

# 523

## Victoria Ave

*Venice*

CREATIVE OFFICE  
COMPOUND

 **ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**JAKE ZACUTO**  
Managing Director  
310.469.9012

**ANDREW SINASOHN**  
Executive Vice President  
310.469.9023

**JACOB DE LA HOYA**  
Director  
213.509.8899

# SUBLEASE DETAILS

523 VICTORIA AVENUE  
VENICE, CA 90291

## **SIZE**

10,000 SF

## **PRICE**

Call broker

## **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



523 VICTORIA AVENUE, VENICE, CA 90291

SUBLEASE

523 VICTORIA AVENUE, VENICE, CA 90291



ZACUTOGROUP.COM | 310-469-9300



SUBLEASE

523 VICTORIA AVENUE, VENICE, CA 90291









you drink your  
greens today?

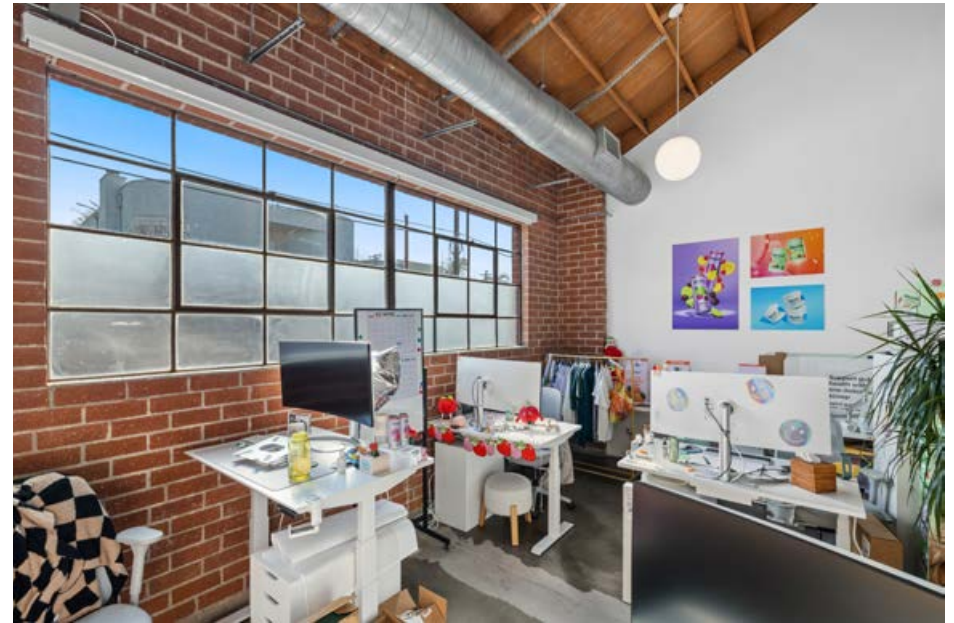
Bloom

S M E G



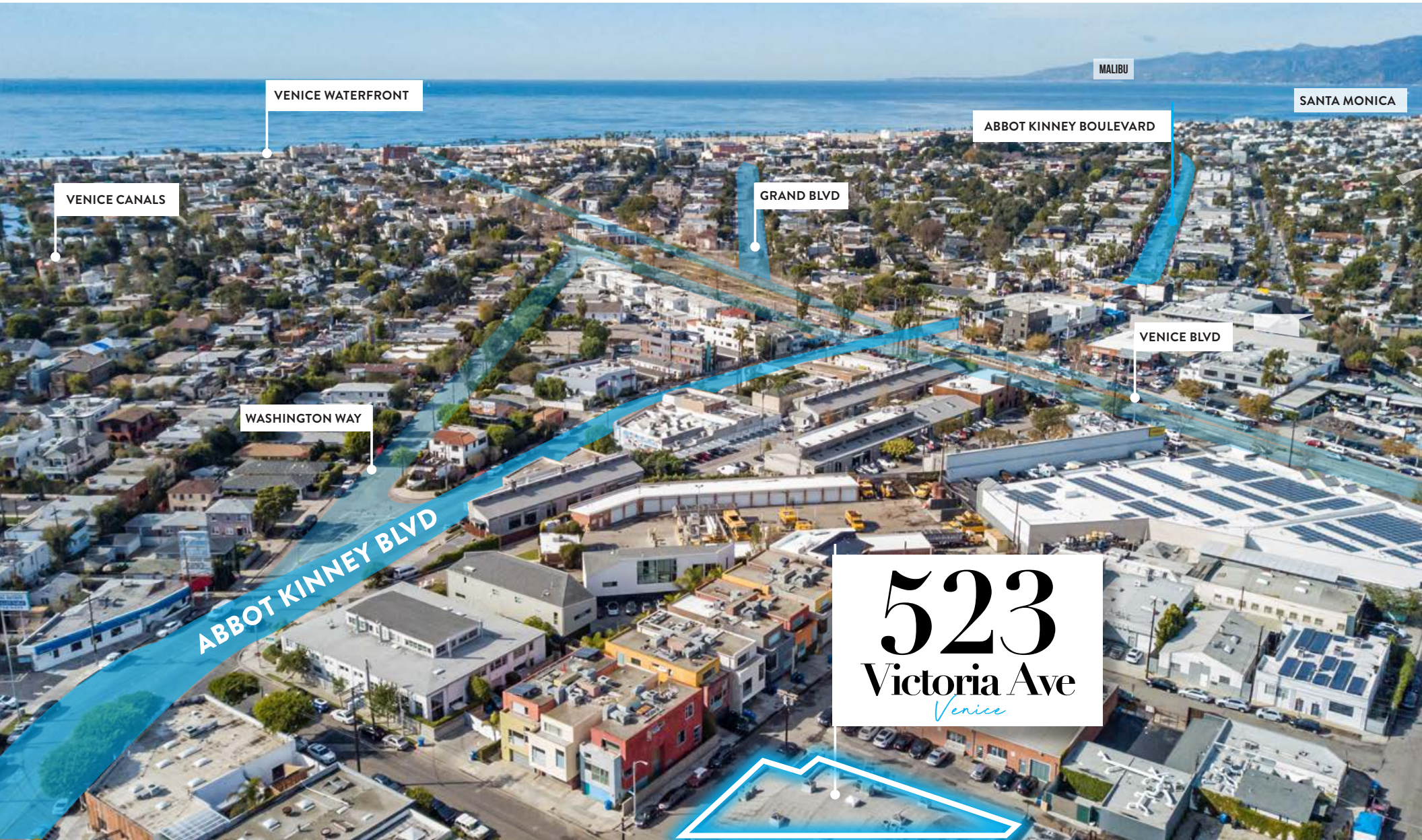
SUBLEASE

523 VICTORIA AVENUE, VENICE, CA 90291



SUBLEASE

523 VICTORIA AVENUE, VENICE, CA 90291



VENICE WATERFRONT

VENICE CANALS

WASHINGTON WAY

ABBOT KINNEY BLVD

GRAND BLVD

ABBOT KINNEY BOULEVARD

VENICE BLVD

MALIBU

SANTA MONICA

523  
Victoria Ave  
*Venice*



ZACUTOGROUP.COM | 310.469.9012

SANTA MONICA

OCEAN PARK

MAR VISTA

523  
Victoria Ave  
*Venice*

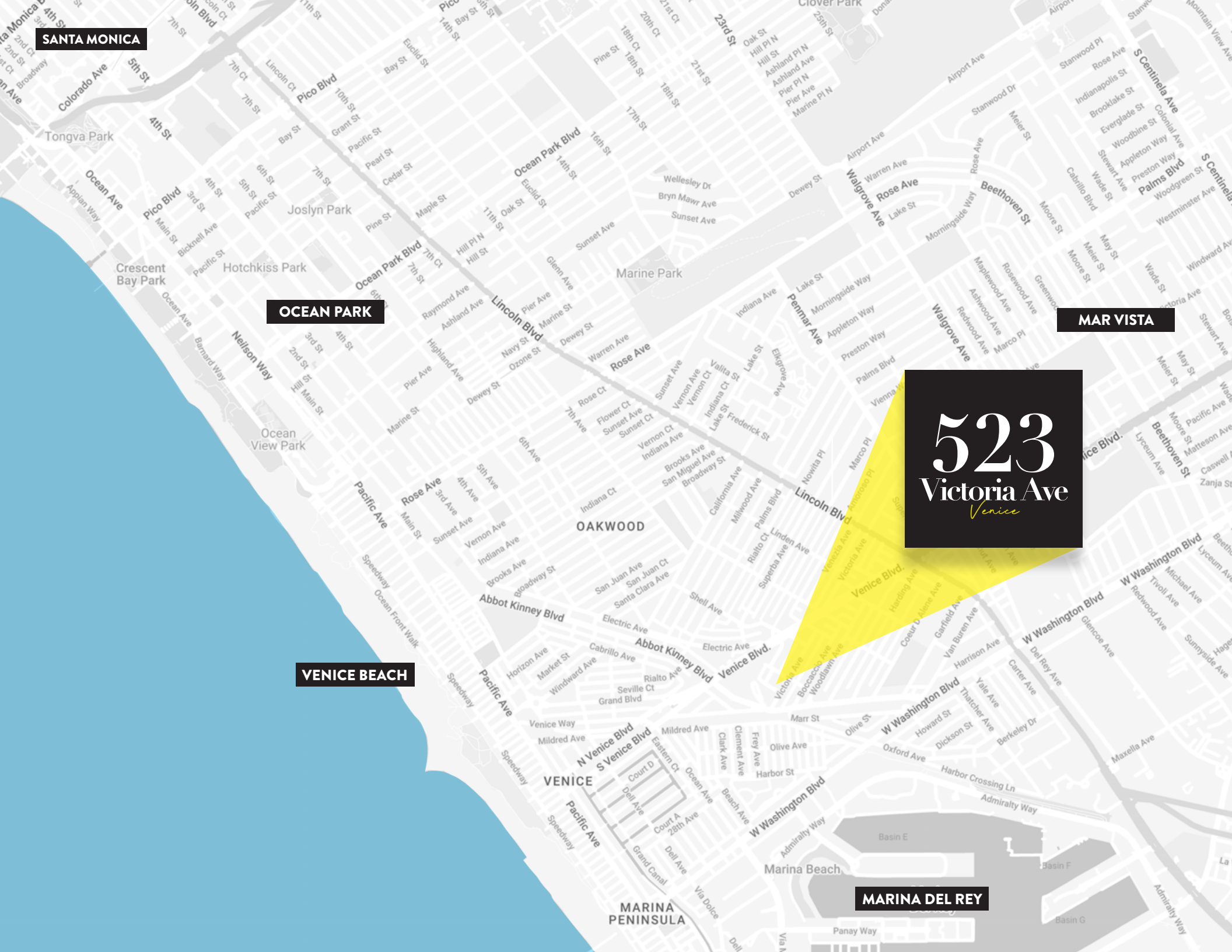
VENICE BEACH

OAKWOOD

VENICE

MARINA DEL REY

MARINA PENINSULA



# 523

## Victoria Ave

Venice



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**JAKE ZACUTO**

*Managing Director*

310.469.9012

[jake@zacutogroup.com](mailto:jake@zacutogroup.com)

DRE #01377441

**ANDREW SINASOHN**

*Executive Vice President*

310.469.9023

[andrew@zacutogroup.com](mailto:andrew@zacutogroup.com)

DRE #01951740

**JACOB DE LA HOYA**

*Director*

213.509.8899

[jacob@zacutogroup.com](mailto:jacob@zacutogroup.com)

DRE #02243676

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 4/2026

**ZACUTOGROUP.COM | 310-469-9300**

