



ZACUTO GROUP
COMMERCIAL REAL ESTATE

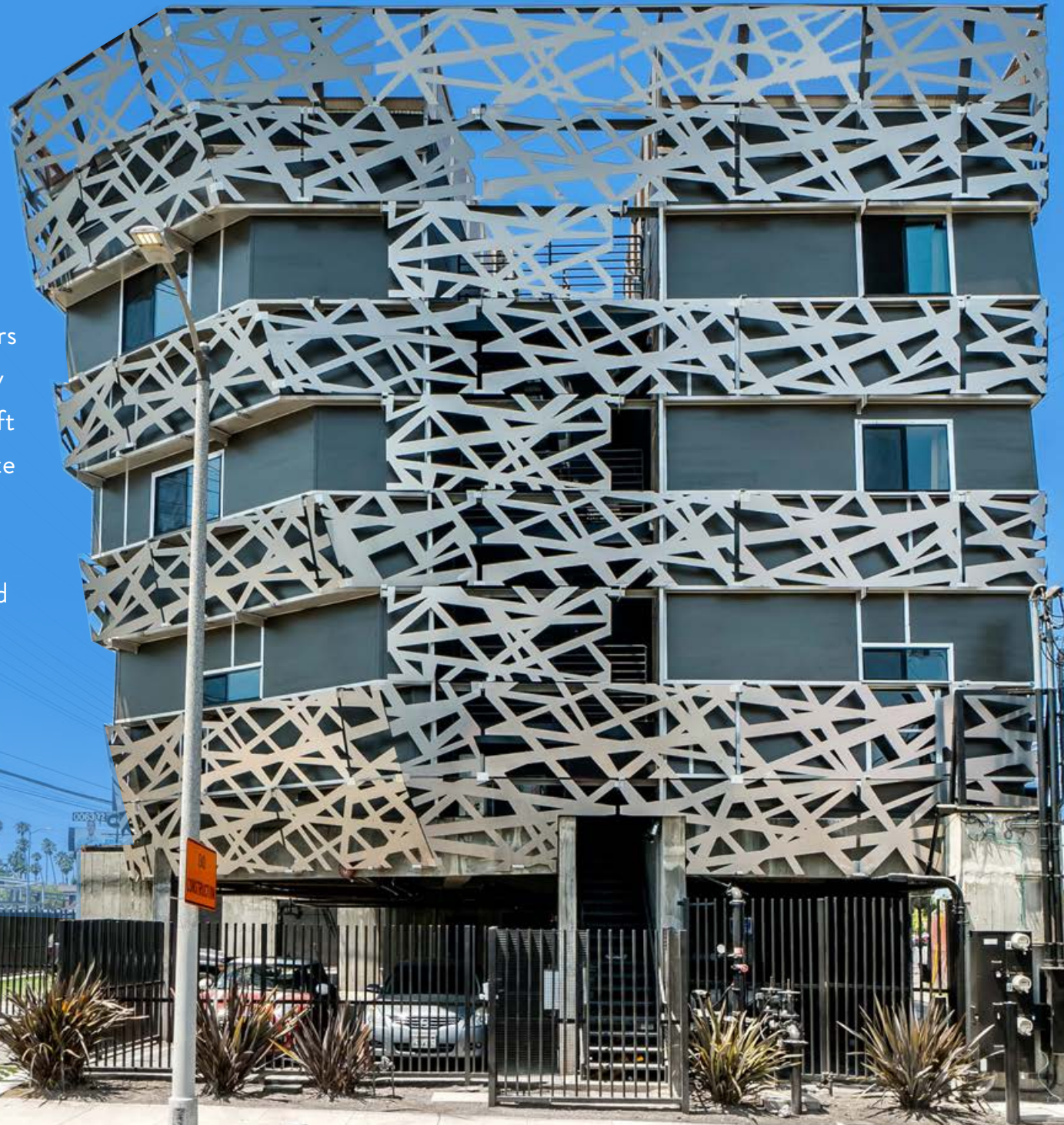
2434
LINCOLN
BOULEVARD
Venice

HIGH-VISIBILITY
FREE STANDING BUILDING
WITH A+ SIGNAGE

FOR LEASE

2434 LINCOLN BOULEVARD

Iconic Venice property with 3 floors of renovated creative space ready for occupancy. Light and bright loft like interiors with polished concrete floors, walls of glass, wood beam features and operable windows. Excellent gated onsite parking and rooftop deck!



FOR LEASE

2434 LINCOLN BOULEVARD
VENICE, CALIFORNIA 90291

AVAILABILITIES

2nd Floor ± 2,410 SF

3rd Floor ± 2,440 SF

4th Floor ± 2,530 SF

± 7,380 AVAILABLE FOR FULL BUILDING USER

RATE

Teaser Rate Year 1: \$2.50/SF MG

Year 2: \$3.50/SF MG ; 3% annual increases thereafter

PARKING

20 Gated Surface Spaces

TERM

Negotiable

LISTING TEAM

JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

DRE #01377441

ANDREW SINASOHN

Executive Vice President

310.469.9023

andrew@zacutogroup.com

DRE #01951740

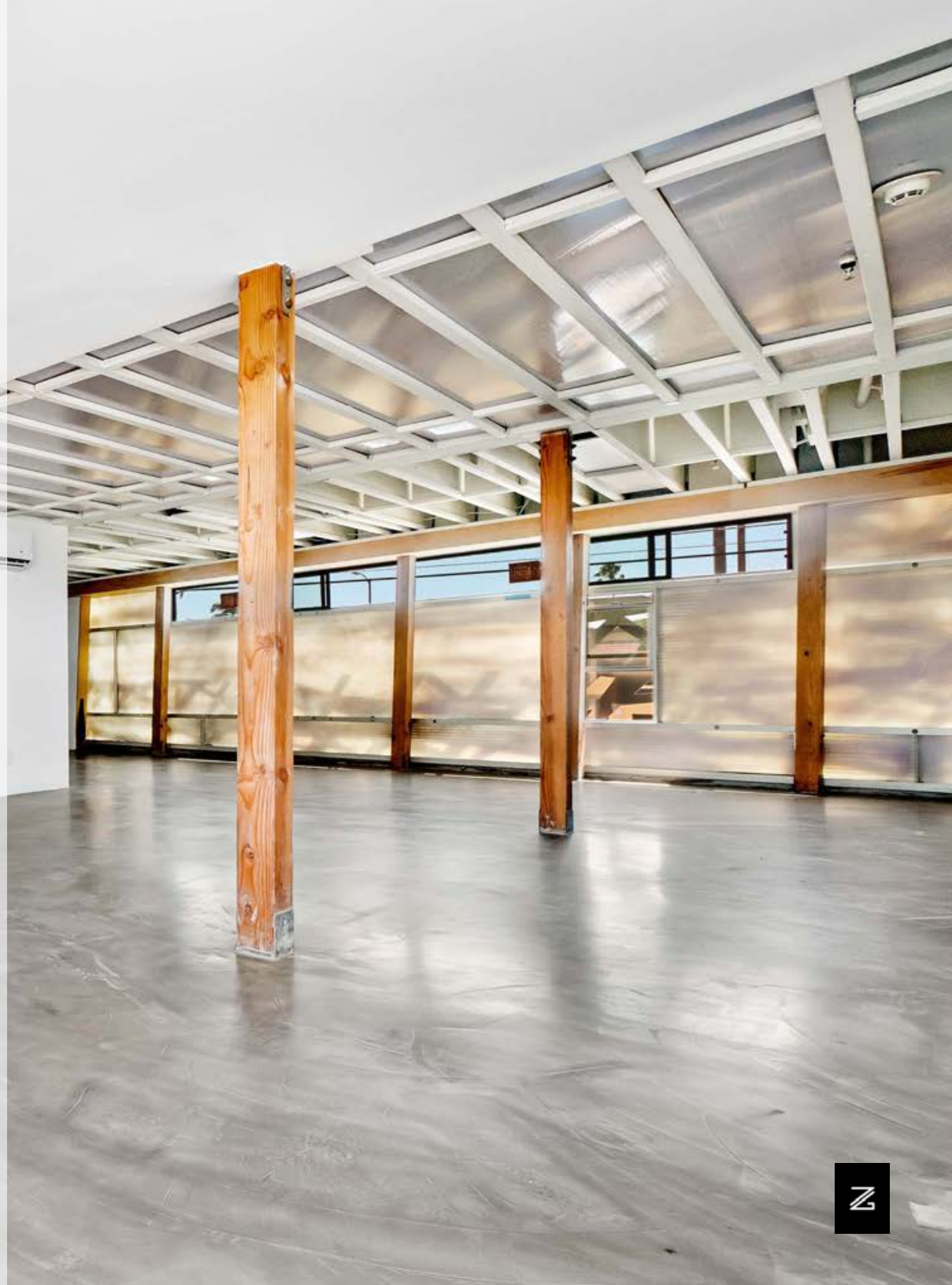
SAMMY SANTANA

Senior Director

314.496.0862

sammy@zacutogroup.com

DRE #01969450



LEASE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



SPACE DETAILS

- Private, full floor office
- Rooftop Deck with Panoramic Views
- Entire building available or lease your own floor
- Direct elevator access
- Modern interiors
- In-suite kitchens
- Private restrooms
- Corner of Lincoln and Venice Boulevards, the crossroads of Venice and Marina Del Rey
- Central accessibility to major freeways and high streets
- Excellent parking





FLOOR 2



FLOOR 4

Spaces can be modified to suit a tenant's individual needs.



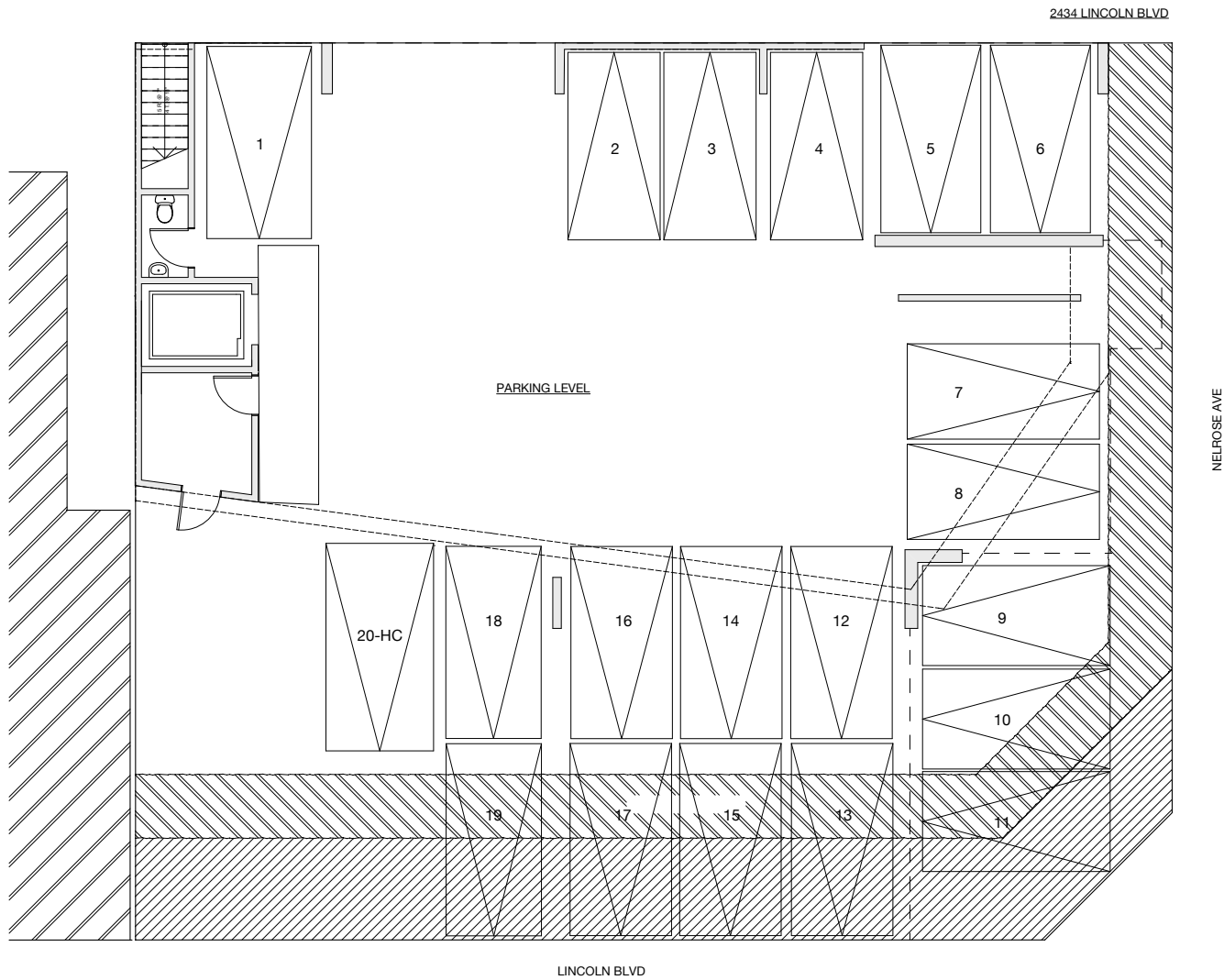


GROUND LEVEL PARKING

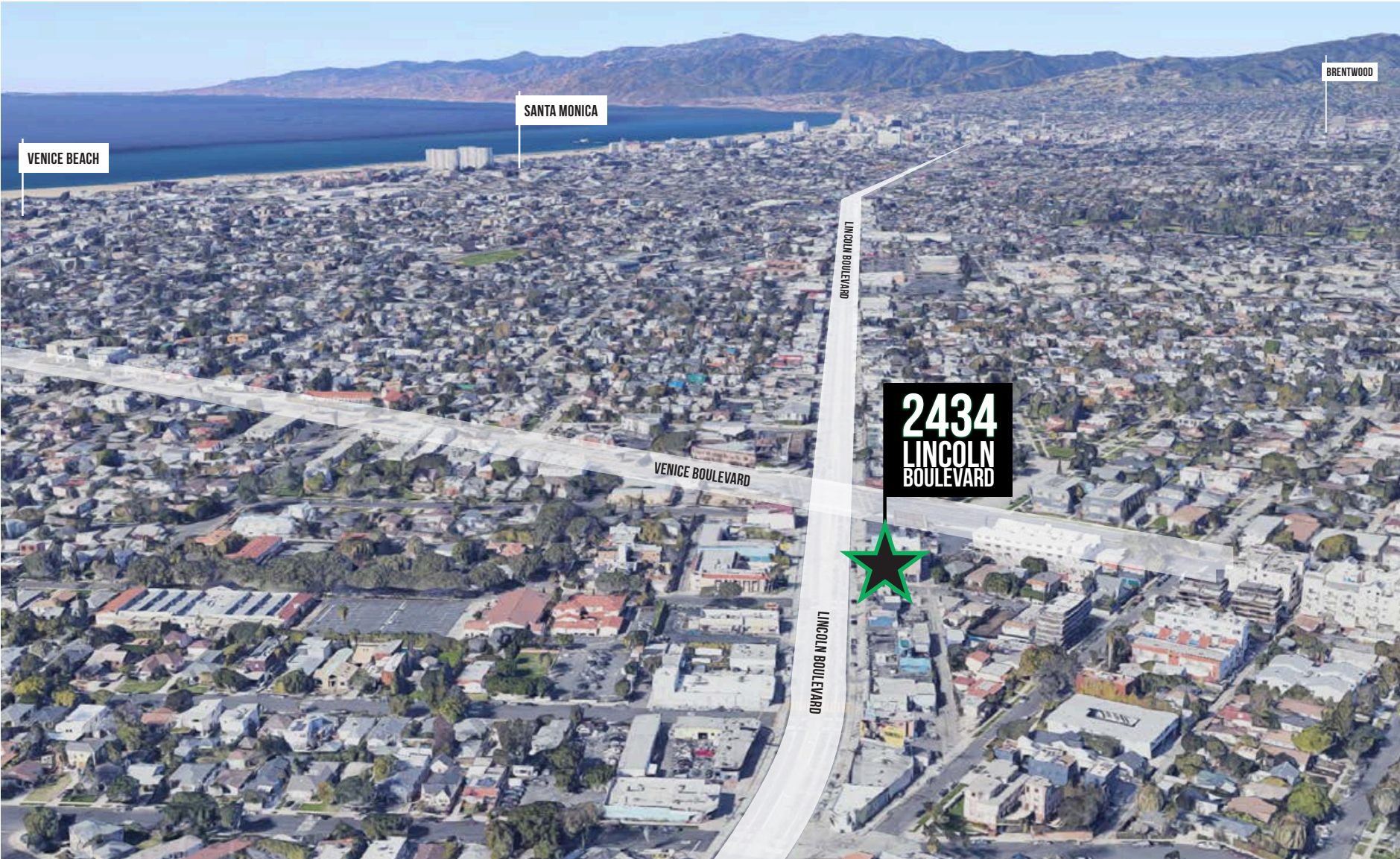
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SINGLE - RESERVED - \$150

TANDEM - RESERVED - \$250









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314.496.0862

sammy@zacutogroup.com

DRE #0196450

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