

# COMMERCIAL PROPERTY FOR LEASE

## 2nd Floor Creative Office Space

AVAILABLE SQ.FT.: 3,867 ±



1117 VENICE BLVD, LOS ANGELES, CA 90015

*Space has been fully renovated: Must see!*

- Fantastic second floor space available
- Ideal for creative use (photographer, designer, etc.)
- Open floor plan with 14' ceiling height
- Red brick with exposed HVAC — 3 restrooms
- Abundant natural light! Lots of windows facing north, south and west
- Secure parking at rear of building: 9 single spaces plus 5 tandem spaces (\$25 per vehicle per month)
- 200 amps power service
- Located one block west of Union Avenue
- Just minutes to Convention Center, Staples Center and LA LIVE
- Lease rental: \$9,700 per month (\$2.50 per sq.ft. MG)  
Base year property taxes (2020-2021) = \$4,275 | Base year insurance = \$1,220  
Water meter is shared and billed at 50% of space occupied

*For More Information, Please Contact:*

**JEFF LUSTER**

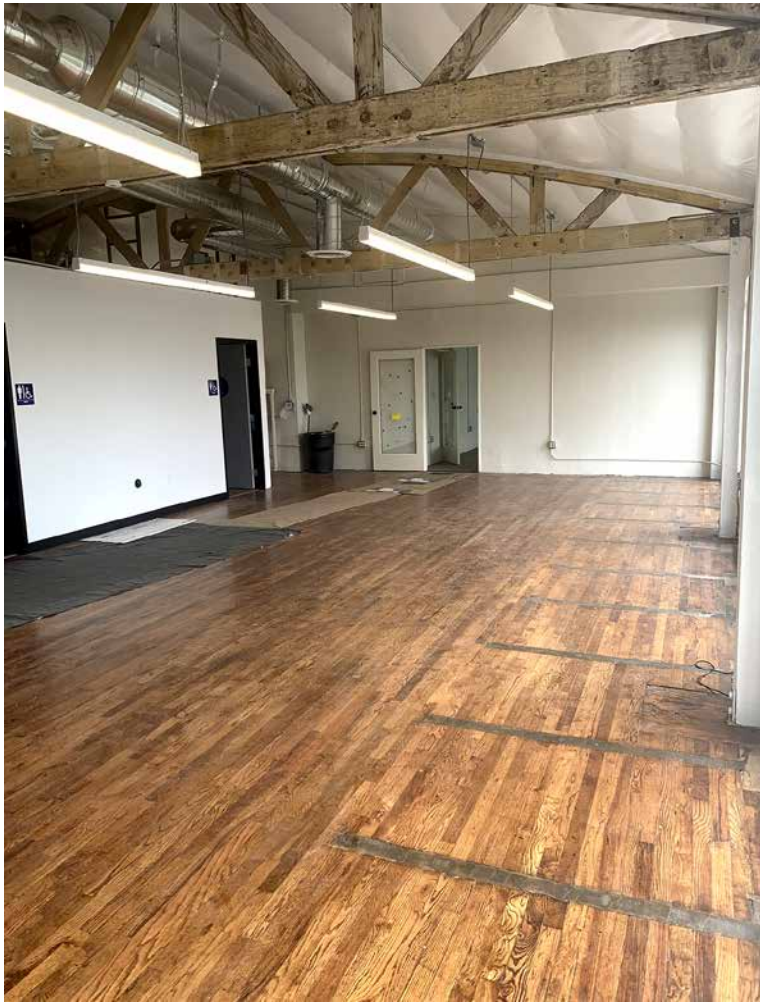
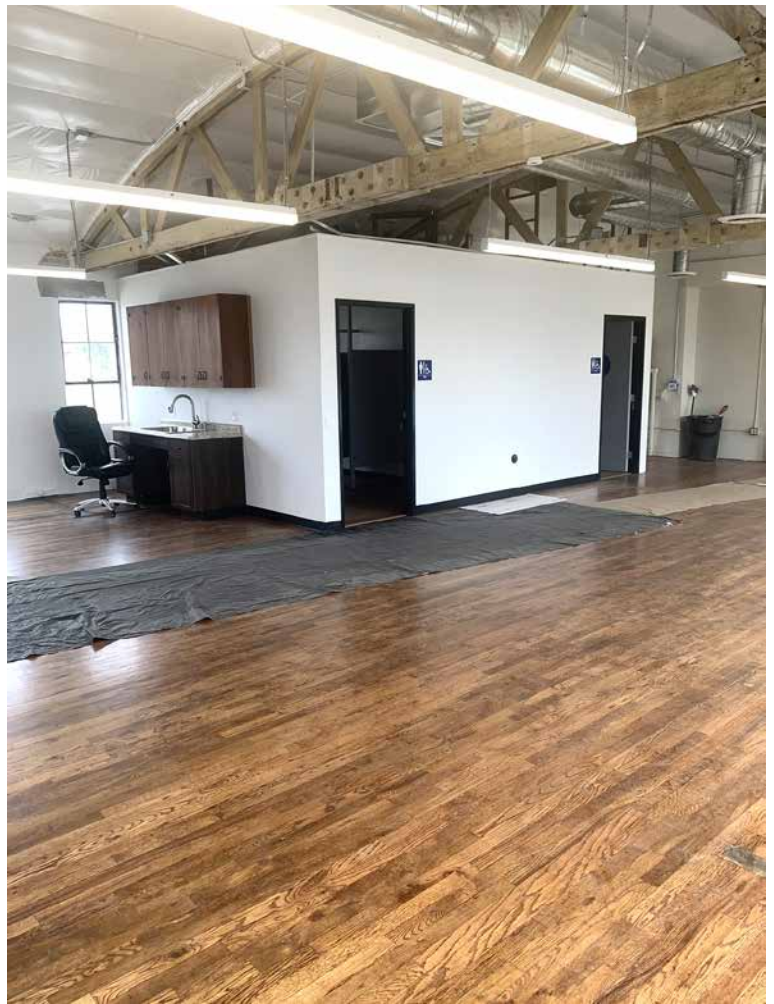
**(213) 747-4152**

**jeff@majorproperties.com**

CA BRE LIC. # 00636424

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.











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