



PRIME CREATIVE OFFICE SPACES IN HISTORIC VENICE INDUSTRIAL BUILDING



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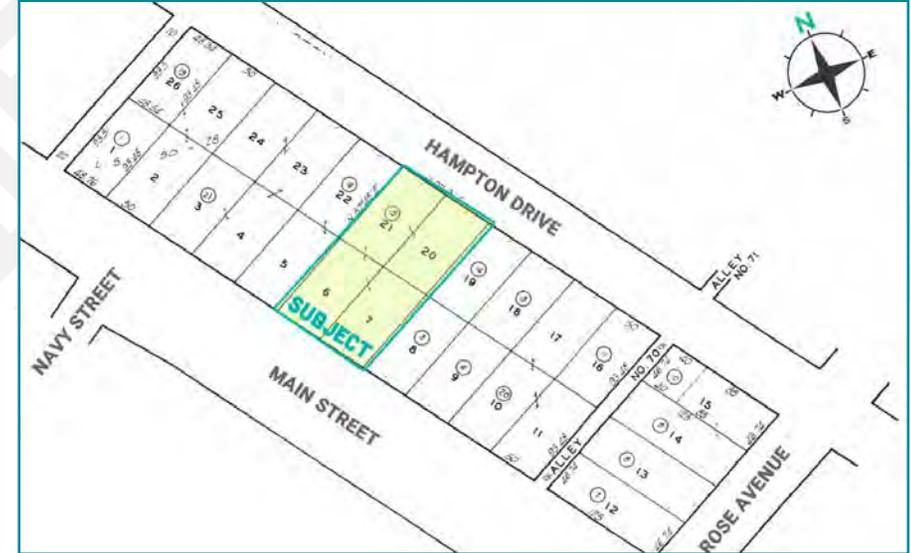


FOR LEASE
228
Main Street
VENICE, CA 90291

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PROPERTY INFORMATION



ADDRESS: 228 Main Street, Venice CA 90291
(Just north of Rose Avenue)

BUILDING SIZE: Approximately 18,700 square feet

AVAILABLE SPACE:	SUITE	SIZE
	Suite 4.....	±2,556 RSF
	Suite 5.....	±2,414 RSF
	Suite 8.....	±1,100 RSF
	Suite 9.....	±1,049 RSF
	Suite 12.....	±1,610 RSF

RENTAL RATE: \$4.25 per square foot, per month, modified gross
(CAM charge of ±\$0.40 per sq ft which includes utilities. Tenant to pay for own internet and phones.)

AVAILABLE: Immediately

PARKING: Free reserved parking at two [2] spaces per 1,000 square feet leased.

COMMENTS

- » Creative office spaces in a historical Venice industrial building.
- » Private entrance and exit.
- » Units feature high ceilings, operable windows, operable skylights, polished concrete flooring, exposed wood beams & truss-ceilings.
- » Fiber Optic Internet.
- » Management on-site.
- » Adjacent to many restaurants and retail amenities.
- » Newly renovated restrooms.

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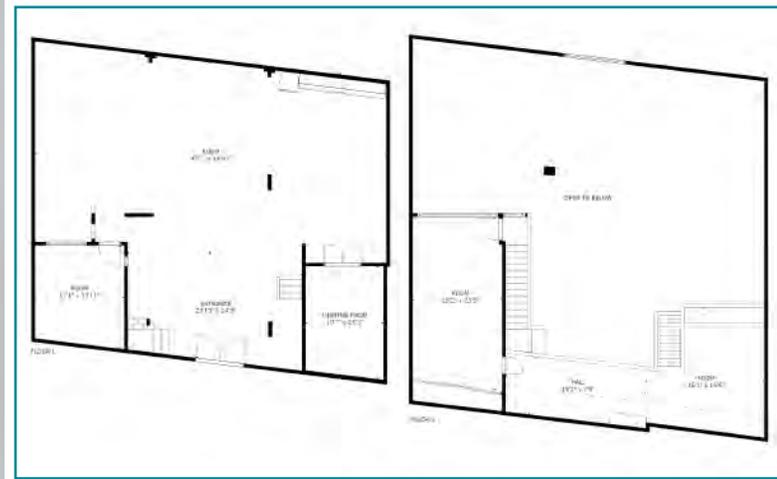
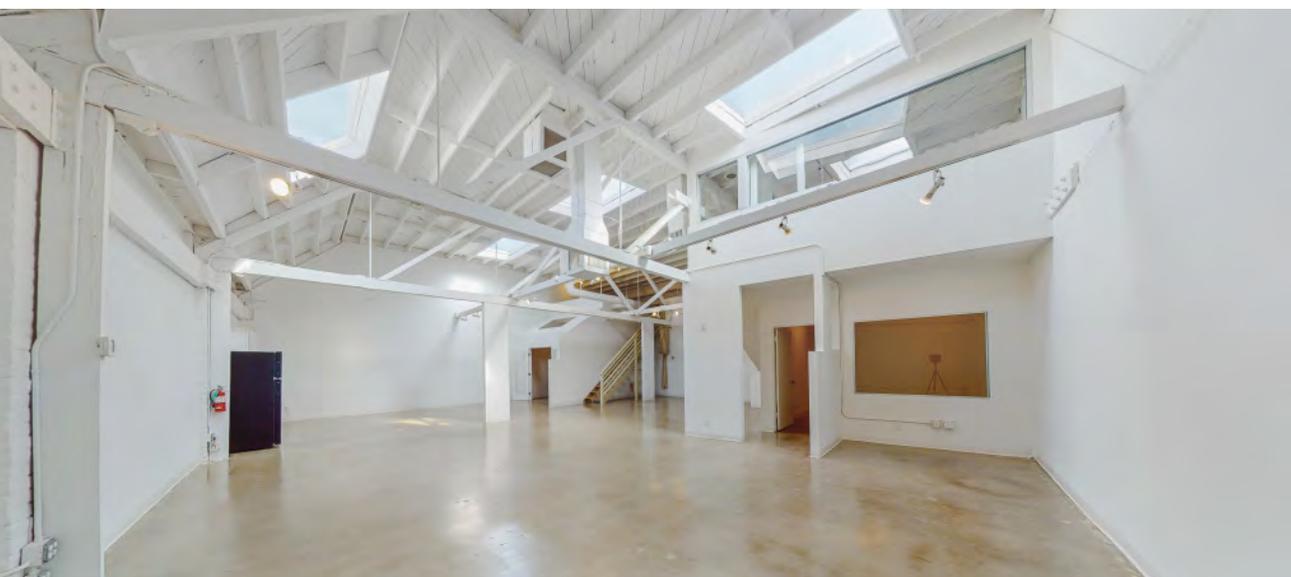
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AREA MAP



SUITE 4

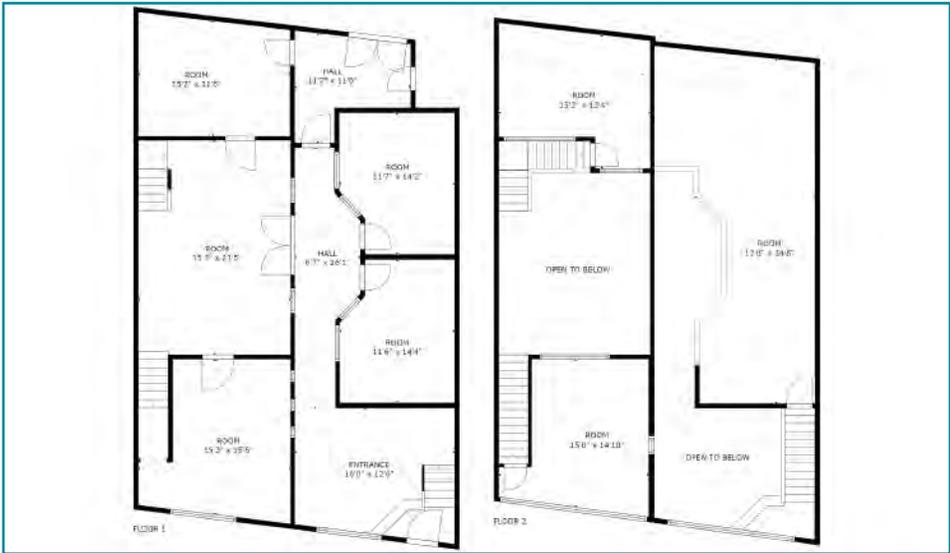
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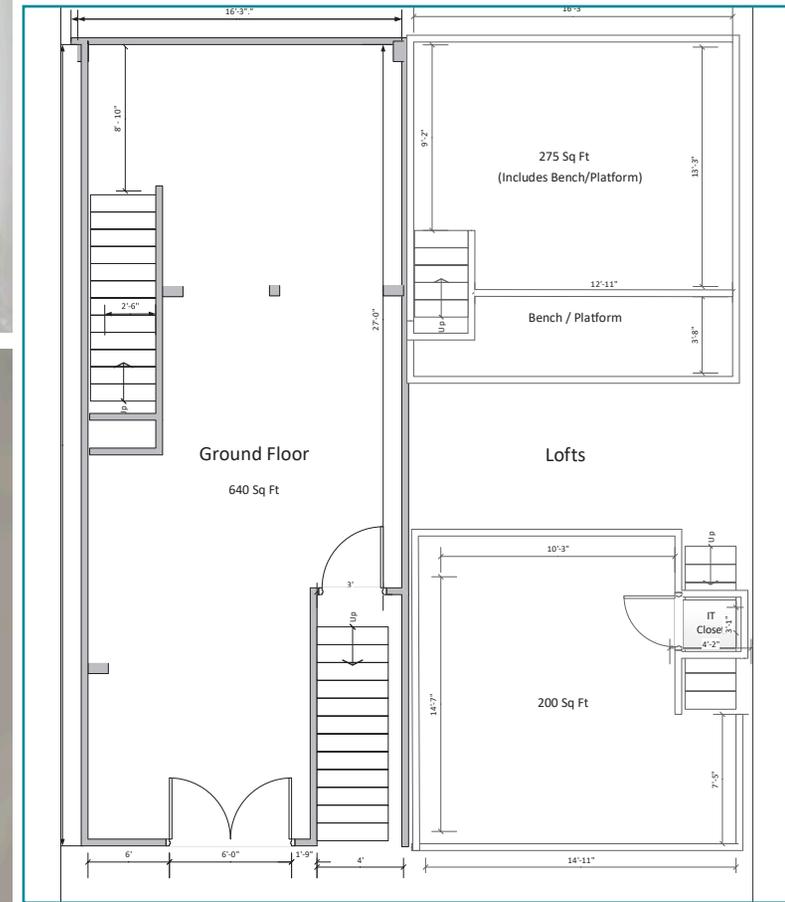
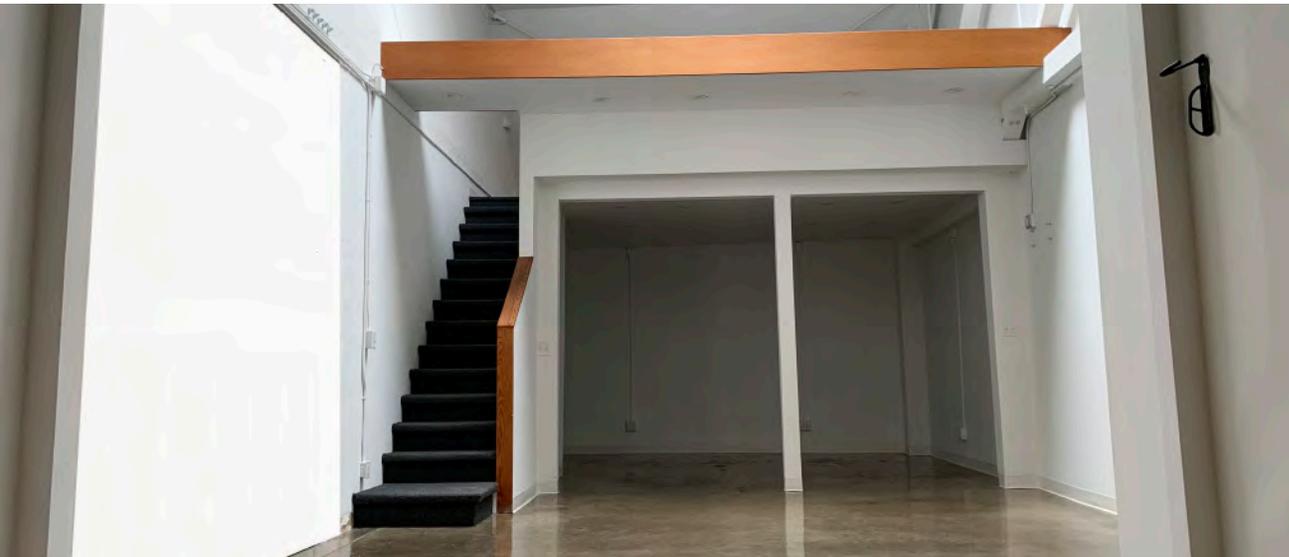
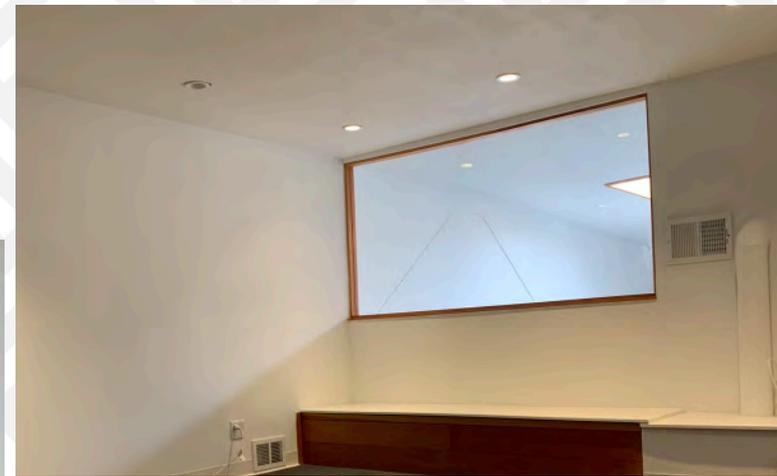
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SUITE 5



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SUITE 8



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SUITE 9

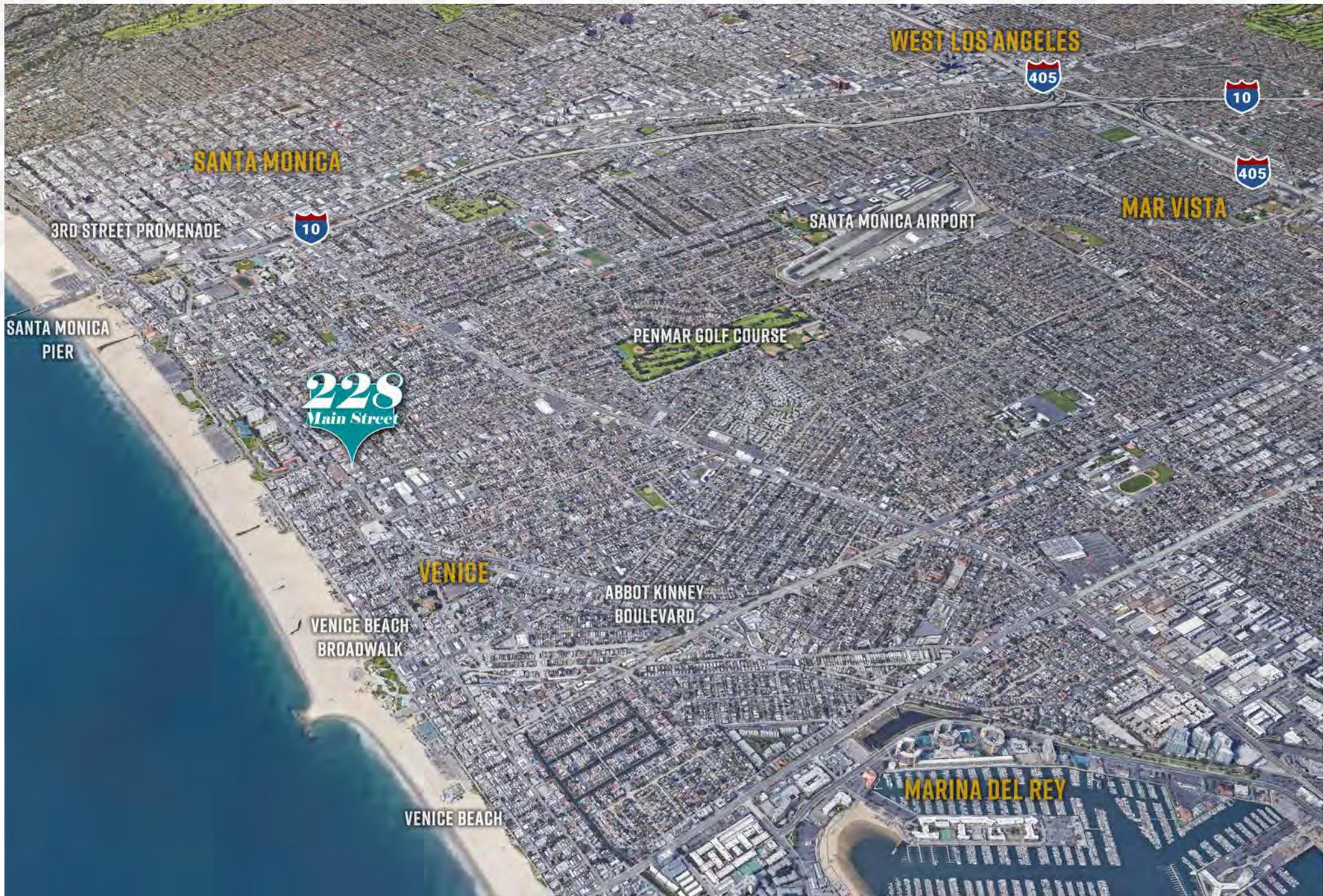


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SUITE 12

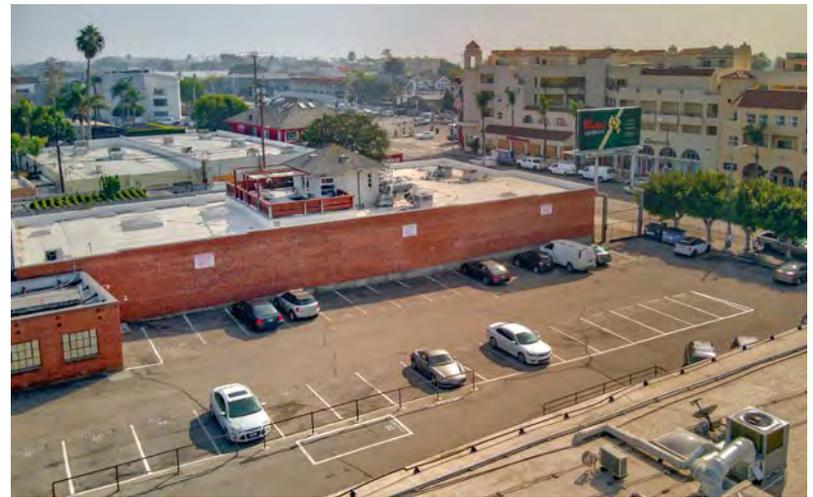
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AMENITIES MAP







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Commercial Brokerage Company

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