

INDUSTRY

12421 VENICE BLVD • LOS ANGELES • CREATIVE OFFICE • **FOR LEASE/SALE**



INDUSTRY PARTNERS | industrypartners.com | 310 395 5151 • CA BRE No. 01900833

ELLIOT SCHWARTZ
es@industrypartners.com
BRE Lic. 02020686

±2,006 to ±4,012 RSF

A rare opportunity to acquire a fully renovated standalone creative office in the heart of Mar Vista. Featuring approximately 4,012 SF across two floors, the property combines modern design, turnkey functionality, and exceptional Westside connectivity in one of Los Angeles’ most dynamic creative and technology corridors.

Terms

AVAILABILITIES

AREA	SF	RATE
1st Floor	±2,006 RSF	\$3.50/SF/Mo MG
2nd Floor	±2,006 RSF	\$3.50/SF/Mo MG
TOTAL COMBINABLE	±4,012 RSF	

COMMENCEMENT

Immediate

LEASE TERM

Negotiable

PARKING

3 / 1,000 SF

BUILDING AREA

4,012 SF

SALE PRICE

\$2,800,000

APN / ZONING

4246-025-002 / LAC2

All information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty, or representation about it. All projections, assumptions, and estimates are presented as examples only. Property information is subject to change without notice. © Industry Partners 2026



Highlights

- TURNKEY RENOVATION

Walk in and get to work in a finished, modern space
- FIBER OPTIC CONNECTIVITY

Plug into fiber connectivity built for today's always-on teams
- UPGRADED HVAC

Enjoy reliable comfort with thoughtfully upgraded HVAC throughout the building
- AUTOMATED SECURITY

Feel secure with automated systems that help protect the property
- DEDICATED PARKING

Make arrivals easy with dedicated parking right on site
- PRIME WESTSIDE LOCATION

Be close to Westside talent, amenities, and key commute routes



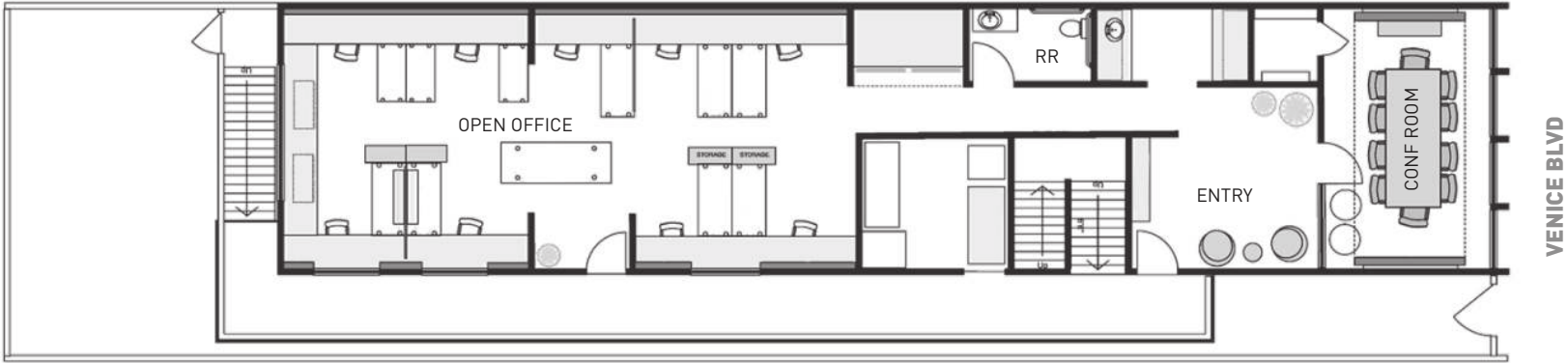




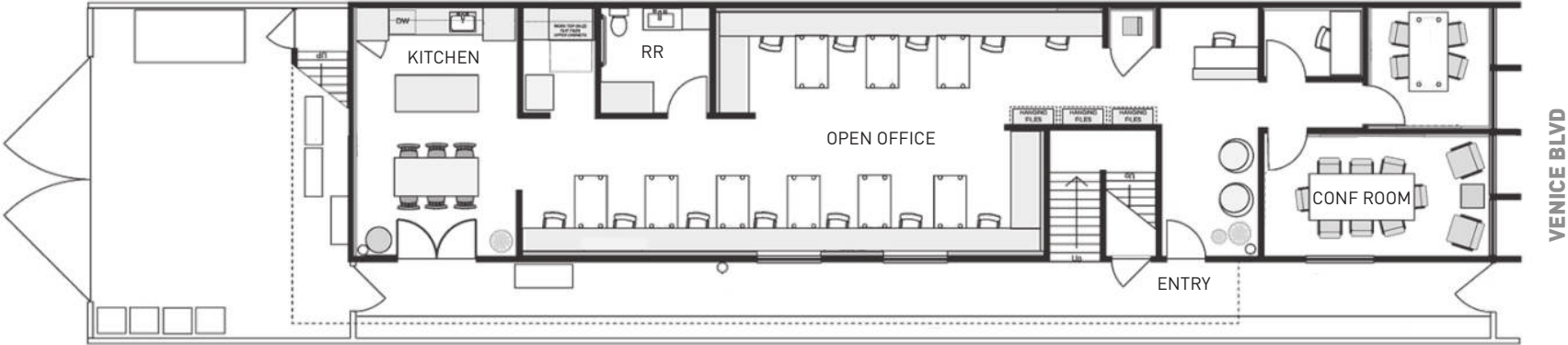
EXTERIOR



INTERIOR



Not to scale. All measurements approximate.



Not to scale. All measurements approximate.

CREATIVE OFFICE

12421 VENICE BLVD
LOS ANGELES, CA



AREA AMENITIES

FOR LEASE/SALE

Bar

- 1 **Old Man Bar**
10 min walk
- 2 **Russelbock Kitchen & Beer Garden LA**
4 min walk
- 3 **Hatchet Hall**
10 min walk
- 4 **Little Fatty**
4 min walk

Cafe

- 5 **Alana's Coffee Roasters**
- 6 **Röckenwagner Bakery, Café + Market**
2 min drive

- 7 **Blueys Mar Vista**
9 min walk

Supermarket

- 8 **Mitsuwa Marketplace**
2 min walk
- 9 **FattyMart**
4 min walk

Bakery

- 10 **Mavro Kafe**
3 min walk

**OLD MAN BAR**

Cocktail bar with a compact menu of mixed drinks and small bites, offering indoor seating and a lively evening atmosphere.

hatchethallla.com

10 min walk

**ALANA'S COFFEE ROASTERS**

Cafe serving espresso drinks and brewed coffee, with a small food menu and seating suited for quick stops or remote work.

alanascoffeeroasters.com
**MITSUWA MARKETPLACE**

Japanese-focused supermarket carrying groceries, prepared foods, sushi, and specialty snacks, plus a food court-style area.

mitsuwa.com

2 min walk

**RÖCKENWAGNER BAKERY, CAFÉ + MARKET**

Bakery-cafe-market with breads and pastries, coffee service, and a small selection of groceries and packaged foods.

market.rockenwagner.com

2 min drive

**MAVRO KAFE**

Bakery and cafe offering pastries, breads, and coffee drinks, with counter service and limited seating.

3 min walk

**RASSELBOCK KITCHEN & BEER GARDEN LA**

Beer garden and restaurant featuring German-style beers, hearty pub fare, and ample seating.

raselbockla.com

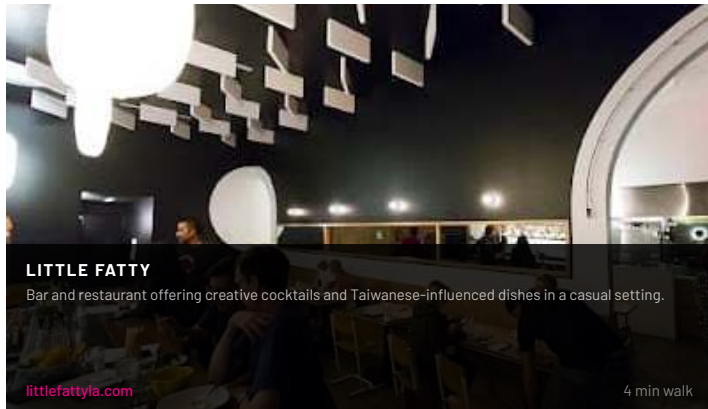
4 min walk

**HATCHET HALL**

Full-service bar and restaurant with a seasonal menu, craft cocktails, and indoor-outdoor seating.

hatchethallla.com

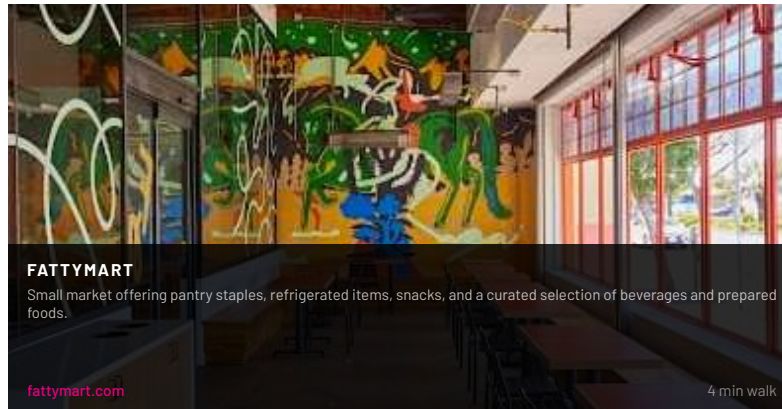
10 min walk

**LITTLE FATTY**

Bar and restaurant offering creative cocktails and Taiwanese-influenced dishes in a casual setting.

littlefattyia.com

4 min walk

**FATTYMART**

Small market offering pantry staples, refrigerated items, snacks, and a curated selection of beverages and prepared foods.

fattymart.com

4 min walk

**BLUEYS MAR VISTA**

Cafe serving coffee, breakfast and lunch dishes, with counter service and a casual seating area.

blueyskitchen.com

9 min walk