

**523 OCEAN FRONT WALK
Venice, CA 90291**

**BRILLIANT + SHARP-LOOKING PROPERTY
FOR LEASE, OVERLOOKING THE OCEAN!**

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102



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523 Ocean Front Walk, Venice, CA 90291

SIZE: Two levels with approximately 2,656 square feet on a 4,534 square foot lot

PARKING: Parking available

CURRENT RENT: \$18,000 per month, NNN
(Estimated to be \$3,150 monthly)

LEASE: 1-5 years

- Potential head office use for tech companies as well as media companies
- The space is zoned for retail, commercial and universal land use
- Corporate or office use
- Full kitchen and extra rooms located on the top floor
- Top floor has wide views overlooking the expansive Pacific Ocean



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PROPERTY PHOTOS



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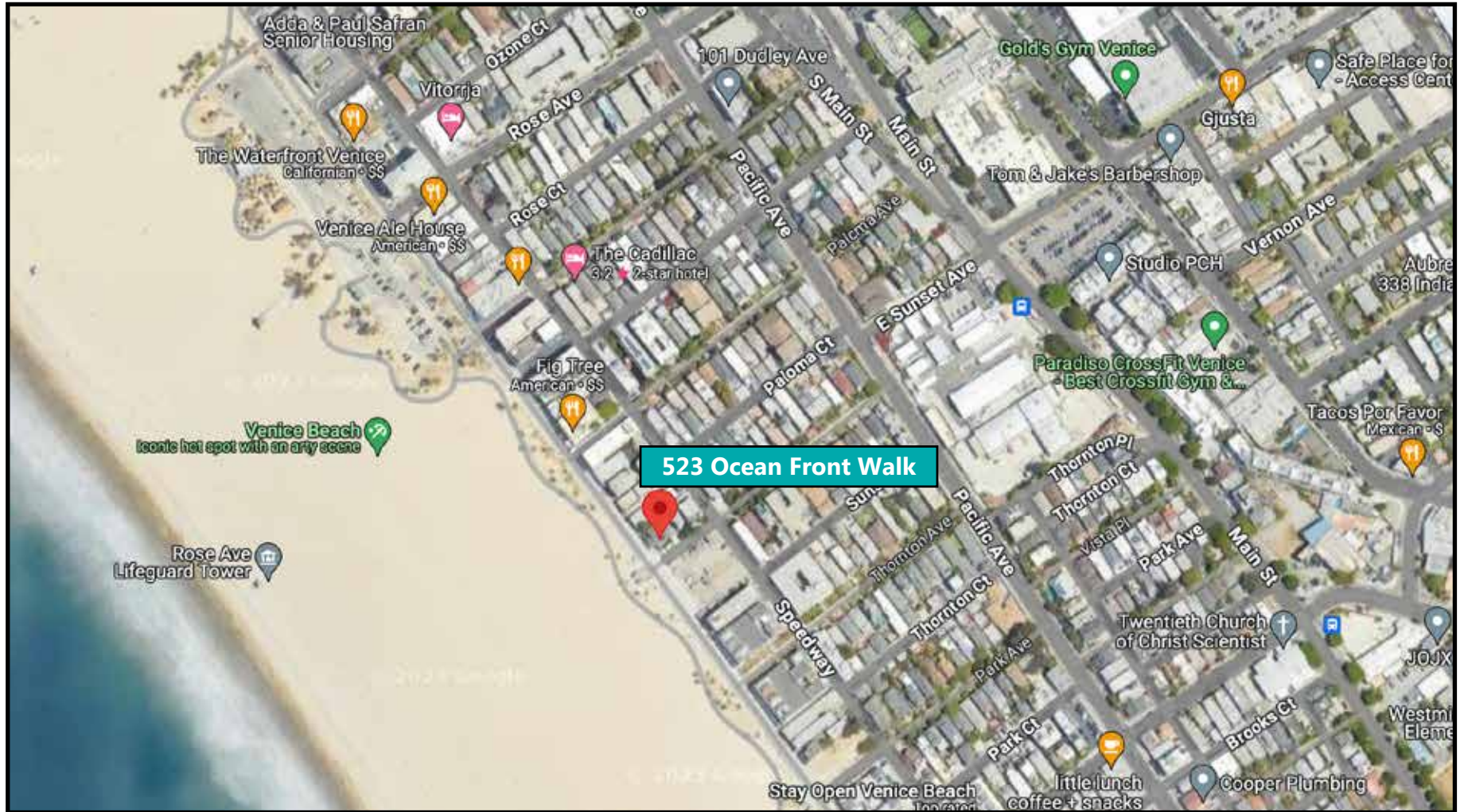
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PROPERTY
MAPS



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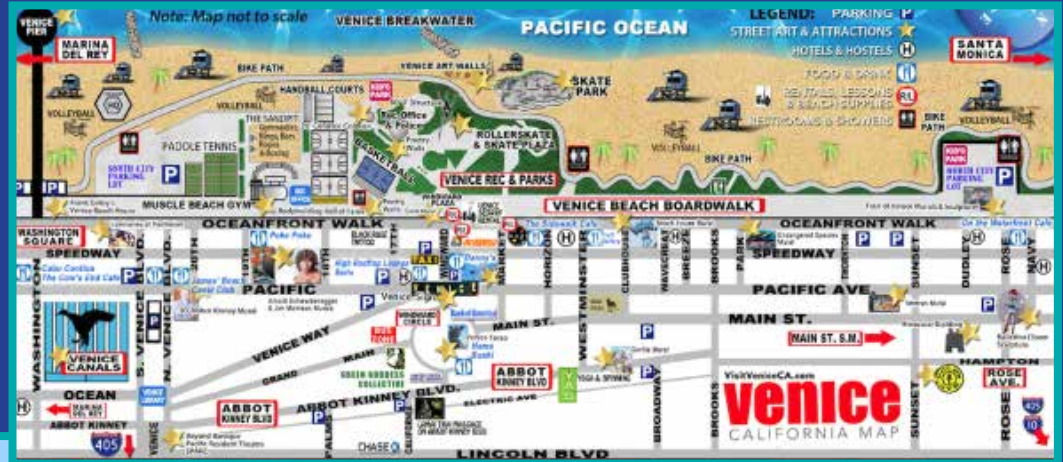
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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.



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