

Plug & Play Creative Office For Sublease



13274 Fiji Way

Suite #140 Marina del Rey, CA 90212

Rare Small Size Creative Suite
in prime Marina del Rey

Christian Saglie
Vice President

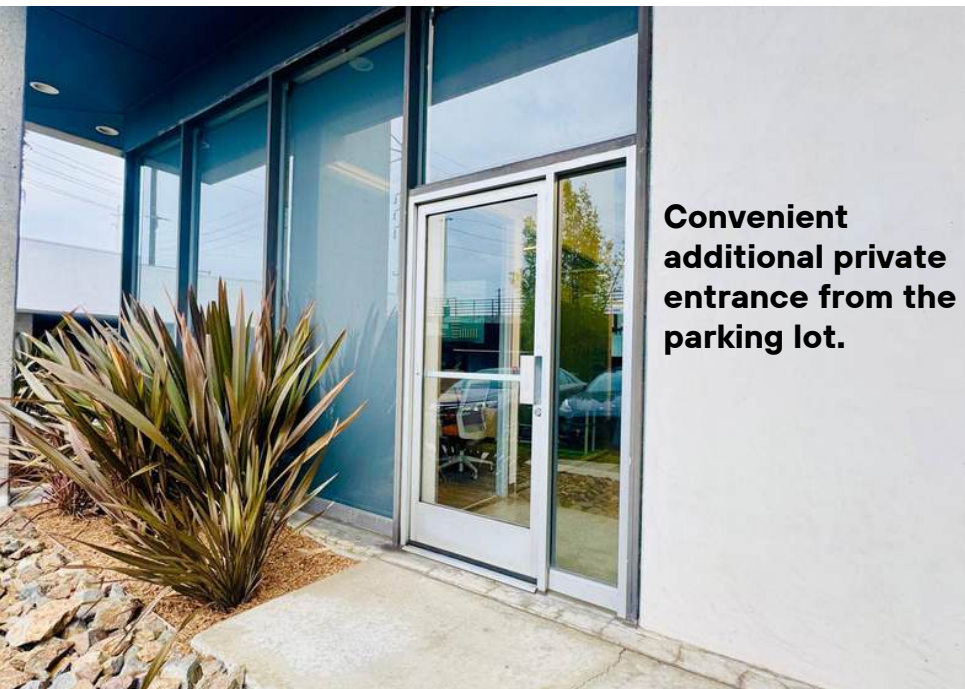
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CalDRE #01952665



Reduced Rate

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Plug & Play.
Can be delivered fully furnished.



**Convenient
additional private
entrance from the
parking lot.**

Offering Summary

Building Name:	Marina View Office Building
Property Address:	13274 Fiji Way, Marina Del Rey, CA 90292
Suite:	# 140
Size:	1,329 RSF
Rental Rate:	\$4.50 FSG \$3.75 FSG
Term:	Flexible
Walkable Score@:	Very Walkable (77)
Parking:	3/1000
Furniture:	Included if desired

Property Overview

Don't miss an exceptional opportunity to secure a small-format, ground-floor creative office—a rarity in Marina del Rey's world renowned coastal submarket. Positioned directly off the building's main lobby, suite 140 delivers prominent brand visibility, convenient access for clients and staff, and an elevated first impression experience.

Creative, Modern Build-Out

- Exposed ceilings
- Polished concrete floors
- Bright, open layout
- Double Door Entry plus additional private entrance from parking lot.
- 1 private office
- Conference room
- Open kitchen
- Ideal for creative, professional, or tech users

Premium Building Experience

Marina View provides a high-end full-service environment, complete with onsite security, gated parking, nightly janitorial and a polished professional setting, steps from the water.

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Across the street from world class dining and shopping.

Situated moments from the ocean and overlooking the marina, the building is surrounded by some of the area's most notable dining, fitness, and retail amenities.



MARINA



Ballona Wetlands Ecological Reserve



Waterside Shopping Center

MARINA VIEW

Directly Across from Waterside at Marina del Rey:

- Sugarfish • Mendocino Farms • Le Pain Quotidien • Equinox
- Starbucks • Plus additional boutique retail, cafés, and services

Just Down the Street at 4625 Admiralty Way:

- Alfred Coffee • PLANTA • Winston Pies
- Trend-forward food, beverage, and lifestyle offerings

Suite 140 blends modern design, exceptional convenience, and a premier marina-front location —an opportunity rarely available at this size.

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Ultimate Convenience Just Next Door

Find all your essentials in one place at Waterside Marina del Rey—from food and fashion to dining and personal care.

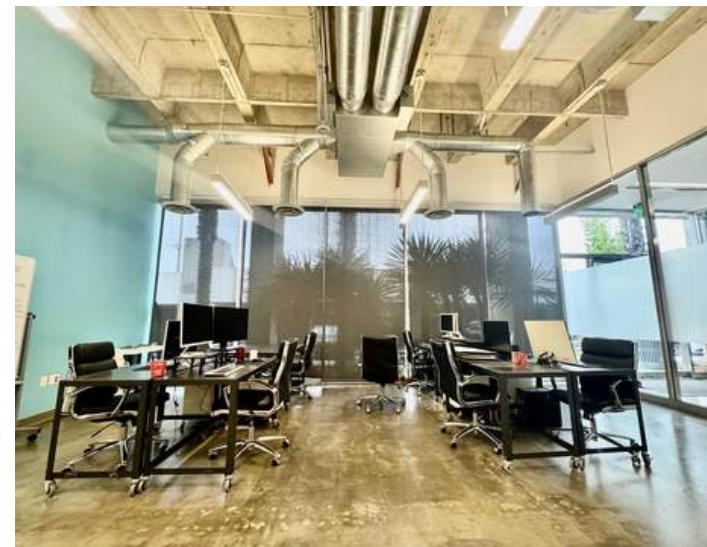
CELEBRATING 20 YEARS
WATERSIDE
marina del rey



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Interior Photos



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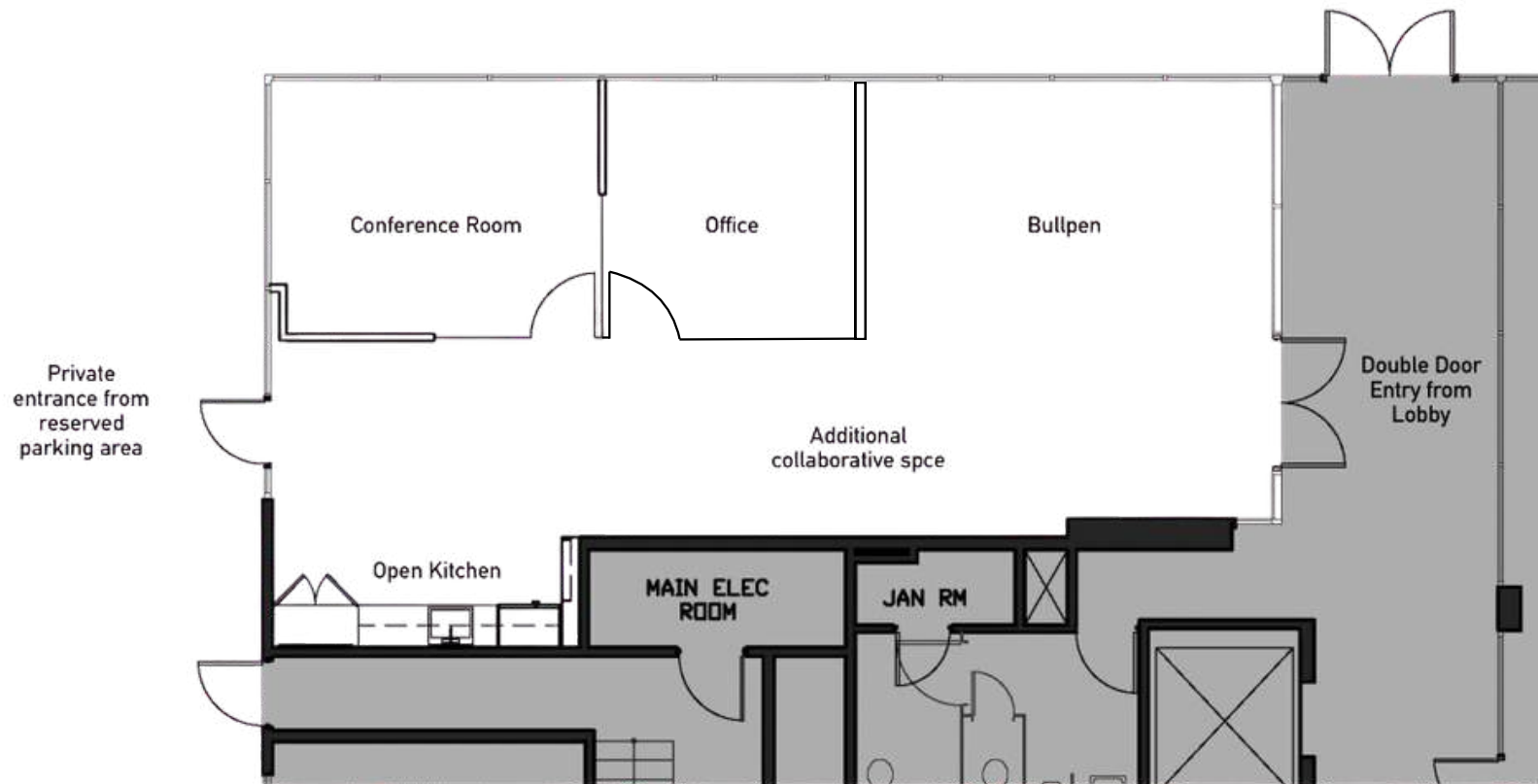
Exterior Photos



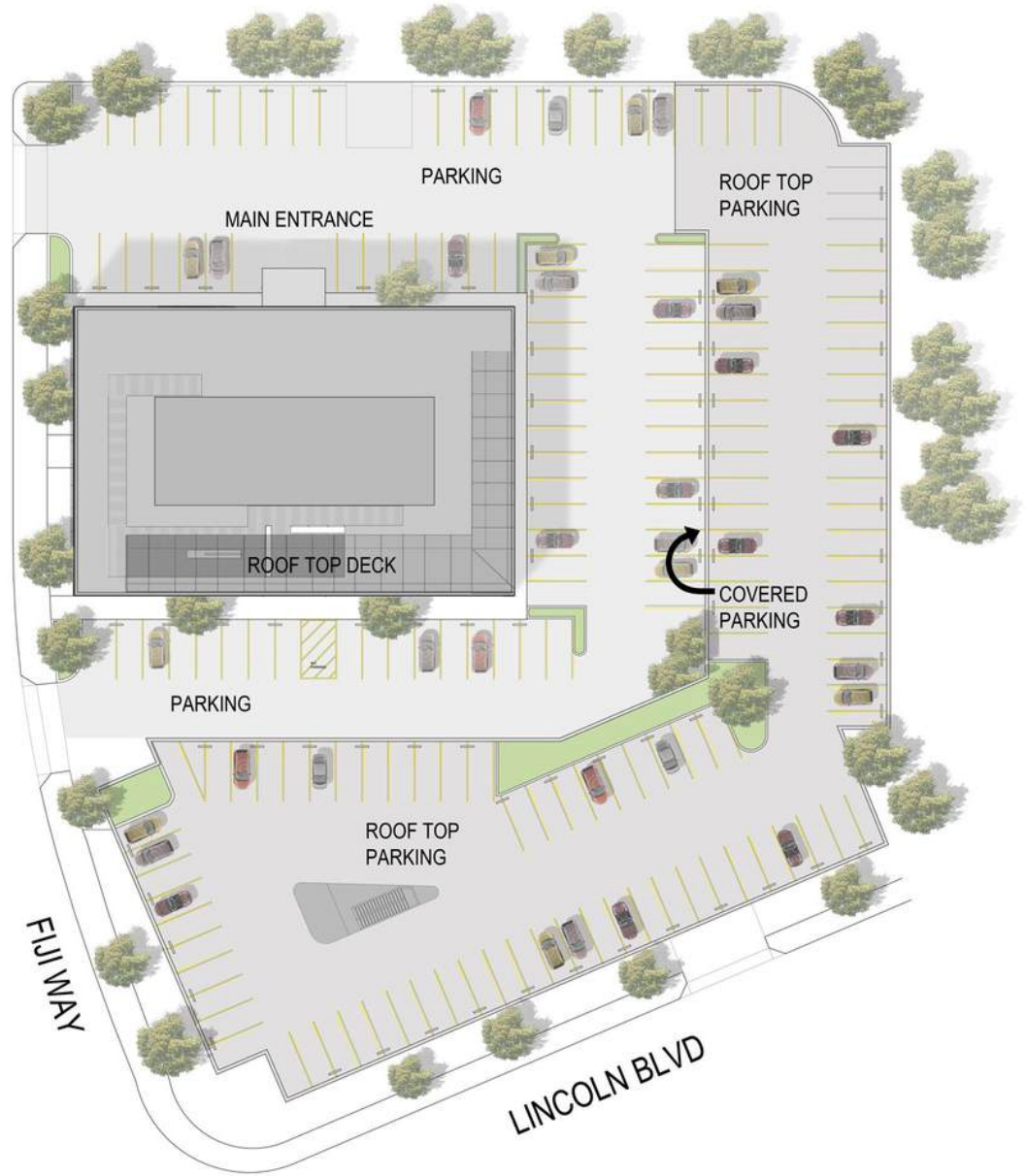
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Floor Plan - Suite #140 - 1,329 RSF



Site Plan



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