

Creative Office / Studio / In the Heart of Venice

KWP
REAL ESTATE



361 VERNON AVE

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KWPREALSTATE.COM

Available

UNIT 2

±1,400 SF
(includes ±300 SF Mezzanine)

UNIT 9

±1,545 SF
(includes ±395 SF Mezzanine)

RENT

Negotiable

SERVICES

Modified Gross

PARKING

1-2 spaces on-site and
ample street parking

TERM

Negotiable

Features

Creative flex/studio with large open area, mezzanine, and small kitchen

Building features high ceilings, operable windows, operable skylights, and polished concrete flooring

Serving as one of the original creative office buildings in Venice, as a hub for artists and creatives throughout the community

Down the street from Gjusta, and walking distance to the beach, Rose Ave, Main Street, and Abbot Kinney restaurants

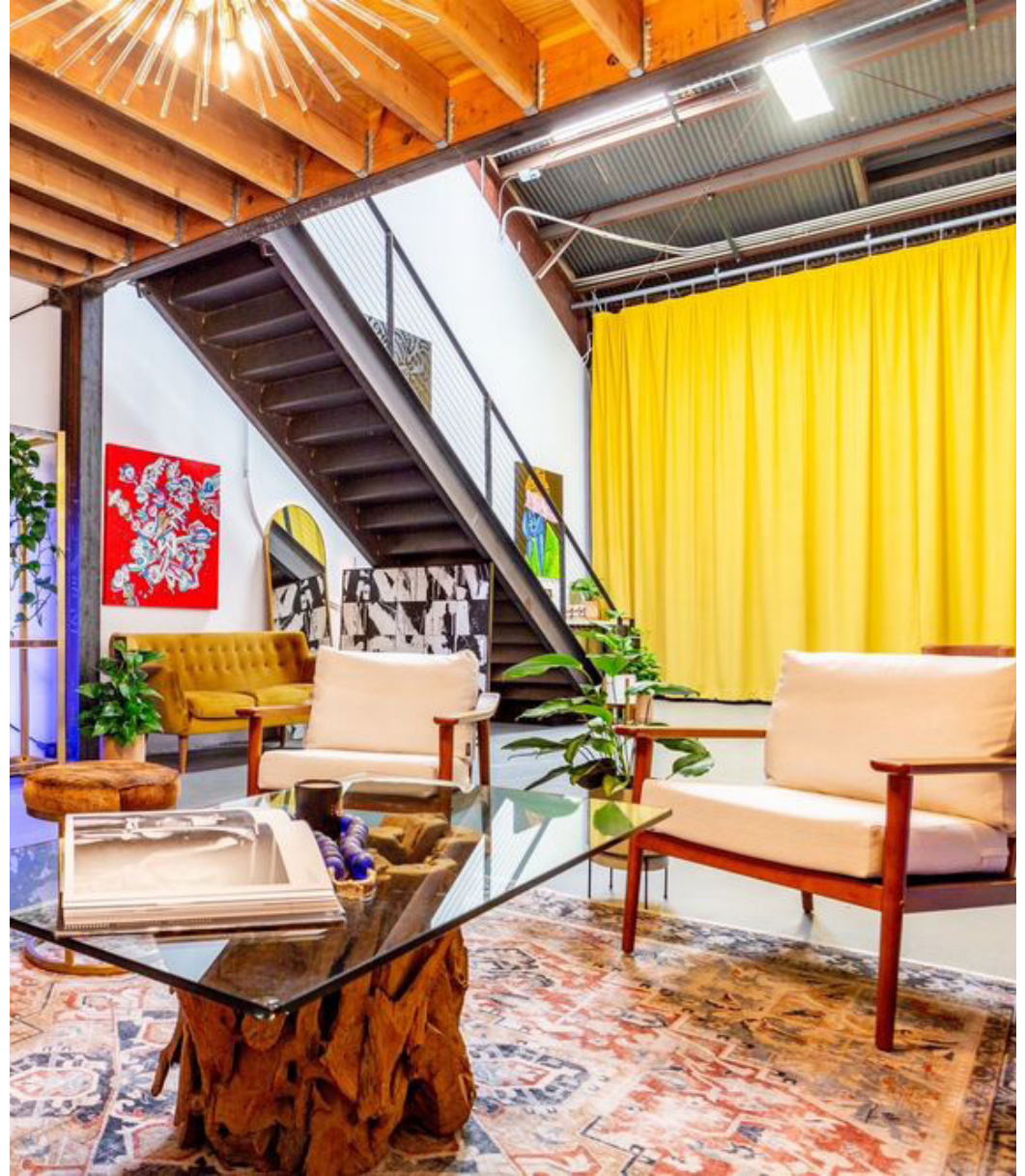
Unit 2 Interiors



Unit 9 Interiors



Previous Concepts





FELIX
TRATTORIA

BARRIQUE
VENICE

GOOGLE

ABBOT KINNEY BLVD

MAIN ST

GJUSTA

GOLD'S GYM

SUPPLY &
DEMAND

361 VERNON AVE.

VERNON AVE

SUNSET AVE

4TH AVE



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