

FOR SALE OR LEASE › FLEX OFFICE BUILDING

921

VENICE BLVD

LOS ANGELES, CA



- › Balconies on every floor
- › 20 foot ceilings
- › Freeway visibility signage rights!
- › 3,000 SF outdoor rooftop deck (not included in rentable SF)
- › 2 elevators (one passenger & one freight)

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921 Venice Boulevard is a 20,022 square foot 4-story office/flex building which offers high ceilings, a rooftop patio and ample parking. Visible from the 110 freeway, brand new construction and centrally located with nearby points of interest to including the Convention Center, Staples Center, LA Live and Microsoft Theater.

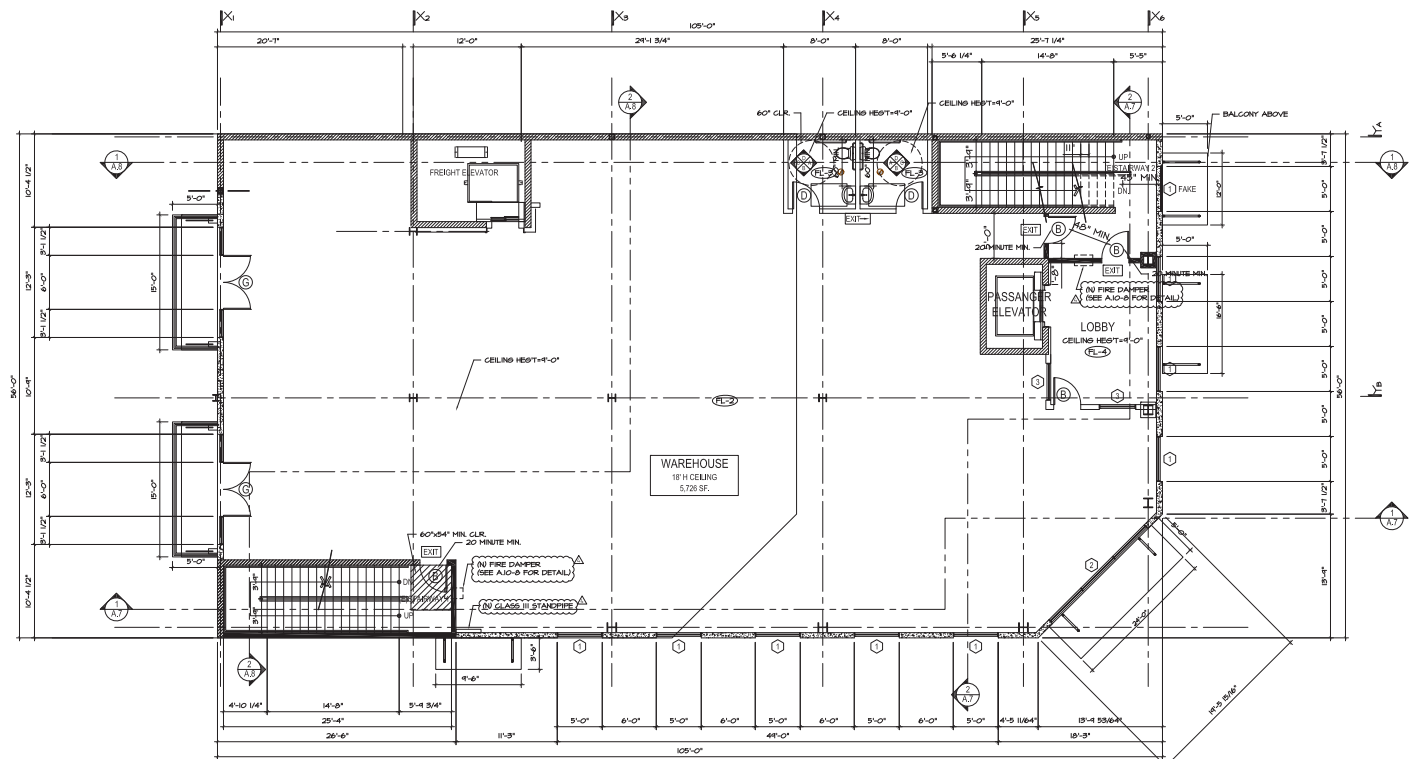
PROPERTY SUMMARY:

<i>Property:</i>	921 Venice Boulevard Los Angeles, CA
<i>Built/Renovated:</i>	BRAND NEW CONSTRUCTION - ESTIMATED COMPLETION OCTOBER 2017
<i>Building Size:</i>	20,022 SF
<i>Site Area:</i>	13,300 SF
<i>Zoning:</i>	LAM1
<i>Floors:</i>	One four-story building
<i>Elevators:</i>	Two elevators - One passenger and one freight elevator
<i>Parking:</i>	Rear surface lot with approximately 25 parking spaces
<i>Construction Type:</i>	Steel frame - Type 3 Construction
<i>Ceiling Clearance Slab to slab:</i>	20' on 1st St and 2nd floors 16' on 3rd floor 14' on 4th floor
<i>Electrical:</i>	800 Amps of Power
<i>Mechanical System:</i>	(3) 5 ton A/C units per floor
<i>Lease Rate:</i>	\$2.45 PSF MG
<i>Sales Price:</i>	\$12,000,000



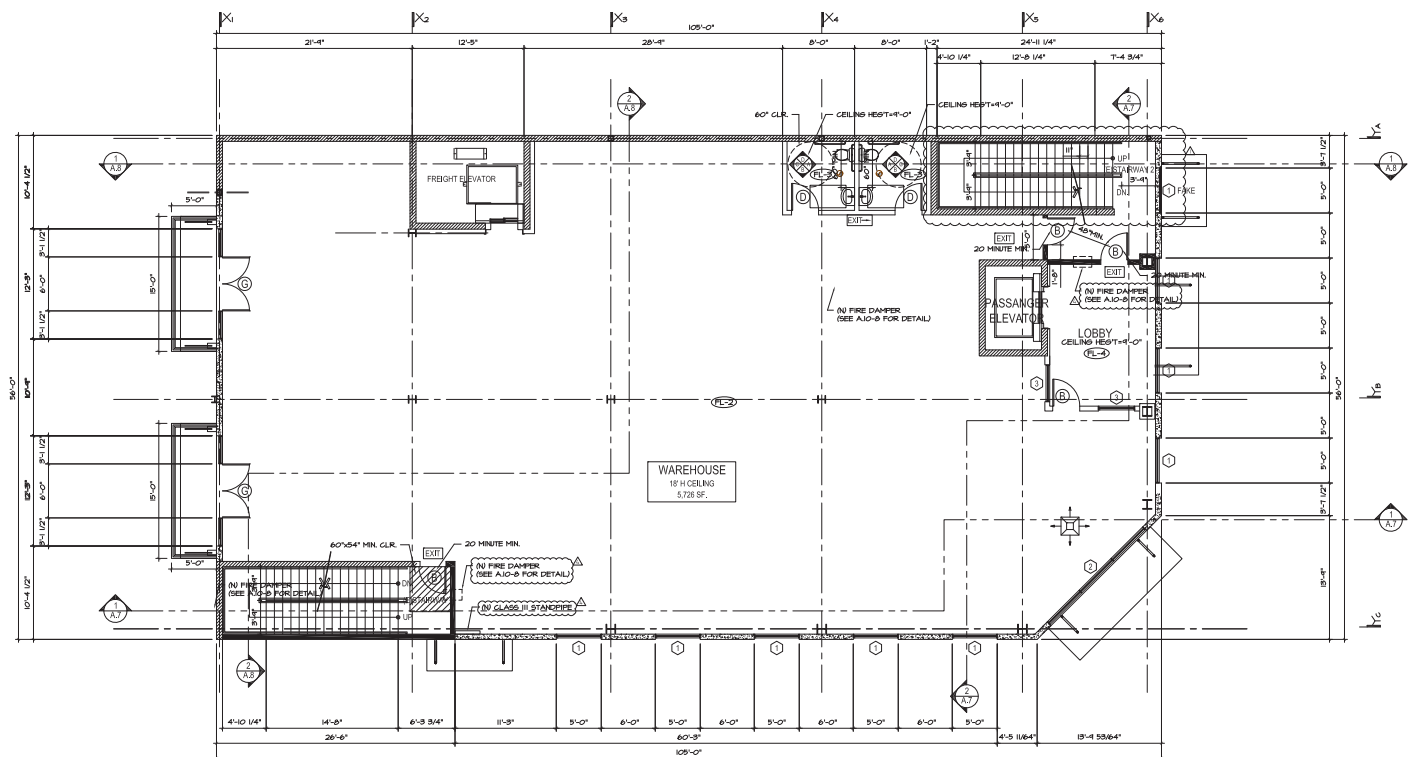
floor plan

> 2nd Floor



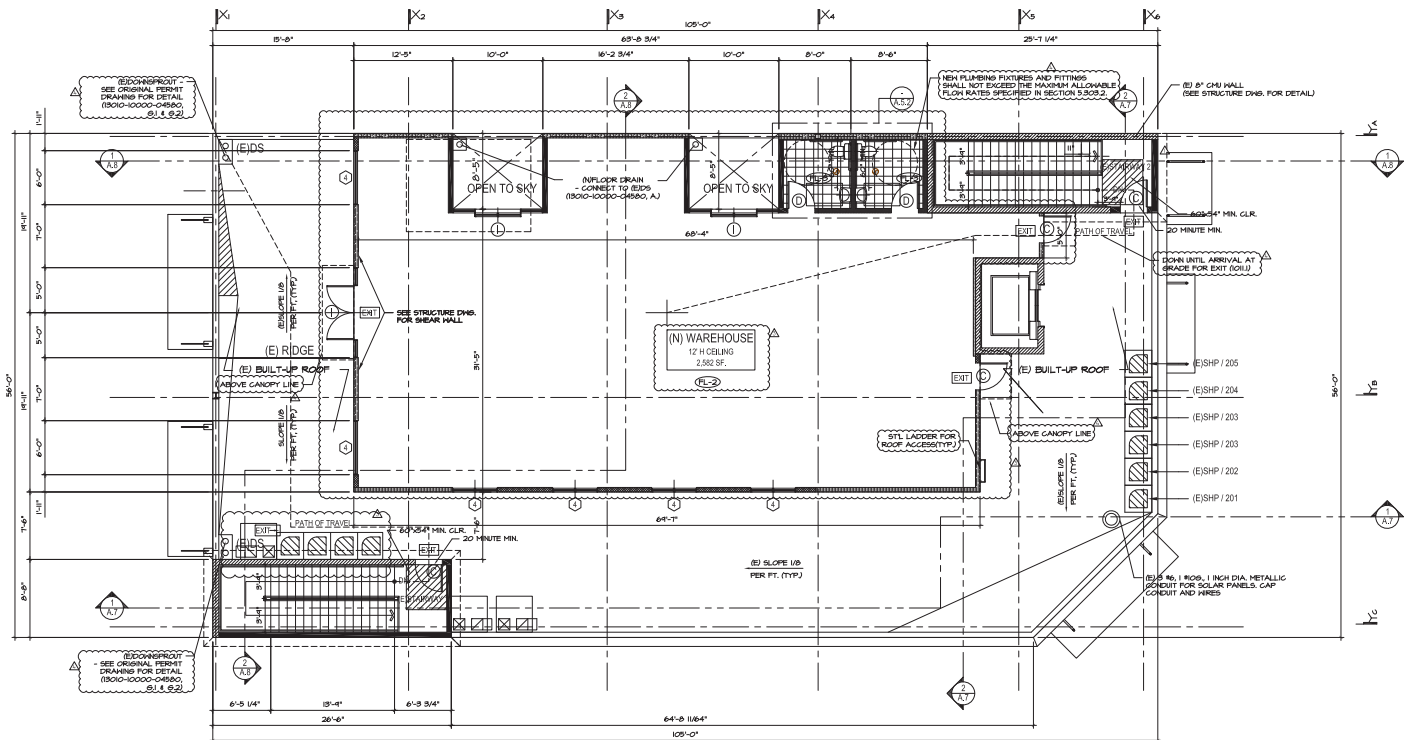
floor plan

> 3rd Floor



floor plan

> 4th Floor



First Floor



- › Rentable SF | 5,988 SF
- › Ceiling height | 20 feet
- › Roll up doors
- › Freight and passenger elevator access
- › Slab to slab

Second Floor



- › Rentable SF | 5,726 SF
- › Ceiling height | 20 feet
- › Balconies with downtown view
- › Freight and passenger elevator access
- › Slab to slab

Third Floor

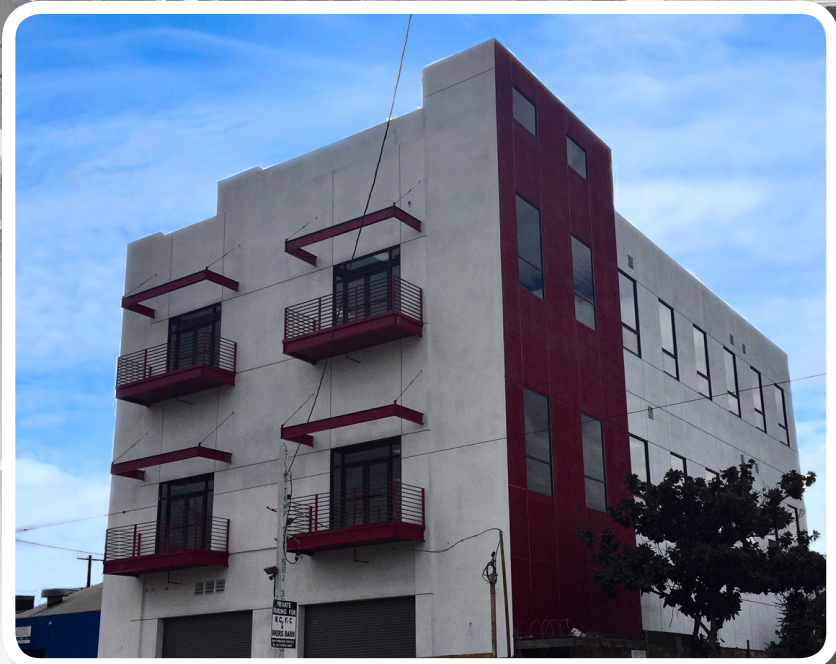


- › Rentable SF | 5,726 SF
- › Ceiling height | 16 feet
- › Balconies with downtown view
- › Freight and passenger elevator access
- › Slab to slab

Fourth Floor



- › Rentable SF | 2,582 SF
- › Ceiling height | 14 feet
- › 2,500 SF patio - views of DTLA & West LA
- › Passenger elevator access
- › Slab to slab



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