

# VENICE THE ROSE CENTER

303 Lincoln Blvd., Venice 90291

FOR LEASE

CBCWORLDWIDE.COM



3015 Main Street #400  
Santa Monica 90405  
Lic- 00616212

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## SIZE

Approximately 2,317 square foot end-cap. May be divisible.

## RATE

\$4.25/PSF, NNN (NNN's estimated at \$1.91/PSF)

## PARKING

Approximately 30 spaces in shared common lot.

## TERM

5+ years

## DESCRIPTION

End Cap suite now available in the Rose Center. The suite was previously occupied for pet grooming and pet retail supplies and features high ceilings with exposed ducting and polished concrete floors, private restroom, office/storage & grooming room.

This is a high identity suite with signage available on north and east facade along with the monument sign.

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## AREA

Situated on the southwest corner of Lincoln & Rose directly across from Whole Foods. This signalized intersection boasts over 50,000 cars per day.

Nearby neighborhood favorites include Cafe Gratitude, Groundworks, La Cabana, Prince Street Pizza, Casablanca, Baby Blues, Clutch, The West End & Wurstkuche.



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