

523

Victoria Ave

Venice

CREATIVE OFFICE
COMPOUND

 **ZACUTO GROUP**
COMMERCIAL REAL ESTATE

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SUBLEASE DETAILS

523 VICTORIA AVENUE
VENICE, CA 90291

SIZE
10,000 SF

PRICE
\$5.50/SF NNN

TERM
through 02/28/28

PARKING
16 spaces + 1 handicap space

- + 6 Tesla chargers & plenty of free neighborhood parking

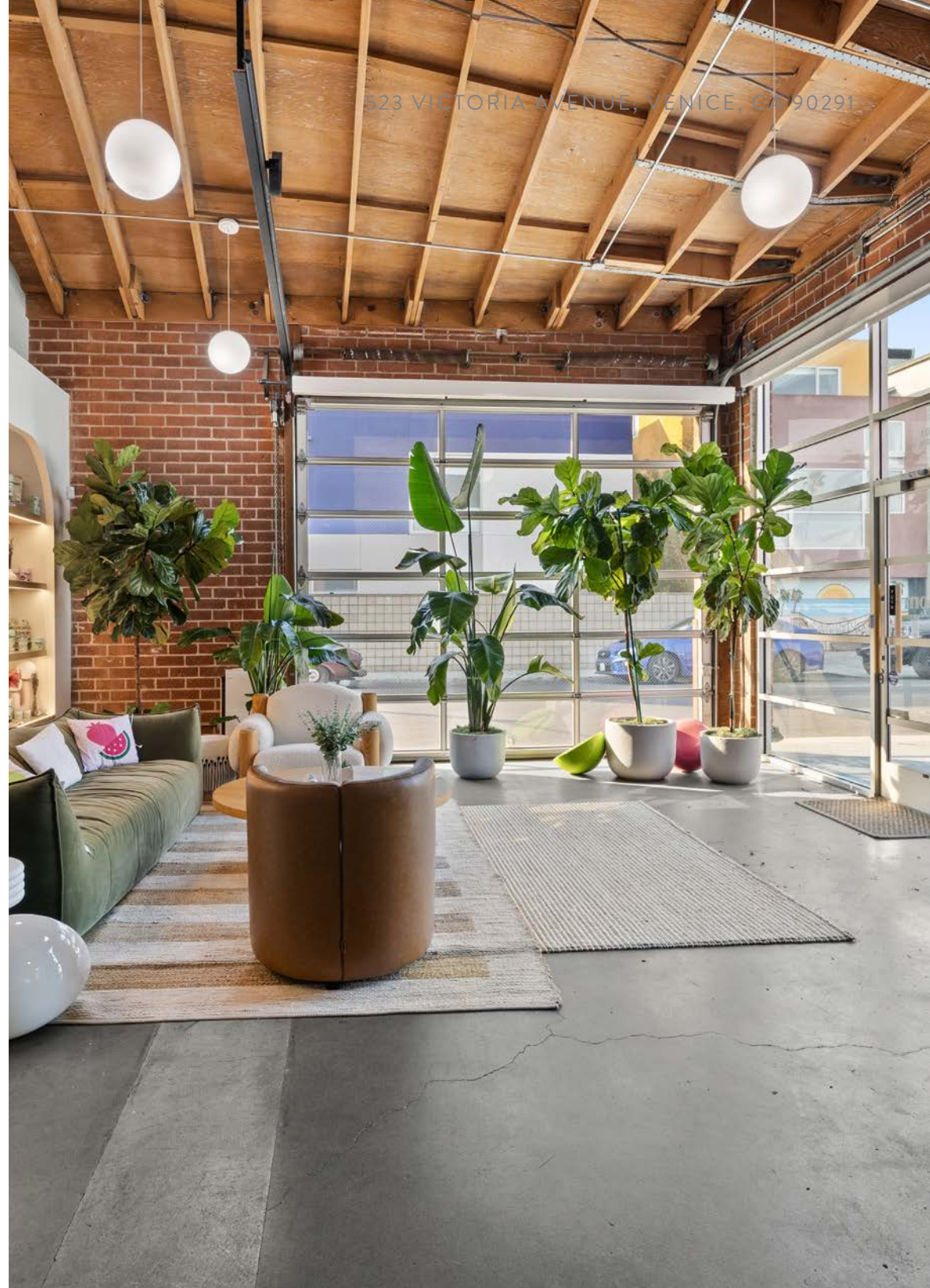
IRREPLACEABLE CROSSROADS

Ultra A+ Venice Beach location, just steps to Erewhon. Walkable to Abbot Kinney Blvd, home to sought after restaurants + shopping & tech startups. This creative hub of Venice is a favorite amongst locals, influencers and tourists alike.

OFFICE HQ BY THE BEACH

Large, bright, open creative HQ with mezzanine loft. Features brick wall detail and high-end upgrades throughout. Dynamic mix of 13 offices/conference rooms, 3 bathrooms, open bullpen, podcast studio, media lounges, 1 kitchen on each floor & washer and dryer.

- Furniture is negotiable



SUBLEASE

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you drink your
greens today?

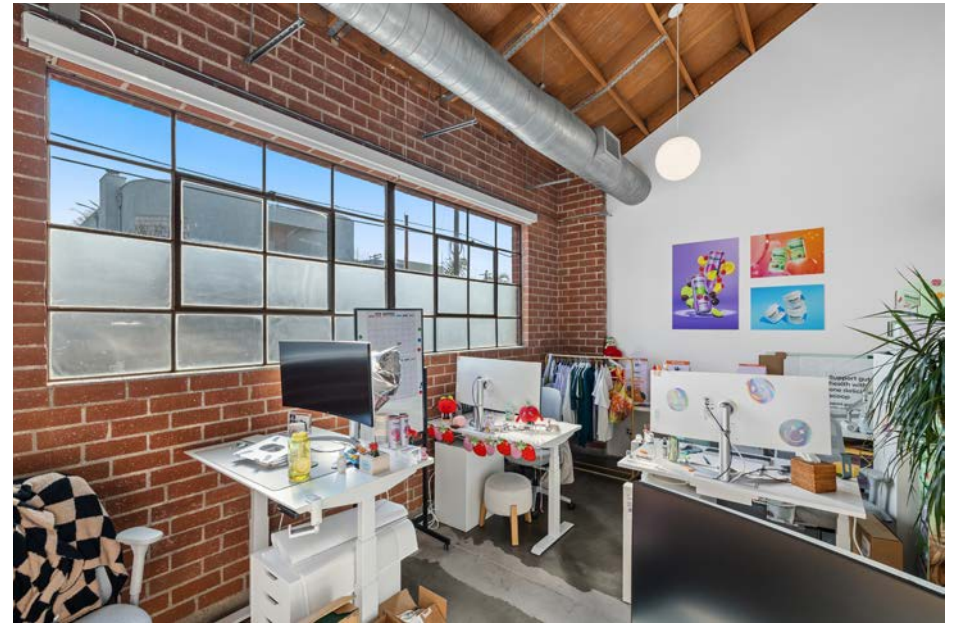
Bloom

S M E G



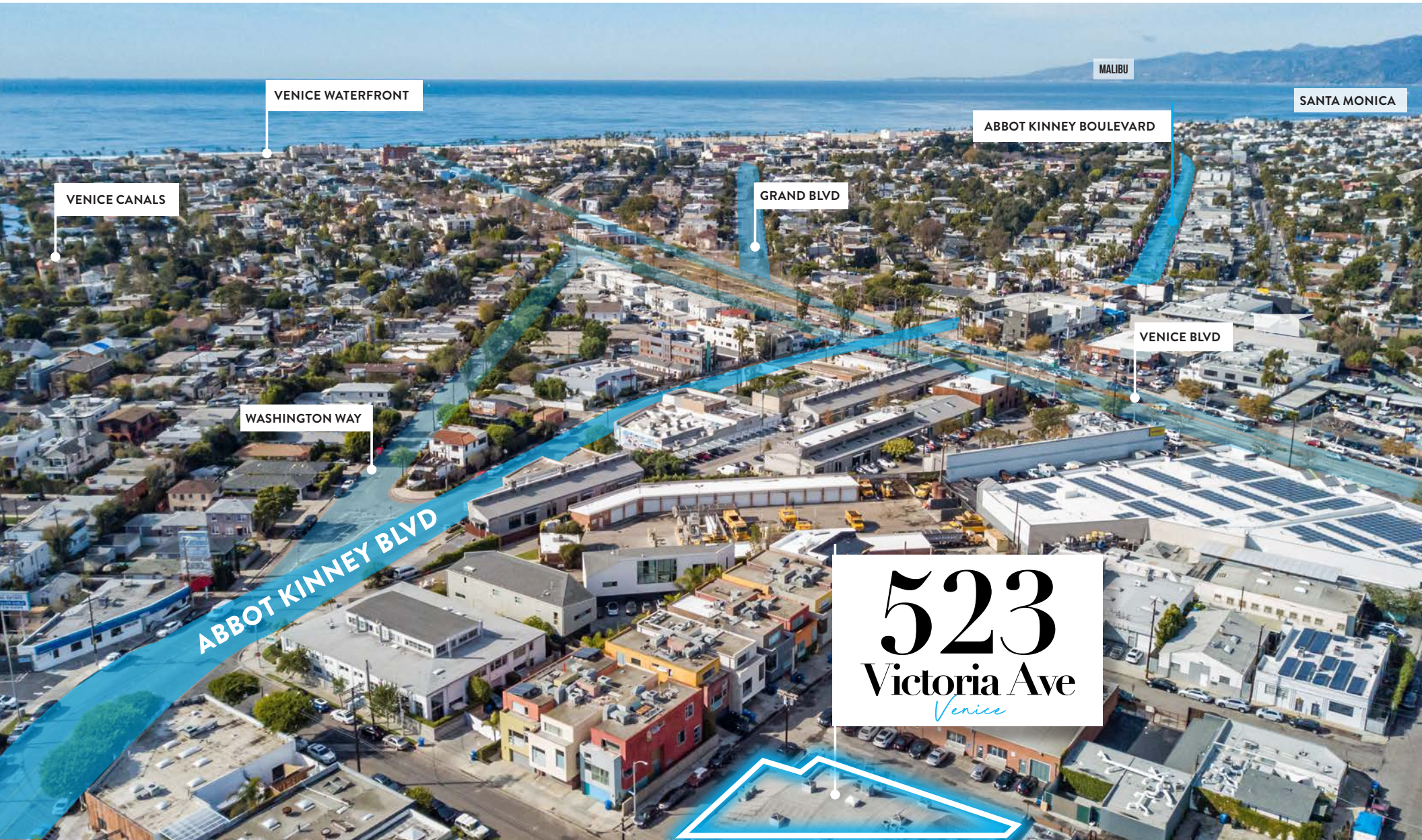
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VENICE WATERFRONT

VENICE CANALS

WASHINGTON WAY

ABBOT KINNEY BLVD

GRAND BLVD

ABBOT KINNEY BOULEVARD

MALIBU

SANTA MONICA

VENICE BLVD

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SANTA MONICA

OCEAN PARK

MAR VISTA

VENICE BEACH

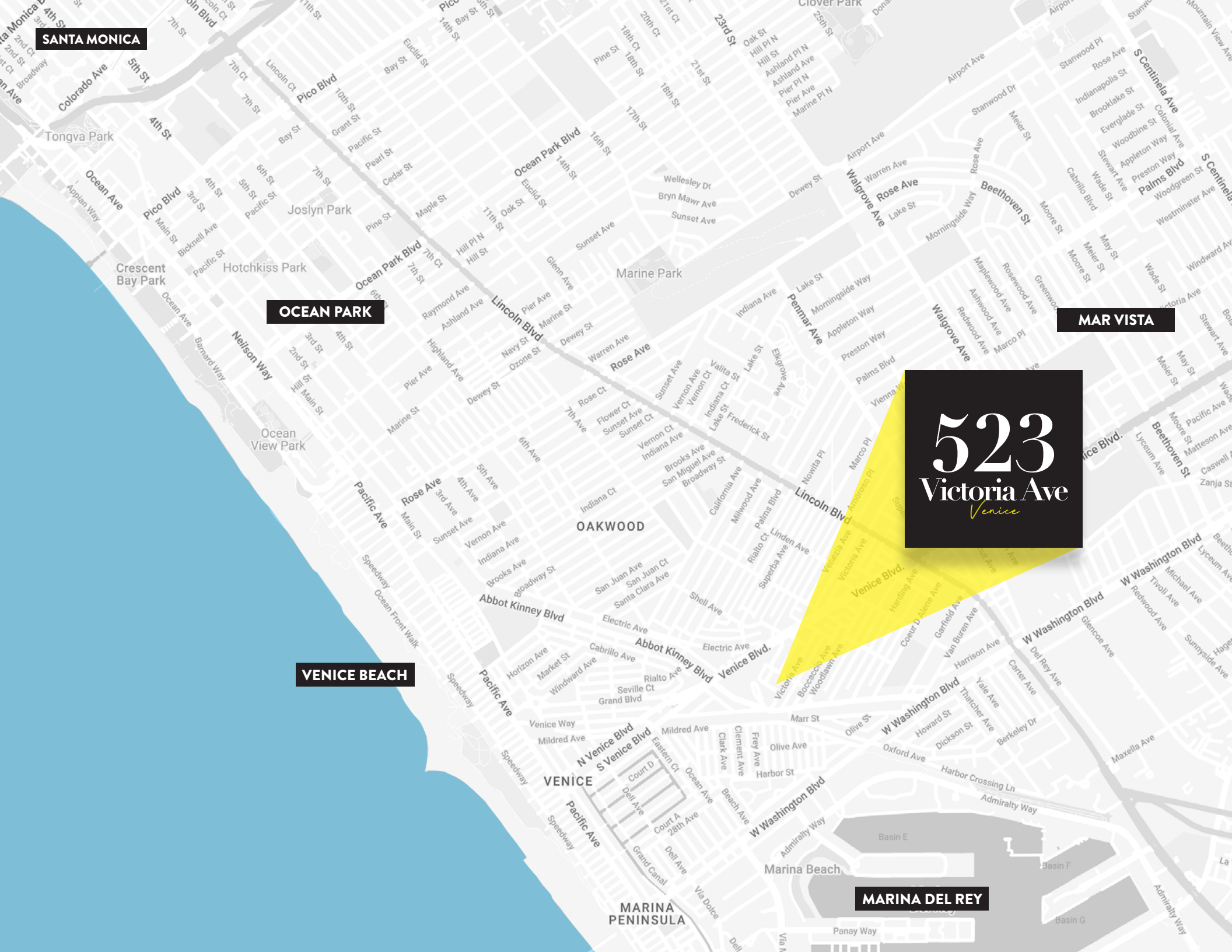
OAKWOOD

VENICE

MARINA PENINSULA

MARINA DEL REY

523
Victoria Ave
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