

FOR LEASE

12240

VENICE BLVD

LOS ANGELES, CA 90066

OFFICE SPACE

12240

12240



AVAILABLE SMALL OFFICE SPACE AVAILABLE IN DESIRABLE WESTSIDE LOCATION

# PROPERTY INFO

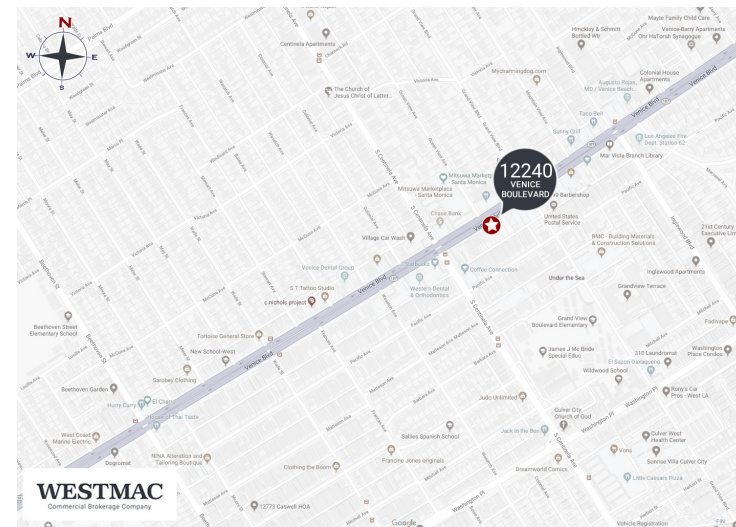
## AVAILABLE SPACES

| Suite     | Square Feet | Occupancy | Rental Rate         |
|-----------|-------------|-----------|---------------------|
| Suite #18 | ±962 RSF    | Vacant    | \$2.25/sf per month |
| Suite #22 | ±506 RSF    | Vacant    | \$2.75/sf per month |

**Building Size:** Three [3] stories consisting of approximately 14,000 square feet.

**Parking:** 2/1000 ratio at \$100 per car, per month

- Features**
- » Garden atrium style office building.
  - » Hard to find small office
  - » Extremely well maintained building
  - » Walking distance to a wide variety of amenities (see aerial amenities map)
  - » Easy access to 405 Freeway, WLA, Culver City, Venice, Marina Del Rey, & LAX.
  - » Small exterior signage available. Visible on Venice Boulevard.
  - » Abundant metered street parking.
  - » Easy vehicle access to the subject building.



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12240 Venice Boulevard, Los Angeles, CA 90066

# PROPERTY PHOTOS



COURTYARD, GROUND FLOOR



COURTYARD, SECOND FLOOR

# AERIAL AMENITIES MAP



## Local Businesses

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- |                                  |                                    |                           |                        |                       |                  |                        |              |                       |                |                         |                           |                       |              |                |                |                        |                |
|----------------------------------|------------------------------------|---------------------------|------------------------|-----------------------|------------------|------------------------|--------------|-----------------------|----------------|-------------------------|---------------------------|-----------------------|--------------|----------------|----------------|------------------------|----------------|
| 1 The Mar Vista American Cuisine | 2 Lucie's Ice Cream Shop Mar Vista | 3 LA Brakeless Cycle Shop | 4 Black Diamond Tattoo | 5 Council Thrift Shop | 6 The Dog Bakery | 7 Atmosphere Mar Vista | 8 Art Bar LA | 9 Full Circle Pottery | 10 Sunny Grill | 11 Quiadaiyn Restaurant | 12 Mar Vista Ranch Market | 13 Peach Tree Pottery | 14 El Charro | 15 Hurry Curry | 16 La Potranca | 17 House of Thai Taste | 18 Saby's Café |
|----------------------------------|------------------------------------|---------------------------|------------------------|-----------------------|------------------|------------------------|--------------|-----------------------|----------------|-------------------------|---------------------------|-----------------------|--------------|----------------|----------------|------------------------|----------------|

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