

**FOR LEASE :: PRIME PRODUCTION BUILDING  
OR SALE IN THE HEART OF ABBOT KINNEY  
VENICE, CALIFORNIA 90291**

**BUILDING UNDER RENOVATION**

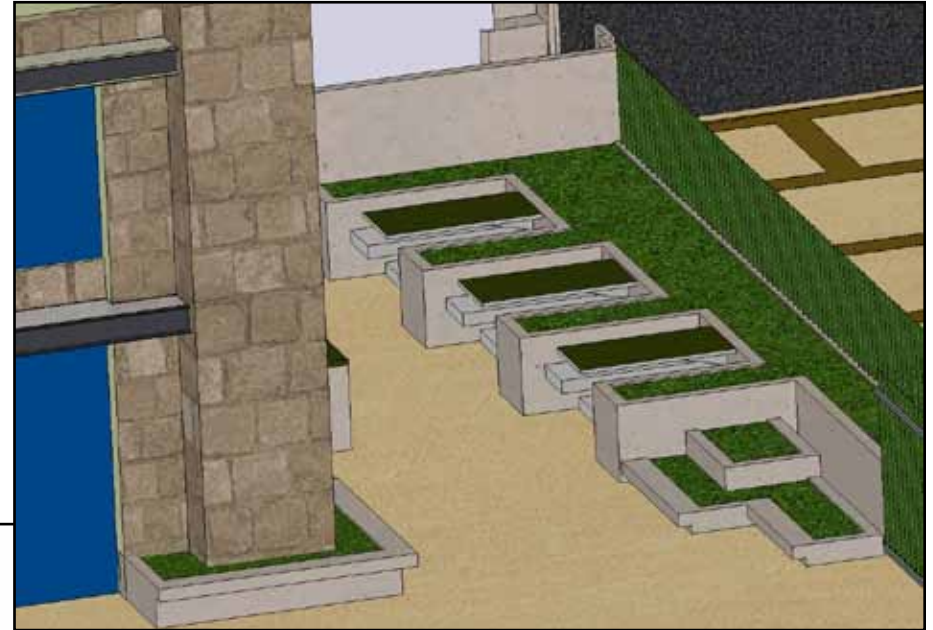


**Coldwell Banker Commercial NRT**  
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## Sitting Area



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## PROPERTY INFORMATION

LOCATION:	1611 Electric Avenue, Venice, CA 90291 (One block north of Abbot Kinney Boulevard)
PROPERTY:	A newly refurbished two-story, approximately 6,248 net rentable square foot creative space.
CURRENT IMPROVEMENTS:	Building will be delivered in a shell condition with completed rest-rooms and kitchen. Landlord to offer a tenant improvement allowance.
LAND SIZE & ZONING:	Approximately 9,799 square feet of M-1 0 zoned land.
USE CODE:	Office Building.
APN:	4241-037-016.
LEASE RATE:	\$4.00 per square foot, per month, net net net.
SALES PRICE:	\$5,000,000 (\$800.00 per square foot)
TERM:	Five (5) years to ten (10) years.
PARKING:	Thirteen (13) on-site car parking spaces.

## INVESTMENT HIGHLIGHTS:

- Perfect for owner-user.
- Amazing architectural design.
- Perfect for post-production, recording, all creative users.
- An abundance of natural light
- Open landscape interior design.
- New landscaping & irrigation.
- New re-stripped parking lot.
- New front gate.
- Fire alarm system.
- Excellent signage.
- Secure building.
- Polished concrete floors.
- Beautiful integrated fence (see 901 Abbott Kinney).
- Cut-in planters adjacent to front wall of building.

## AREA HIGHLIGHTS:

- A few blocks from the beach, convenient to Ocean Front Walk, and one (1) block to famed Abbot Kinney Corridor.
- Many area amenities, retail shops, and restaurants within walking distance.

## PROPERTY DESCRIPTION:

- Two (2) stairwells.
- 2nd floor.
- Abundant bathrooms.
- 150 square foot server.
- Third floor small server room.
- Communal Kitchen.
- Open landscape.

A newly renovated two (2) story post production office building, 6,248 net rentable square foot. Throughout the property there are panoramic city and mountain view on each floor.

The one-of-a-kind building has concrete floors.

Additional features include luxury appointed kitchen, bathrooms, open recreation room and balconies.

This terrific landmark property is perfect for post-production, production, architects, entertainers, and all other creative users looking for an exceptional work opportunity with excellent amenities. Anchoring a dynamic, pedestrian-friendly retail and residential street in the heart of Venice, this architectural masterpiece is ready to be personalized by its new proprietor.



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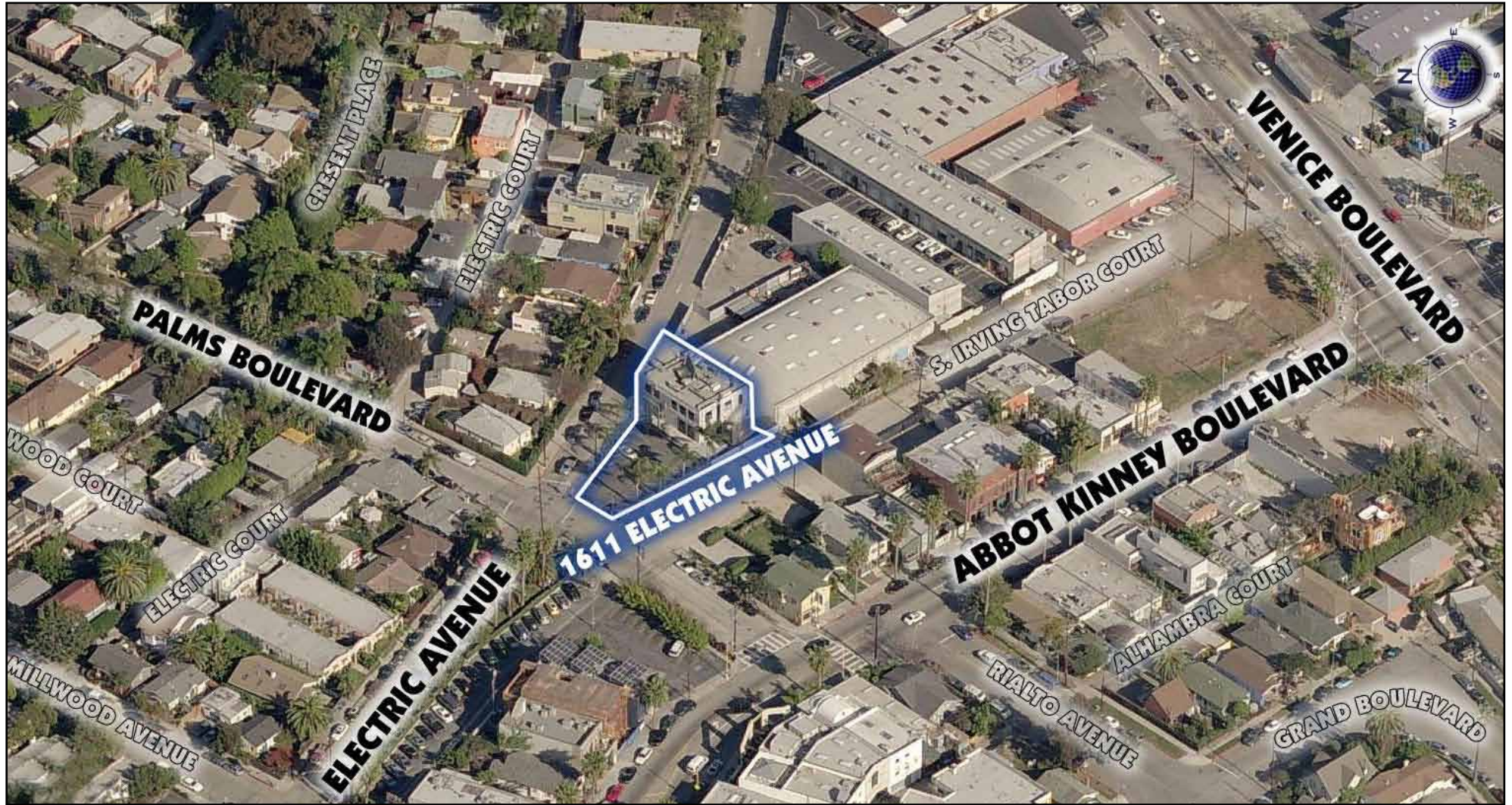


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## AERIAL MAP



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## AREA MAP



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**RECENTLY RENOVATED**



**UNDER CONSTRUCTION**



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