

# LEASE - ELECTRIC AVE

1611 ELECTRIC

1611 Electric Avenue Los Angeles, CA 90291



## PROPERTY DESCRIPTION

Discover a modern and versatile commercial space designed for the future of work. 1611 Electric Avenue offers a sleek, adaptable environment with customizable floor plans to suit your specific business needs. Boasting state-of-the-art amenities, including fiber, spacious conference rooms, and ample parking, this space is tailored to enhance productivity and collaboration. Its prime location provides easy access to major transportation routes, making it convenient for employees and clients alike. With its striking architectural design and abundance of natural light, this property provides an inspiring backdrop for success. Elevate your professional image and elevate your business operations at 1611 Electric Ave. Venice.

## PROPERTY HIGHLIGHTS

- Available October 1, 2026 (Sublease possible through September 2026)
- Adaptable floor plans
- Abundant natural light
- Modern architectural design
- Ample parking

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	6,253 SF
Lot Size:	7,207 SF
Building Size:	6,253 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,935	8,546	37,341
Average HH Income	\$187,431	\$183,045	\$191,048

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**COMMERCIAL**  
REALTY

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Building Name	1611 Electric
Property Type	Office
Zoning	M1
Property Subtype	Office Building
APN	4241037016
Building Size	6,253 SF
Lot Size	7,207 SF
Building Class	A
Year Last Renovated	2019-2020
Number of Floors	2
Average Floor Size	3,126 SF

Immerse yourself in the vibrant Venice lifestyle at this prime location in the heart of the creative community. Just minutes away from the iconic Venice Beach and bustling Abbot Kinney Boulevard, the dynamic surroundings offer an array of dining, retail, and entertainment options for those seeking a work-play balance. With a diverse mix of tech companies, design firms, and creative agencies in the vicinity, the area fosters a collaborative and innovative atmosphere. Take advantage of the area's renowned cultural scene, eclectic architecture, and proximity to the vibrant Silicon Beach community. Discover the perfect setting to inspire your team and impress your clients at this sought-after Venice location.



- Secure M1 zoned building
- Spacious conference rooms
- Ample re-striped parking
- Adaptable floor plans
- Abundance of natural light
- Modern architectural design
- Polished concrete floors
- Open landscape interior design
- Excellent signage

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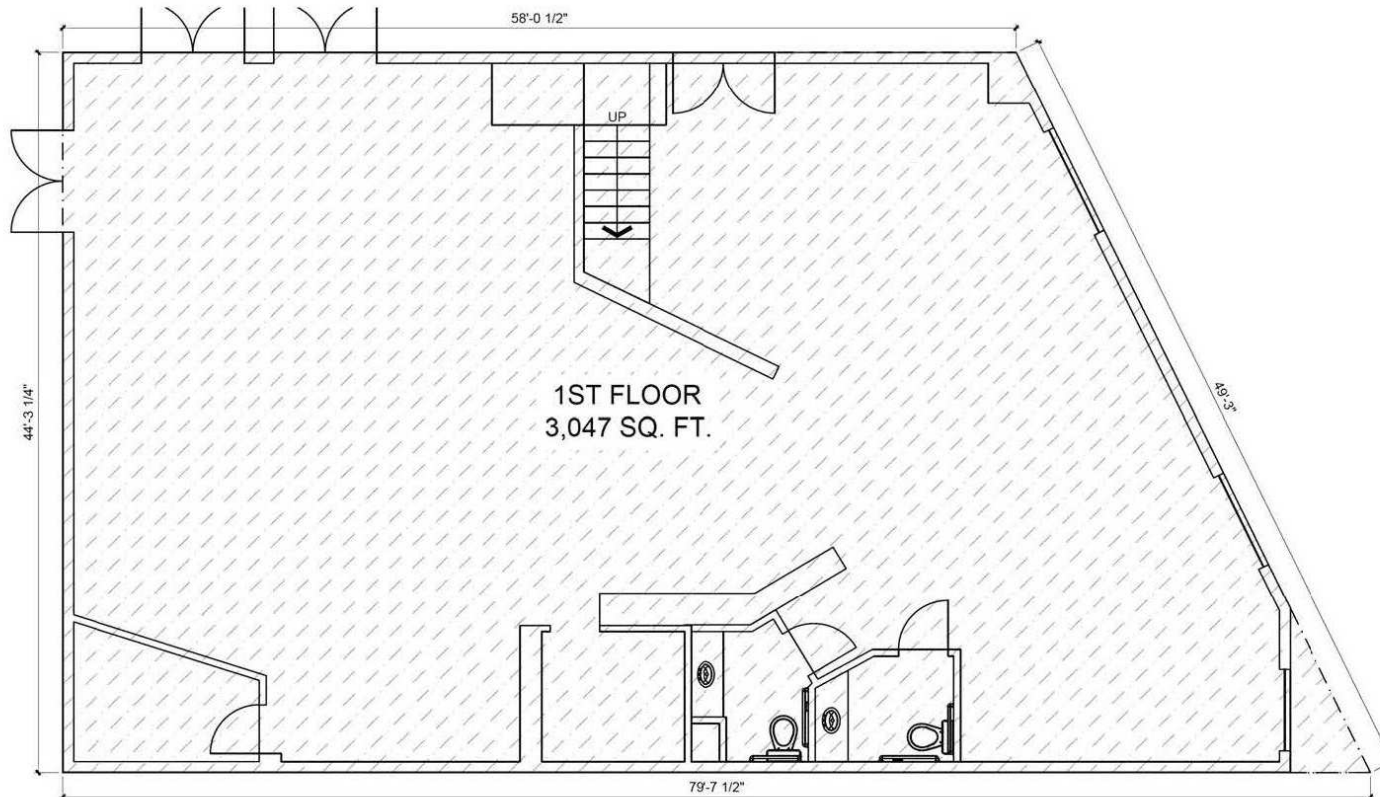


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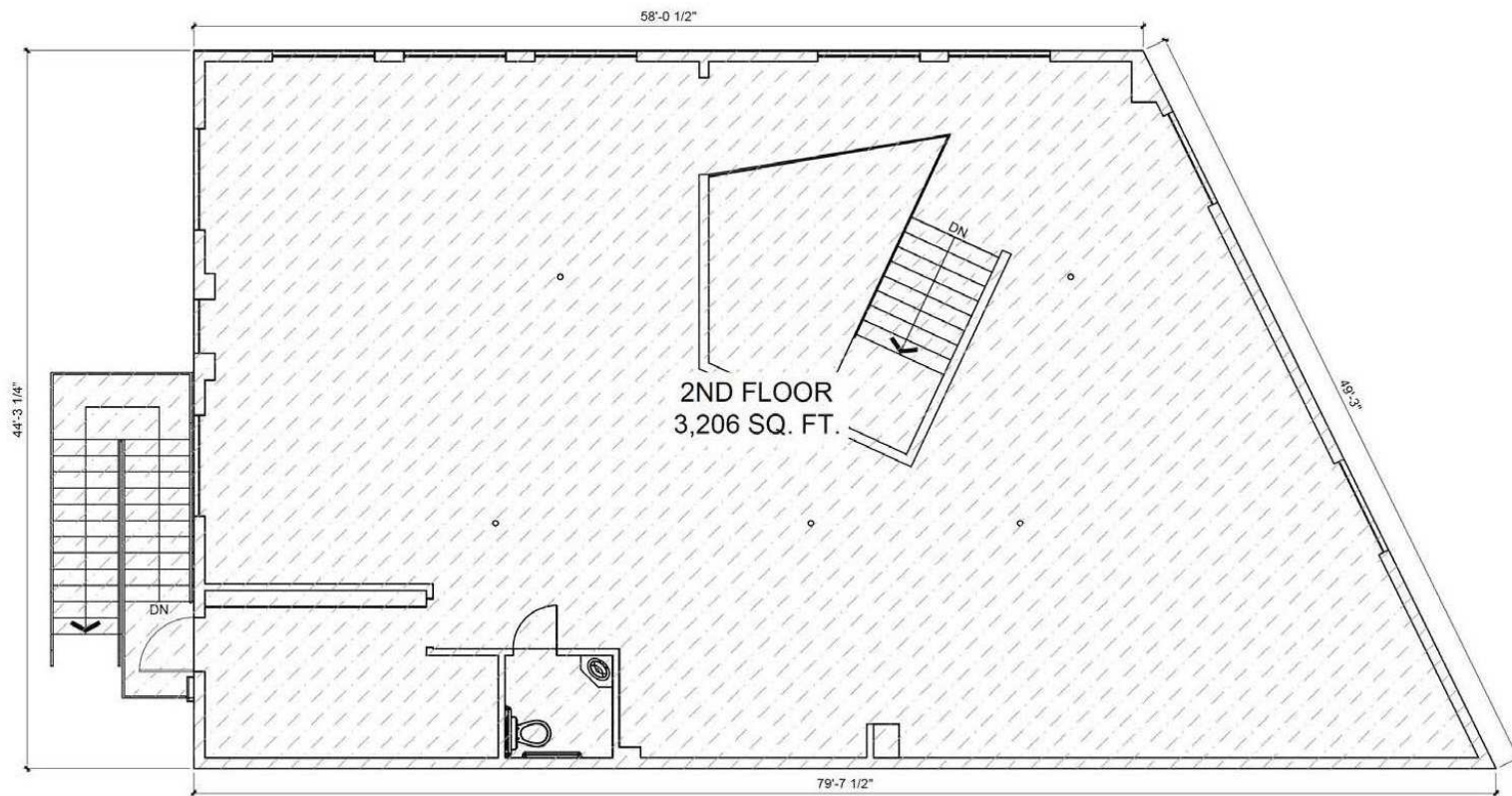


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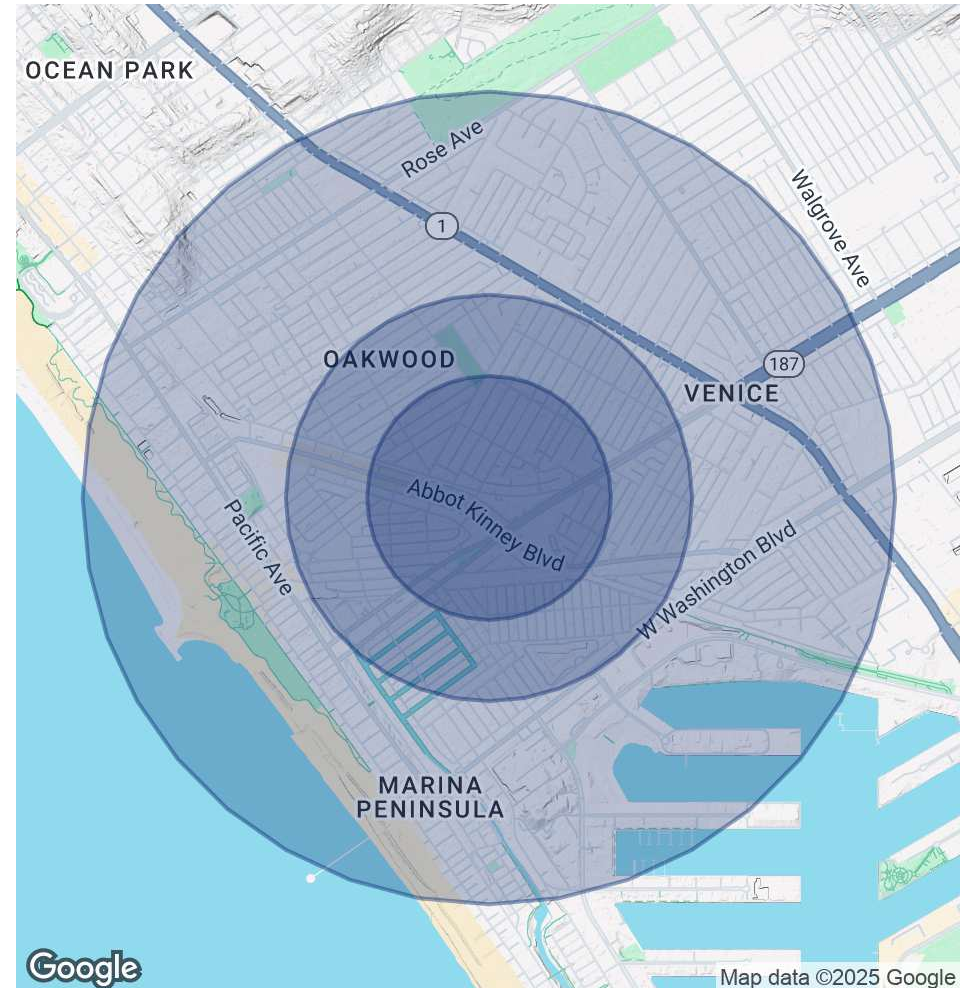
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,935	8,546	37,341
Average Age	44	43	42
Average Age (Male)	44	43	42
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,004	4,400	19,776
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$187,431	\$183,045	\$191,048
Average House Value	\$2,023,845	\$1,993,730	\$1,878,205

Demographics data derived from AlphaMap



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