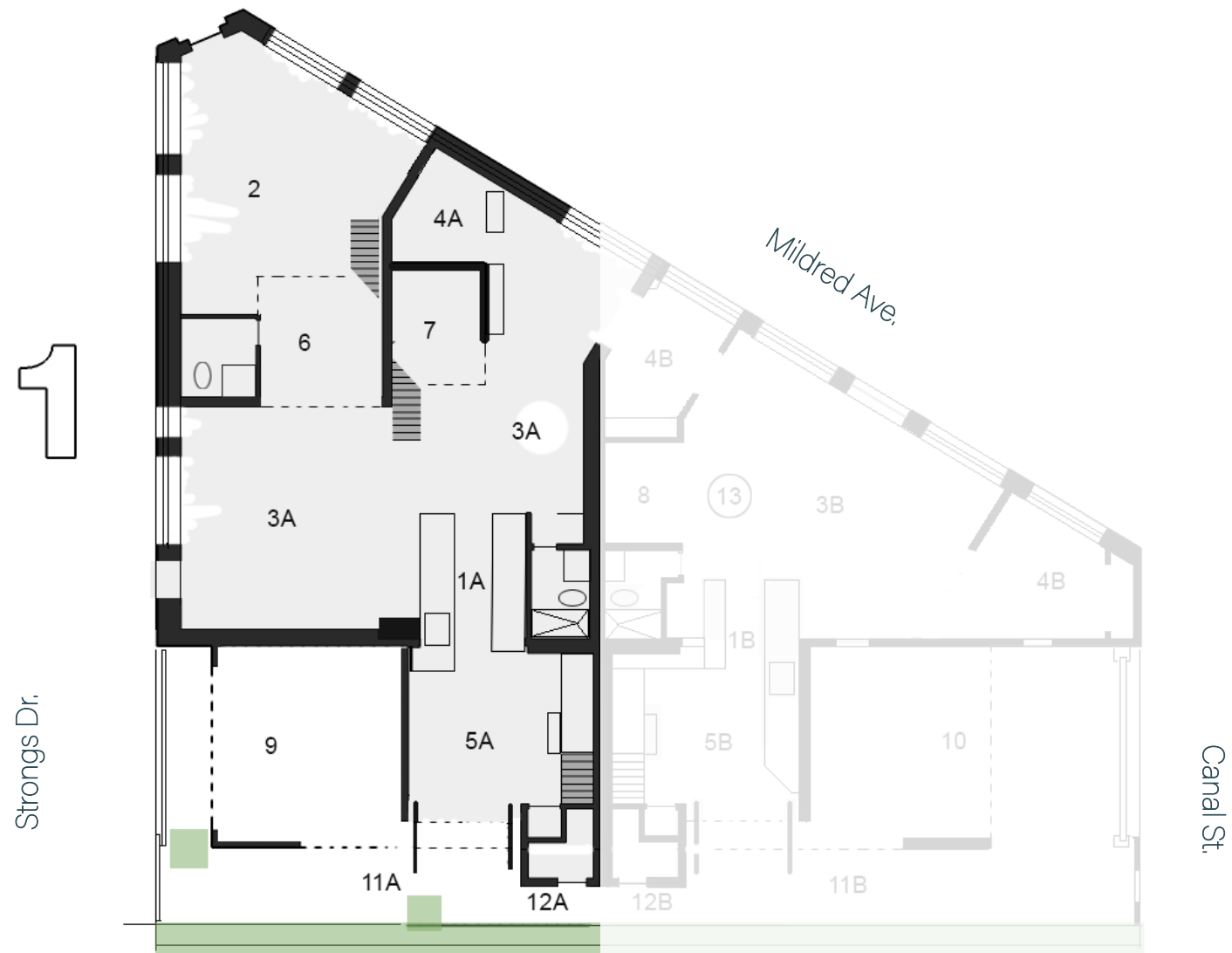




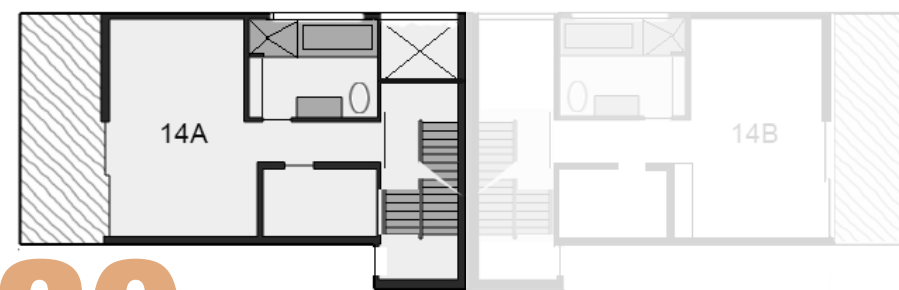
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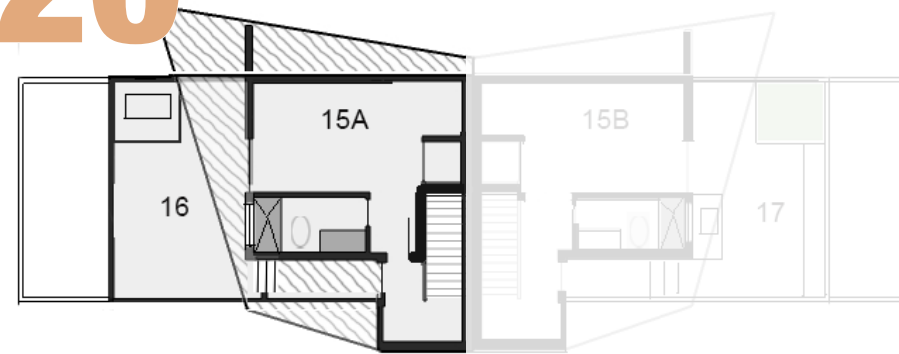
An addition to a 1924 warehouse, once home to the Venice Vanguard newspaper's printing press, Vanguard Lofts take advantage of the original building's high ceilings, beautiful detailing and open architecture. Two separate Live / Work units, one 3000 sq. ft. and the other 4000 sq. ft., occupy the 2006 Danny Kaplan designed addition and renovated space, expressing much of the raw warehouse interior in the finished architecture.



2



3



120

- 1. KITCHEN
- 2. STUDIO / STAGE / BULLPEN
- 3. STUDIO / BULLPEN / LIVING
- 4. OFFICE / BEDROOM
- 5. CONFERENCE / LIVING / DINING
- 6. MEZZANINE / OFFICE (Above)
- 7. TREEHOUSE / OFFICE / BEDROOM (Above)
- 8. CONFERENCE / SITTING
- 9. CARPORT (3 car)
- 10. CARPORT (4 car)
- 11. GARDEN
- 12. OUTDOOR SURF SHOWER
- 13. ORB FIREPLACE
- 14. OFFICE / CONFERENCE / MASTER BEDROOM  
(En Suite / Closet / Private Balcony)
- 15. OFFICE / CONFERENCE / BEDROOM  
(En Suite / closet)
- 16. ROOF DECK (Partial Ocean View)
- 17. ROOF DECK (Mountain View /Outdoor Kitchen)



## 120 MILDRED FEATURES

- 4000+ Sq. ft. interior
- 11-17 foot open truss ceilings
- Concrete and Bamboo flooring
- Approx. 1000 sq. ft. Garden/ Roof Decks/ Balconies
- 4 Enclosed Offices/ Bedrooms
- 3.5 Bathrooms
- Chef's Kitchen
- Fireplaces in Master
- Glass Block lit Photo studio space
- Outdoor surf showers
- 3 On site parking spaces (or bonus 400sq ft)

Vanguard Lofts (120 Mildred) is located in the heart of Venice Beach. Adjacent to the Windward Circle and just a block to the water. The compound is convenient walking distance to Abbott Kinney and many of LA's top restaurants and shops including: Ospì, Great White, Gran Blanco, Gjusta Market, Si! Mon, Ggiata Deli, Felix, Market Venice, and so many more.







4000 sq. ft. 120 Mildred, has approximately 2,500 sq. ft. of open and bright ground floor space and features 17 foot ceilings, 2 large studio spaces (accommodating 25 plus workstations), 2 mezzanine spaces, 2 enclosed offices, open performance Chef's kitchen, formal living room that opens to garden, outdoor surf shower, storage and carport (or 400 sq ft bonus space.) Second floor master suite/ bullpen/ conference room has its own private outdoor patio, full bath and fireplace. Third floor with full bath executive suite/ bullpen / bedroom opens to large roof deck.





“Meandering through the loft, old and new harmoniously collaborate to produce a space that is once open and intimate, contemporary and rich with history”

Featured in - *The Eco Friendly House - Green is Beautiful* book



