INDU STRY

VENICE

EORLEASE

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CA BRE NO. 01900833

67 WINDWARD AVE

TIM DORNAN td@industrypartners.com CA BRE No. 01435225 FOR LEASE 67 WINDWARD AVE VENICE, CA 90291

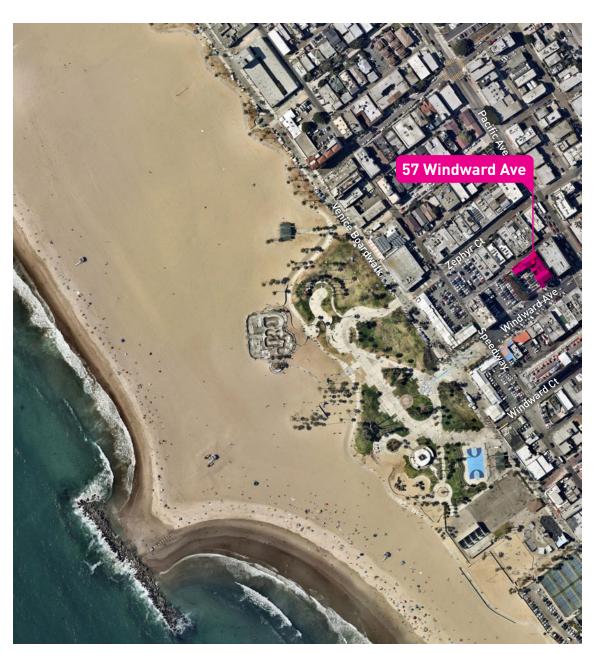
LIVE/WORK SPACE AVAILABLE IN PRIME VENICE LOCATION ±12,500 RSF FOR LEASE

67 WINDWARD AVE / VENICE LIVE/WORK SPACE FOR LEASE

AREA	SF Available
Main Building	±12,500 RSF
Bungalow	±3,000 RSF (Optional)
Rate	\$5.25 / SF per Month / NNN
Occupancy	Available Now
Term	30 Months
Parking	29 on-site gated spaces @ \$350 per space/mo. Ratio of 2 spaces per 1,000 RSF Additional off-site parking at \$250-\$450 per space/mo. Price depending on parking lot.

Features

- + Unbeatable Venice Location, less than a block away from the beach
- + Patios and two balconies with unobstructed ocean views
- + Secure, enclosed compound
- + Three conference rooms
- + Completely repurposed infrastructure for live/work and creative uses, with large open layout areas
- + Large commercial-grade kitchen
- + All bathrooms include a shower
- + Outstanding parking ratio in parking-scarce Venice
- + Extra high 45-feet ceilings (partially) and bright interior spaces
- + Within short walking distance to Abbot Kinney and destination eateries and coffee shops such as Intelligentsia, Gjelina, Blue Bottle Coffe, Lemonade, and many more.
- + Near-perfect Walkscore of 94/100 and Bikescore of 95/100





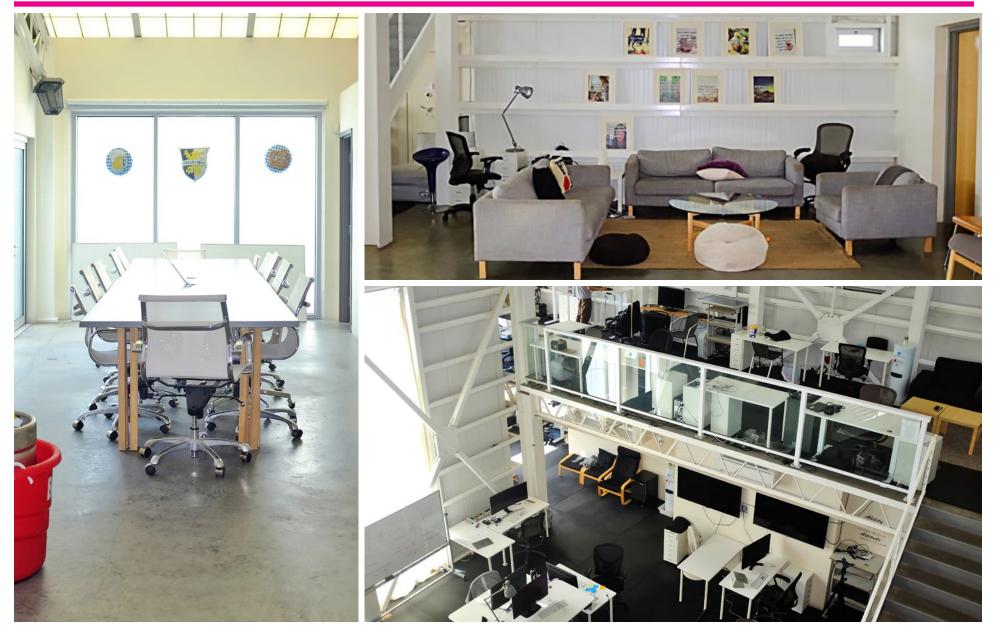
67 WINDWARD AVE / VENICE LIVE/WORK SPACE INTERIOR SPACE

Photos for general information purposes only. Actual space and furnishings may vary.



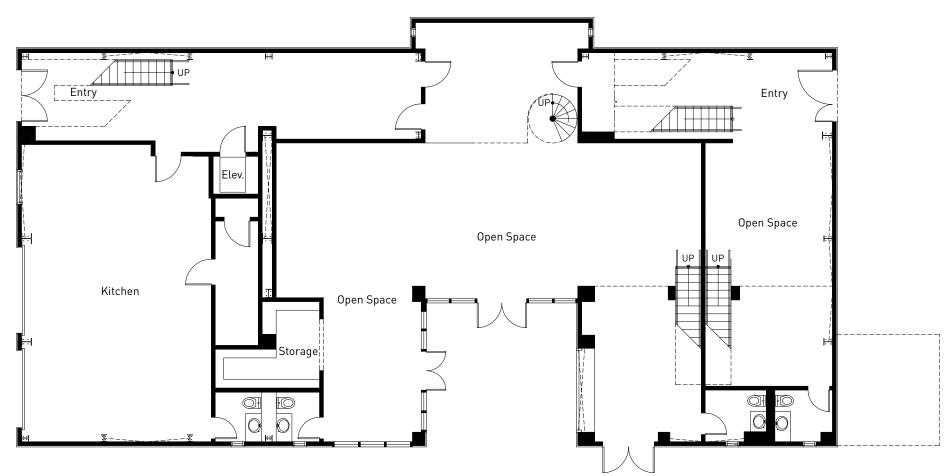
67 WINDWARD AVE / VENICE LIVE/WORK SPACE INTERIOR SPACE

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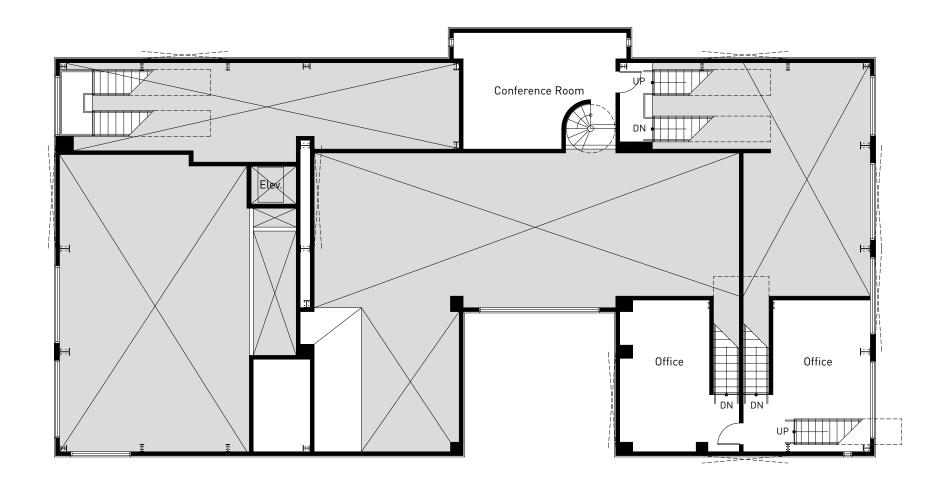
67 WINDWARD AVE / VENICE LIVE/WORK SPACE FLOOR PLAN | GROUND FLOOR

NOT TO SCALE Actual space may vary. For information purposes only



67 WINDWARD AVE / VENICE LIVE/WORK SPACE FLOOR PLAN | 1ST FLOOR MEZZANINE

NOT TO SCALE Actual space may vary. For information purposes only

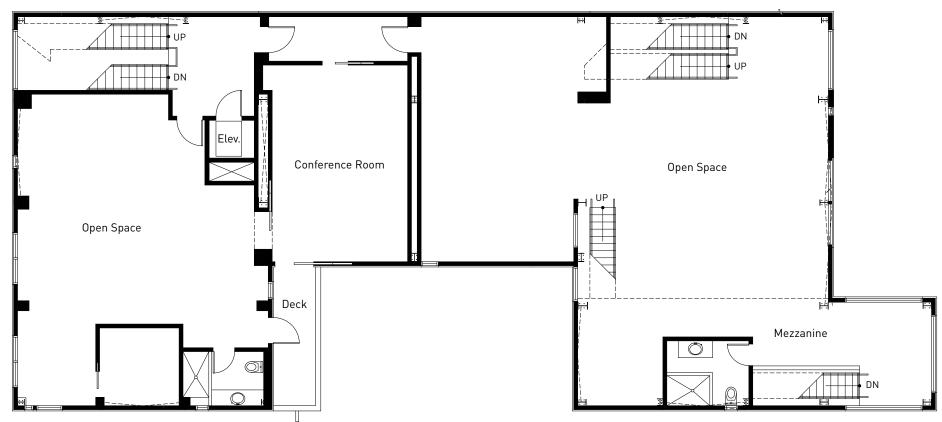




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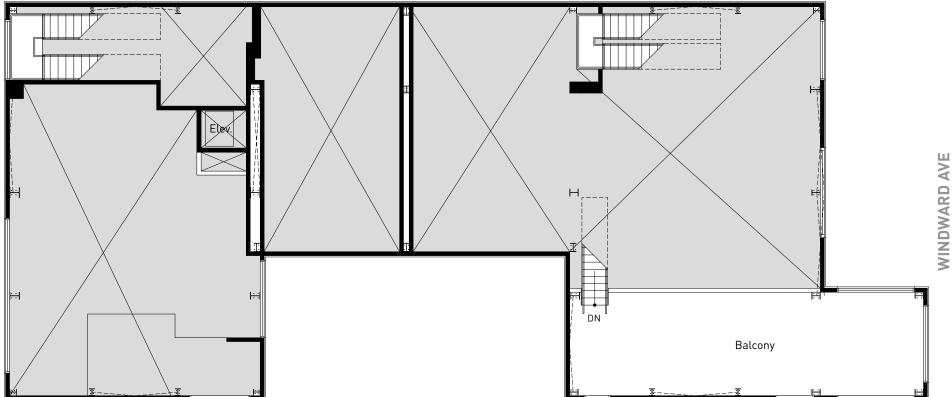
67 WINDWARD AVE / VENICE LIVE/WORK SPACE FLOOR PLAN | 2ND FLOOR

NOT TO SCALE Actual space may vary. For information purposes only



67 WINDWARD AVE / VENICE LIVE/WORK SPACE FLOOR PLAN | 2ND FLOOR MEZZANINE

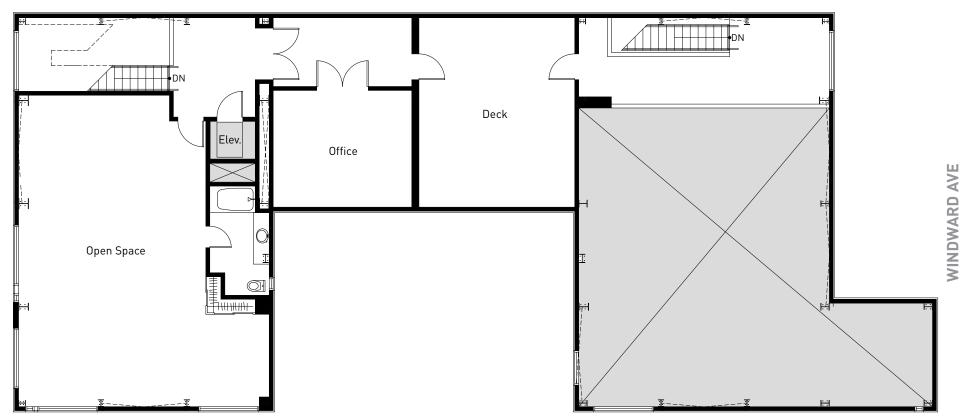
NOT TO SCALE Actual space may vary. For information purposes only





67 WINDWARD AVE / VENICE LIVE/WORK SPACE FLOOR PLAN | 3RD FLOOR

NOT TO SCALE Actual space may vary. For information purposes only

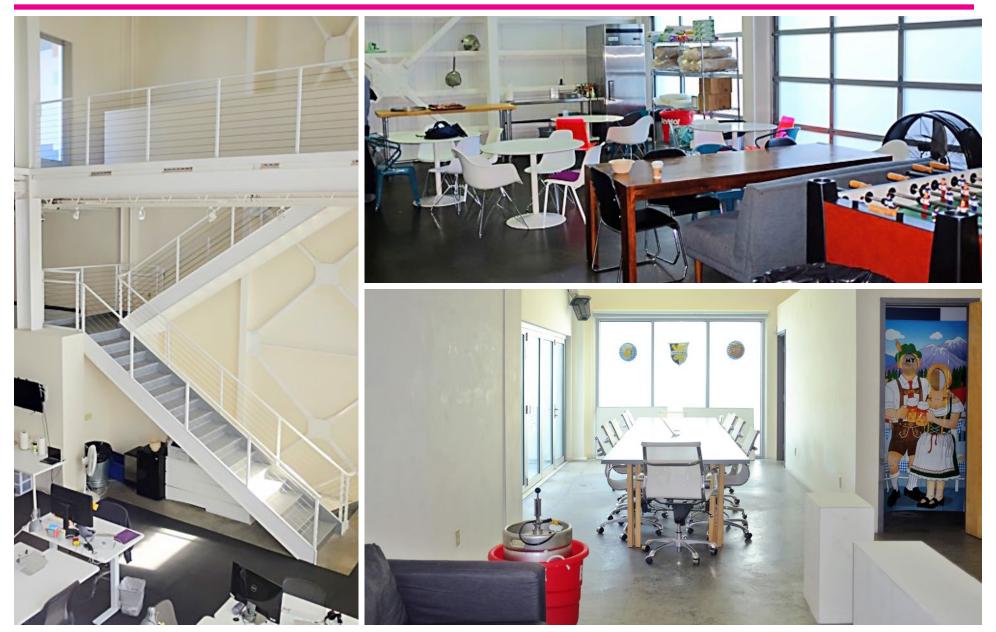




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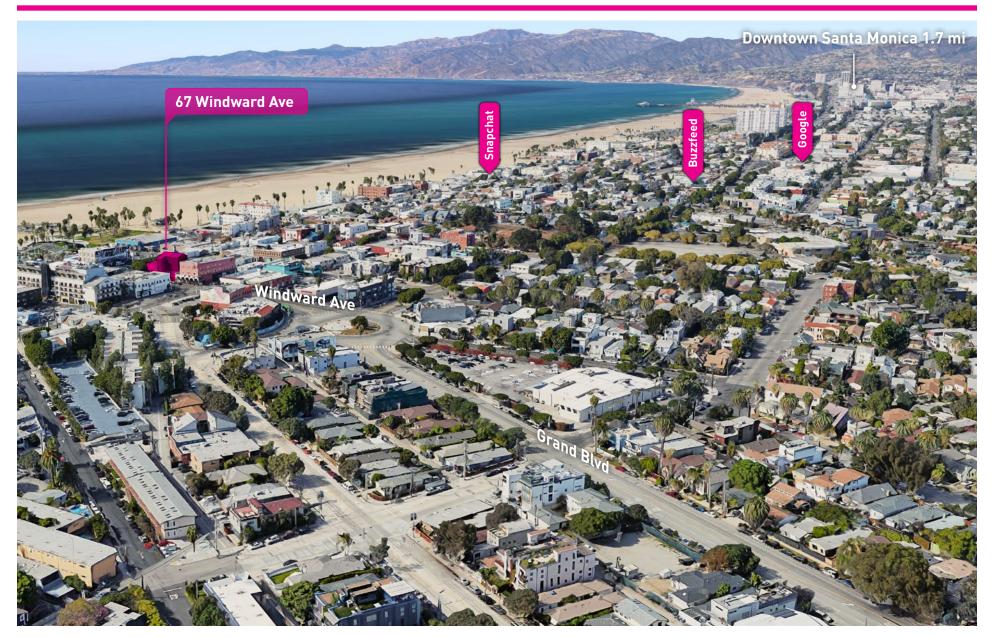
67 WINDWARD AVE / VENICE LIVE/WORK SPACE INTERIOR SPACE

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INDU STRY

67 WINDWARD AVE / VENICE LIVE/WORK SPACE LOCATION





67 WINDWARD AVE / VENICE LIVE/WORK SPACE NEIGHBORHOOD HIGHLIGHTS

+ Silicon Beach

A vibrant community of tech and creative companies situated in a urban-beachy setting.

+ Abundant and diverse dining, coffee and drinking options On walkable Abbot Kinney Blvd and Main St

+ Walkable and bikeable

With a Walkscore™ of 90/100 and a bikescore of 96/100 daily errands can be accomplished without a car

+ The beach is blocks away

+ Strong demographics

Average household income is well above the \$100,000's and nearly 70% of people have college degrees or higher.



Daytime Population **9,622** 60% workers/visitors 40% residents



Average Household Income \$110,442 38% earn more than \$100k



Educational Attainment **68%** with college or higher degree







Source: ESRI, 2017



67 WINDWARD AVE / VENICE LIVE/WORK SPACE DOMINANT TAPESTRY MAP WITHIN 1/2 MILE

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology.

Trendsetters

Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

Dressed head to toe in the most current fashions, their week nights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies.

Laptops and Lattes

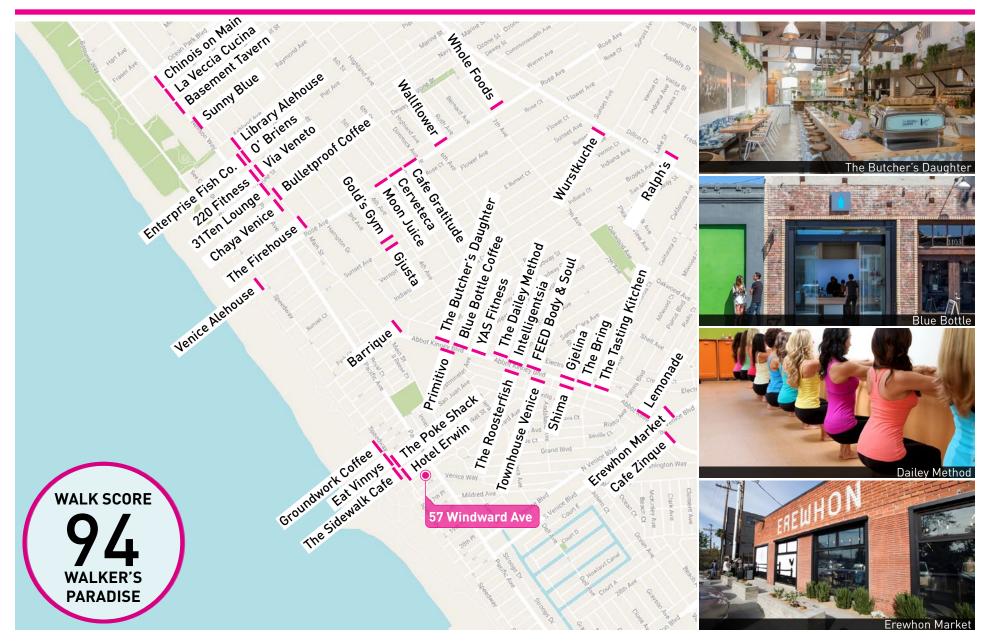
Laptops and Lattes residents are predominantly single, well-educated professionals in business, fi nance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.

Source: ESRI, 2017



67 WINDWARD AVE / VENICE LIVE/WORK SPACE LOCAL AMENITIES

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