

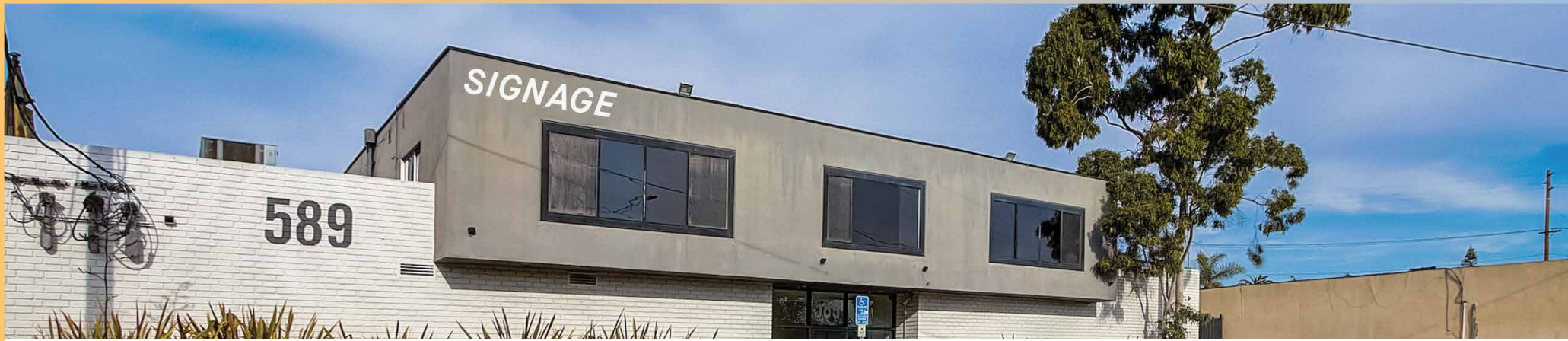
FIVE89

VENICE BEACH



589 VENICE BOULEVARD,
Los Angeles, CA 90291





EXTREMELY RARE OPPORTUNITY

ICONIC CREATIVE OFFICE

ON VENICE & ABBOT KINNEY



VENICE'S MOST DESIRABLE INTERSECTION

Where Venice Boulevard meets Abbot Kinney, steps away from the most sought after eating & shopping



WORLD-CLASS BRANDING OPPORTUNITY

An iconic, high visibility building in Venice with +20K cars passing daily



SINGLE TENANT COMPOUND

One of the largest blocks of creative office space in Venice with full kitchen, bar/lounge & outdoor space.

SPECIFICATIONS

Address	589 Venice Blvd
City	Los Angeles
Neighborhood	Venice
Size	18,400 SF
Parking	2/1000 (More Available)
Terms	5-10 Years
Rate	Negotiable

FEATURES

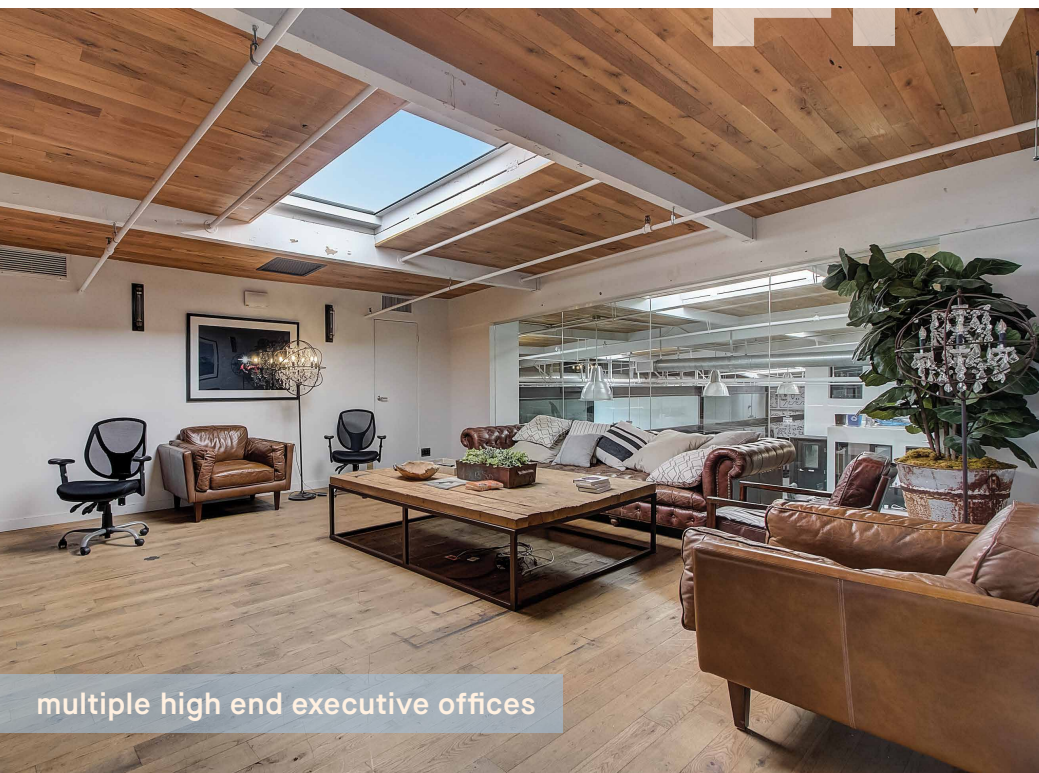
- Single Tenant Compound
- Exposed Ceilings and Skylights
- Polished Concrete Floors
- Screening Room
- Soundproof Recording Rooms
- 27 Edit Rooms
- State-of-the-art IT Network Available
- Abundant Outdoor Space



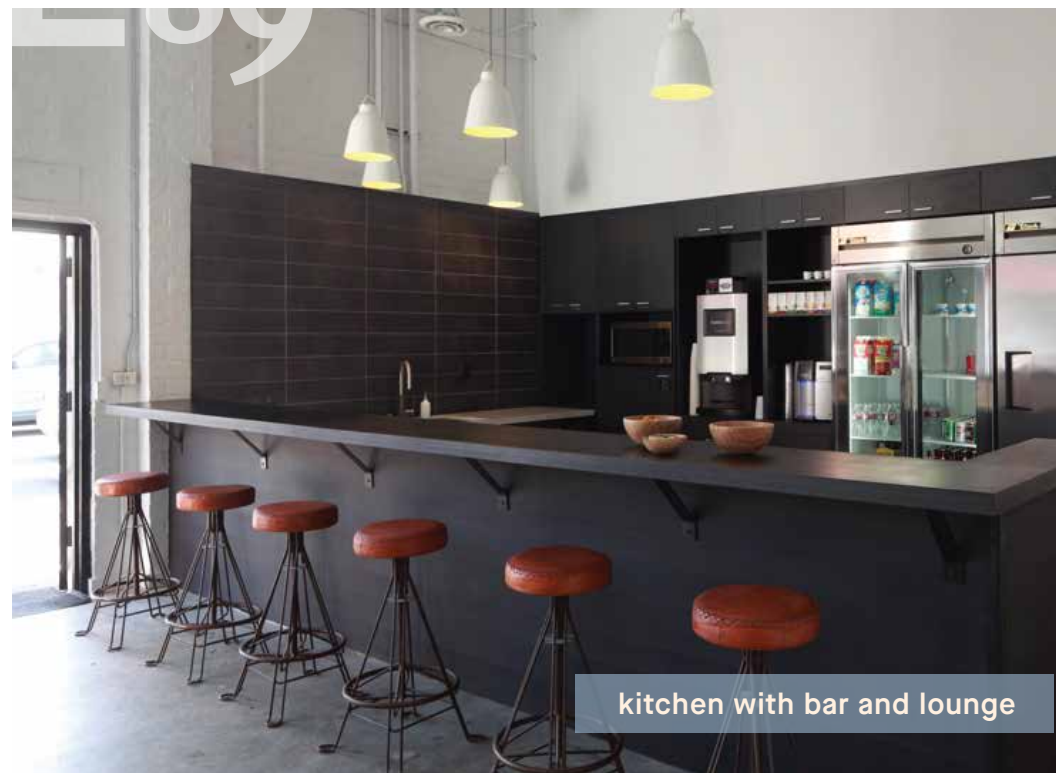
private outdoor space



bright and sunny creative space



multiple high end executive offices

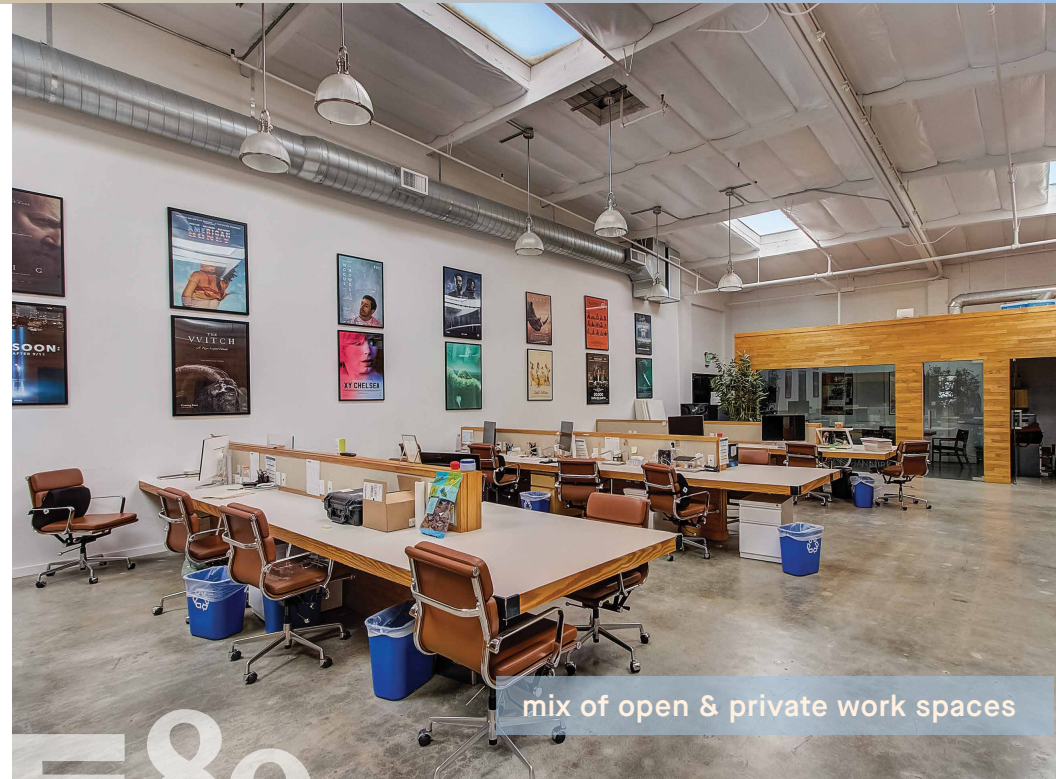


kitchen with bar and lounge

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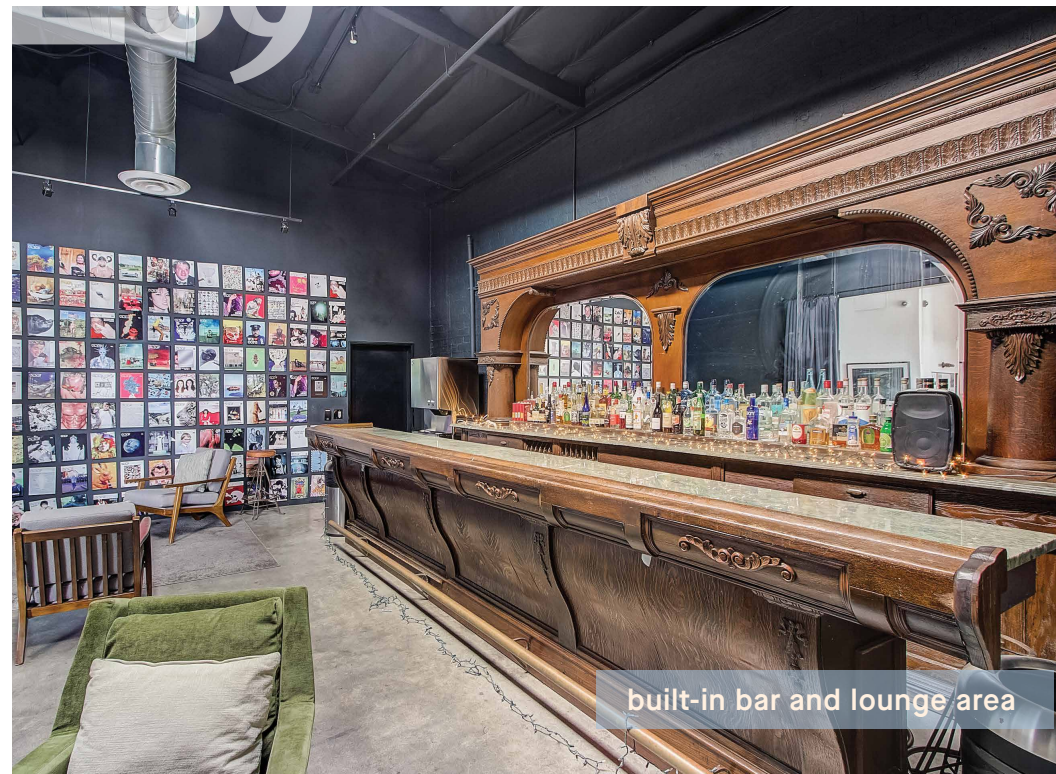
outdoor patio & glass roll up doors



mix of open & private work spaces



collaboration-friendly spaces

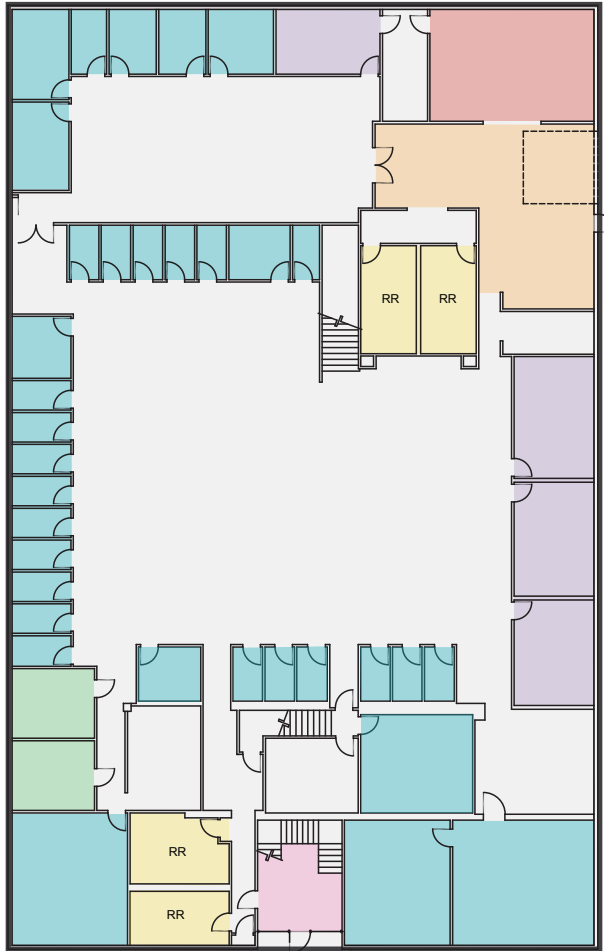


built-in bar and lounge area

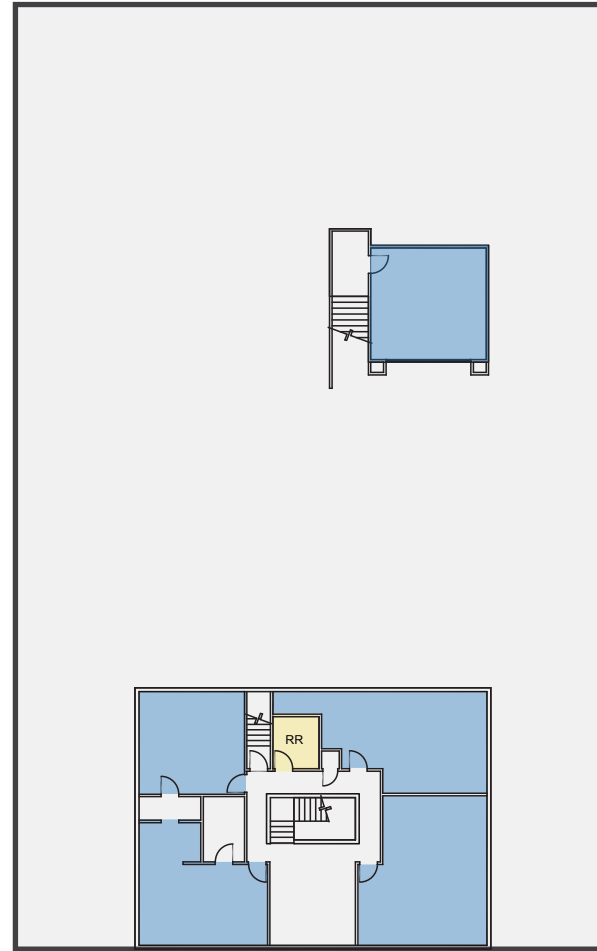
THE PLANS

±18,400 SF

- Conference
- Sound Editing
- Private Office
- Executive Office
- Reception
- Lounge
- Kitchen
- Restroom



1ST FLOOR



2ND FLOOR

JOIN THE HUB

Located in the heart of vibrant Venice Beach, the **Electric Avenue Hub is an artistic-driven campus that encompasses four creative office buildings.** It's an incredibly rare combination of location and convenience.

The campus offers move-in ready creative office spaces steps away from Abbot Kinney which was named **"The Coolest Block in America"** by GQ Magazine.



ABOUT THE HUB

A unique mix of office spaces amongst four contiguous assets (±92,000 RSF)



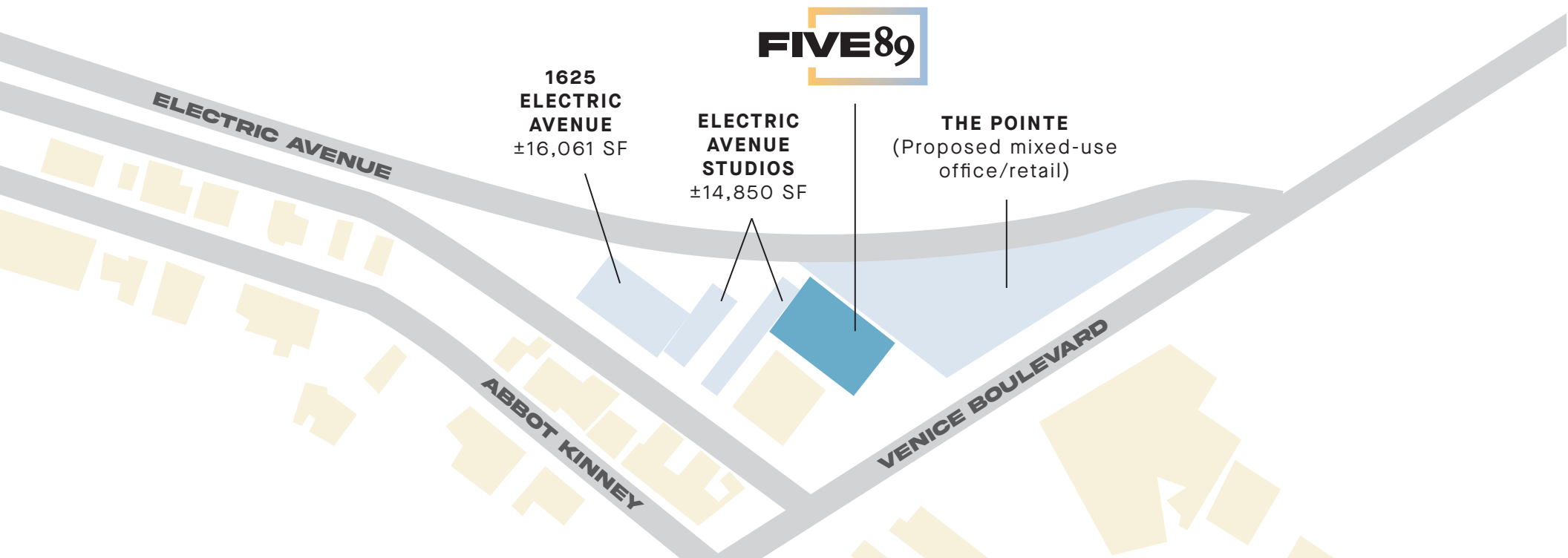
MORE FLEXIBILITY

The different office/flex projects at The Hub can accommodate a variety of occupancy needs, accommodating both small and large occupancy requirements (1,100/RSF -18,395/RSF)



CREATIVELY DESIGNED

From renovated boat yard to creative office, to new ground up office developments, The Hub is a testament of true creative office product and character.



Restaurants/Bars:

- 1 Forma
- 2 Gjusta
- 3 Rose Café
- 4 Wabi on Rose
- 5 Groundwork Coffee Co.
- 6 Barrique
- 7 Café Gratitude
- 8 Chulita
- 9 Sweetfin

- 10 Gjelina
- 11 Blue Bottle Coffee
- 12 The Tasting Kitchen
- 13 Intelligencia
- 14 The Brig
- 15 Abbot's Pizza Company
- 16 Salt & Straw
- 17 Valle
- 18 Greenleaf Chopshop
- 19 The Butcher's Daughter

- 20 The Otheroom Venice Beach
- 21 La Tostaderia
- 22 Felix Trattoria
- 23 Plant Food + Wine
- 24 Bluestar Donuts
- 25 Kreaion Organic Kafe & Juicery
- 26 Roosterfish
- 27 Shuhari Matcha Café
- 28 Yours Truly Venice
- 29 Pressed Juicery

- 30 Lemonade
- 31 Zinque
- 32 Erewhon Market
- 33 Scopa Italian Roots
- 34 South End
- 35 C&O Cucina
- 36 Night + Market
- 37 Great White
- 38 Menotti's Coffee Shop
- 39 Larry's

- 40 Hama Sushi
- 41 Tocaya Organica
- 42 Plancha Tacos
- 43 James's Beach
- 44 South End
- 45 Venice Whaler Bar & Grill
- 46 Hinano Café
- 47 Nueva
- 48 Venice Ale House

Shopping:

- 1 Warby Parker
- 2 Timbuk2
- 3 Zadig & Voltaire
- 4 James Perse
- 5 Vince
- 6 Aviation Nation
- 7 Aesop
- 8 Birkenstock
- 9 LeLabo
- 10 Rag & Bone
- 11 Salt
- 12 Everlane
- 13 Toms

Attractions:

- 1 Venice Sign
- 2 Venice Skate Park
- 3 Venice Muscle Beach
- 4 Venice Canals
- 5 Venice Beach Boardwalk





FOR LEASING INFORMATION, CONTACT US AT:



DANNY RAINER
Executive Vice President
danny.rainer@jll.com
+1 310 595 3650
RE license #01921442

CASSIE TROSCLAIR
Vice President
cassie.trosclair@jll.com
+1 310 595 3613
RE license #02021435

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