

Under New Ownership

*Most Beautiful Office Building in Venice
Up to 9,471 Square Feet Available NOW
Entire building available on 12-31-2013*

FOR LEASE
901 ABBOT KINNEY BOULEVARD
Venice, CA



BUILDING SIZE:
AVAILABLE SPACE:

One & two story building consisting of 14,275 rentable square feet
Suites A, B, C: 9,471 total square feet plus two private patios - available now
Suite D: 4,804 square feet - available on 12-31-2013

PARKING:
LAND SIZE:
ZONING:
PROFORMA:

27 reserved spaces (not including owner & handicap)
23,000 square feet
C2-1-0-CA

Suite	Size	Comments	Parking
A.	3,229 SF	685 SF Patio space \$1,350 monthly	18 total spaces for Suites A,B & C
B.	2,491 SF	Build out is in process	
C.	3,751 SF	~1,000 SF Patio \$2,000 monthly	
D.	4,804 SF	Currently leased until 12/31/2013	

RENTAL RATE:
AVAILABLE:

\$5.00 PSF NNN Estimated NNN Charges \$1.00 PSF

COMMENTS:

Immediately. Owner will consider a 3-year lease or longer if subject to a cancellation option.

- ▶ Ideal for creative office / post production use
- ▶ Prime location on Abbot Kinney Blvd.
- ▶ New interiors and landscaping
- ▶ Outdoor entertainment area with seating and tables
- ▶ Ample reserved parking
- ▶ Formerly occupied by Charles & Ray Eames (1943-1988), the "pioneers of innovative modern design"

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

DAVID B. THIND

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Coldwell Banker Commercial NRT

11999 San Vicente Blvd. #100
Los Angeles, CA 90049



NRT

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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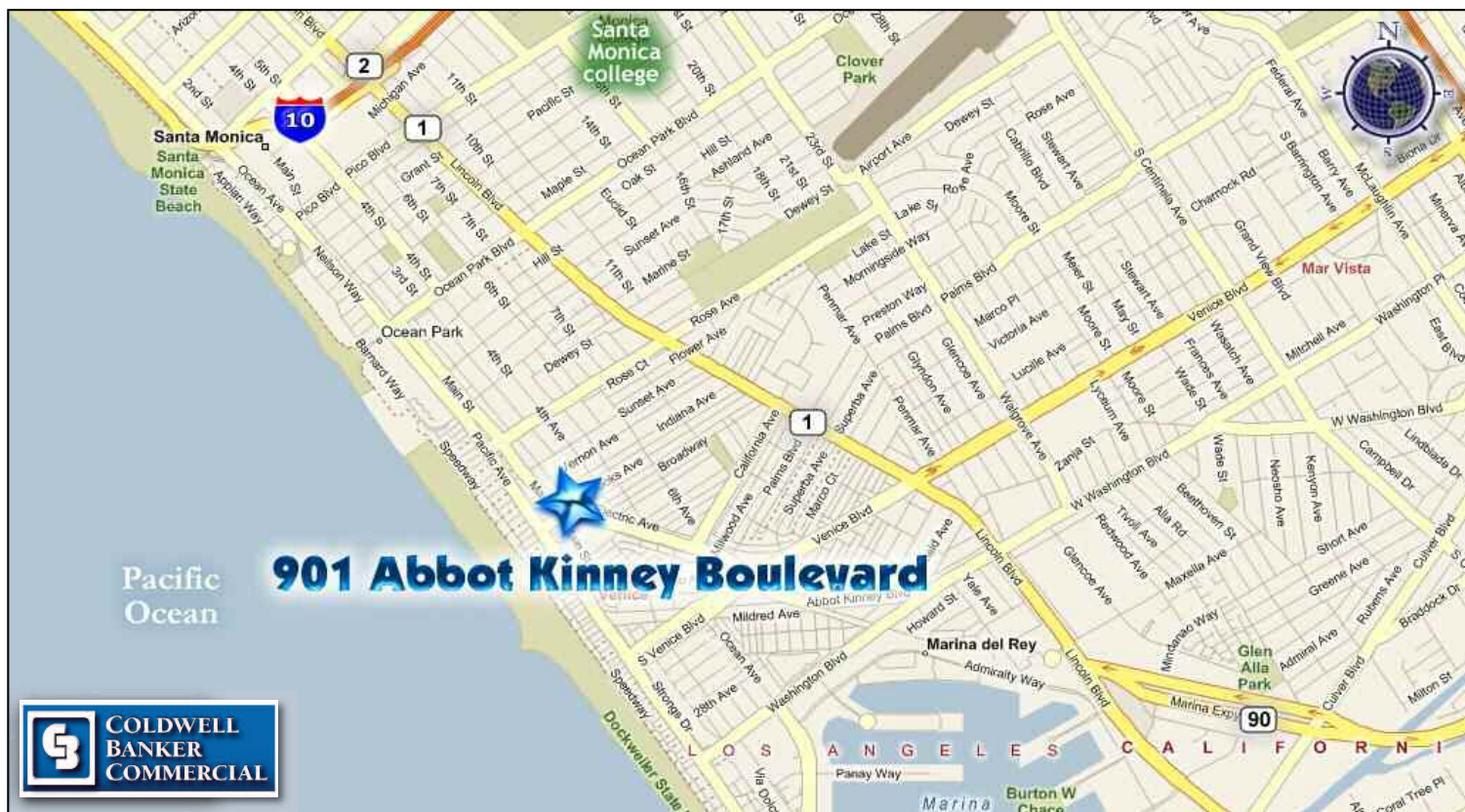
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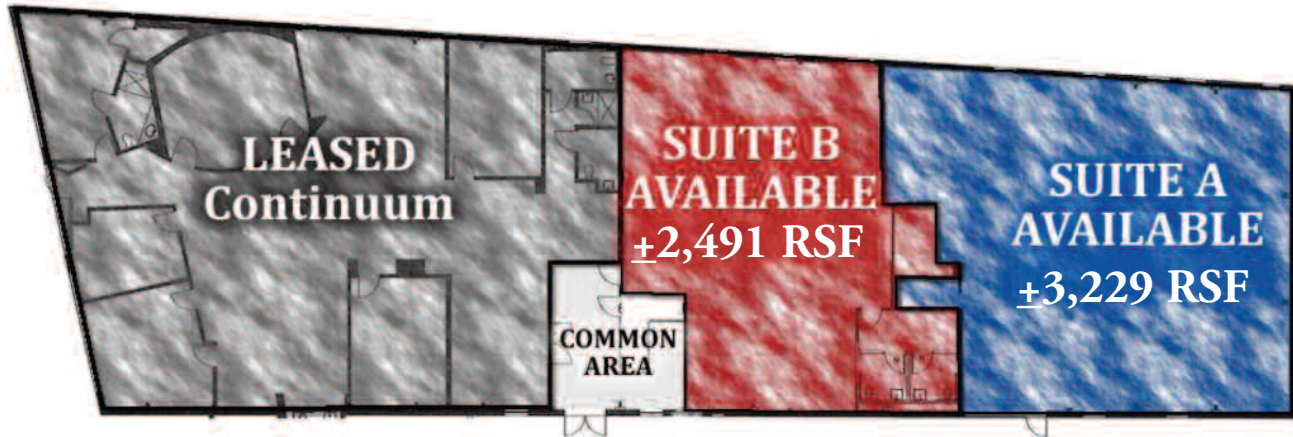
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**COLDWELL
BANKER
COMMERCIAL**

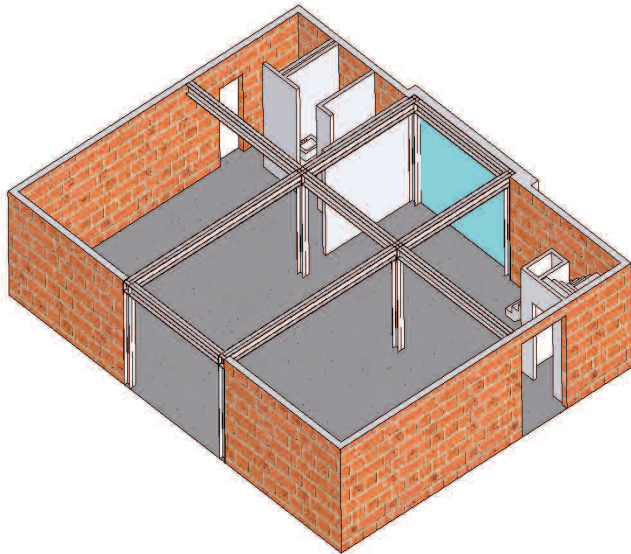
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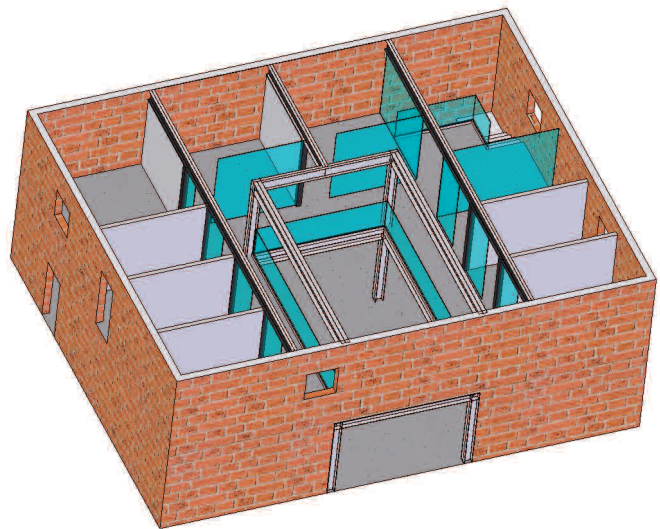


SUITE C AVAILABLE
± 3,751 RSF

1st Floor Rendering:



2nd Floor Rendering:



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