

INDU STRY

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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 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-foot 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

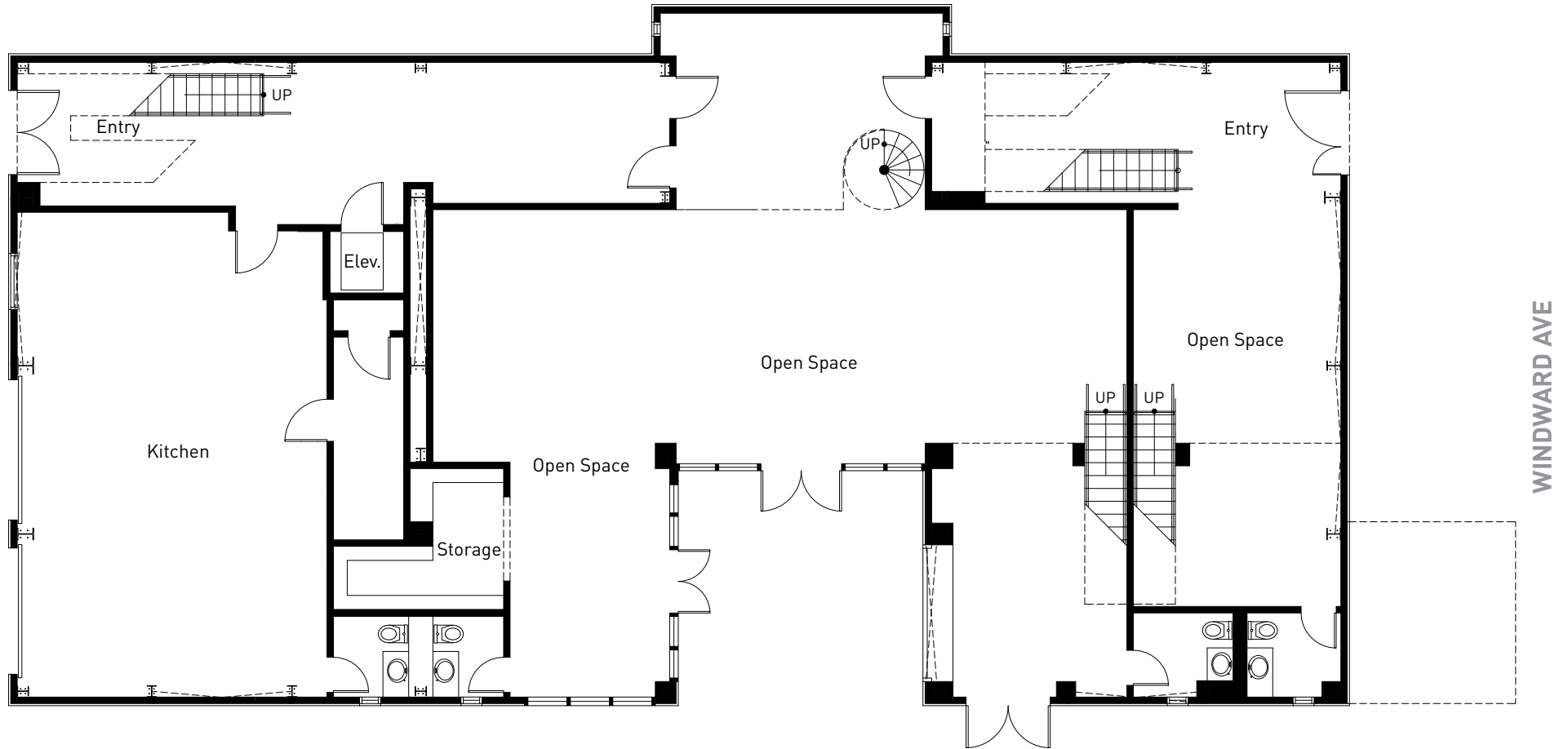
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LIVE/WORK SPACE

FLOOR PLAN | GROUND FLOOR

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

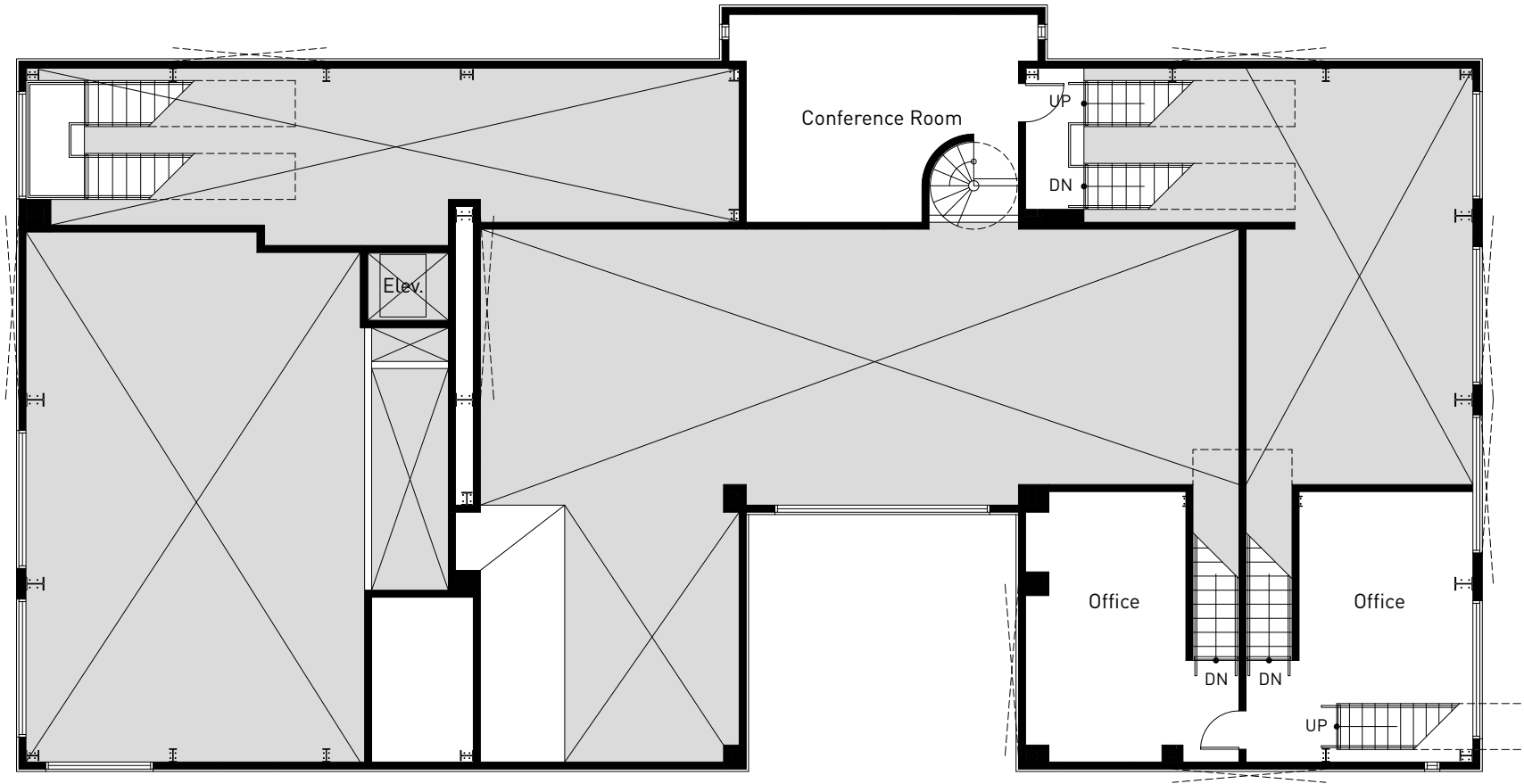


67 WINDWARD AVE / VENICE

LIVE/WORK SPACE

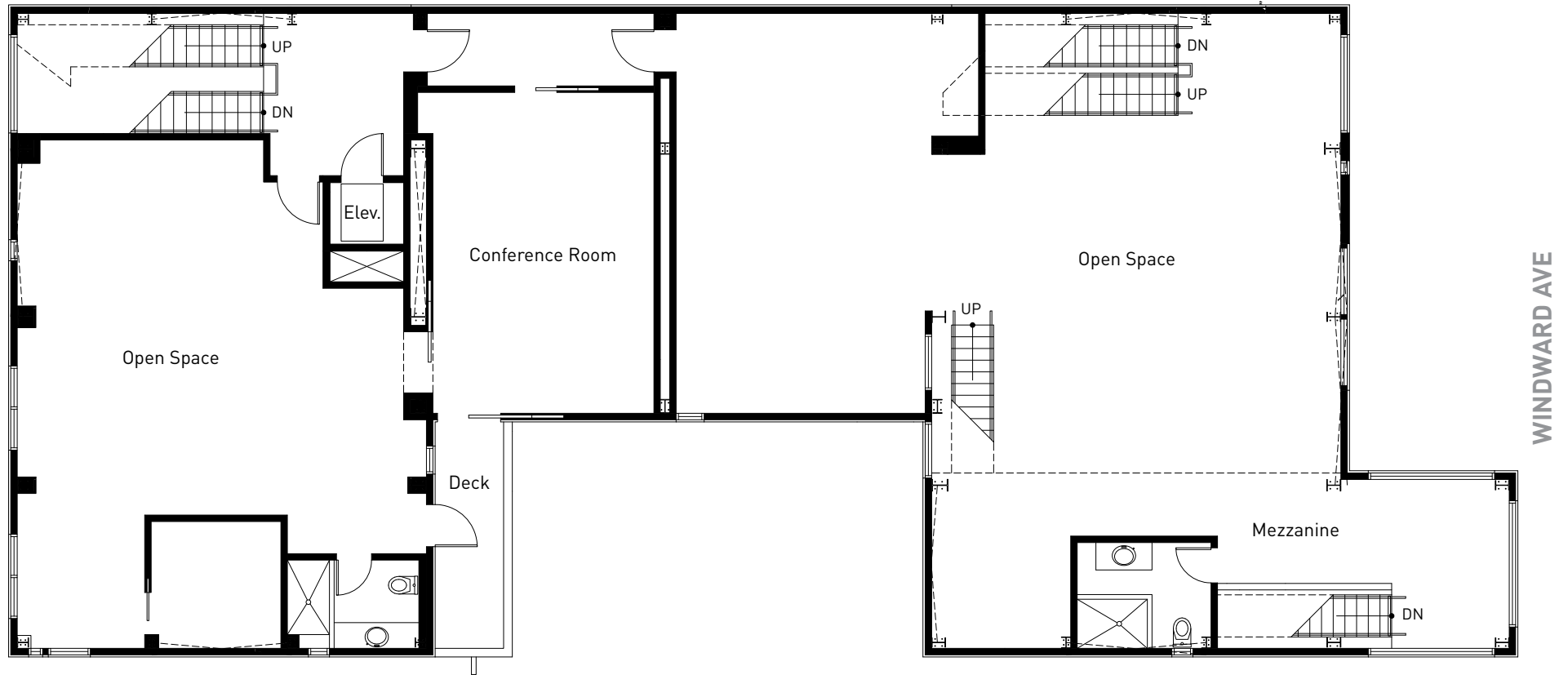
FLOOR PLAN | 1ST FLOOR MEZZANINE

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



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

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

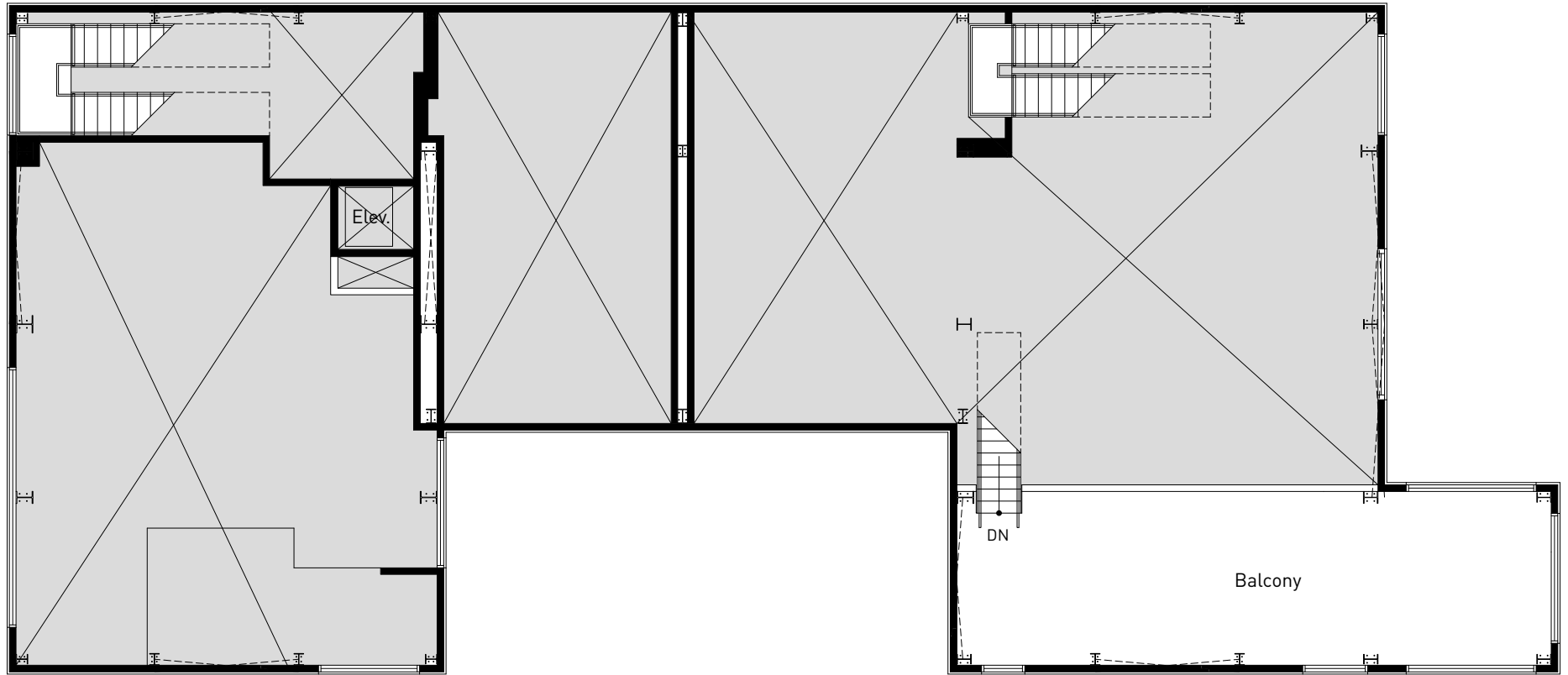


67 WINDWARD AVE / VENICE

LIVE/WORK SPACE

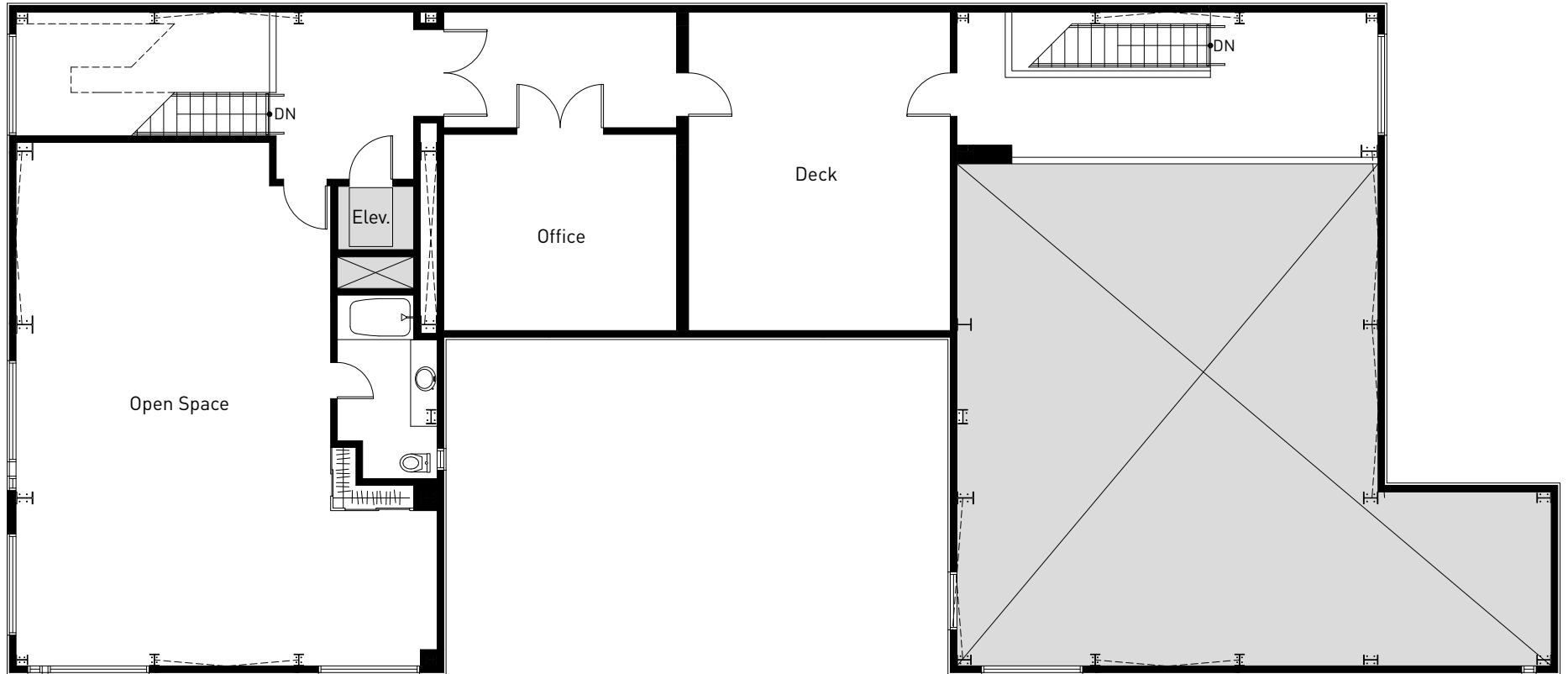
FLOOR PLAN | 2ND FLOOR MEZZANINE

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



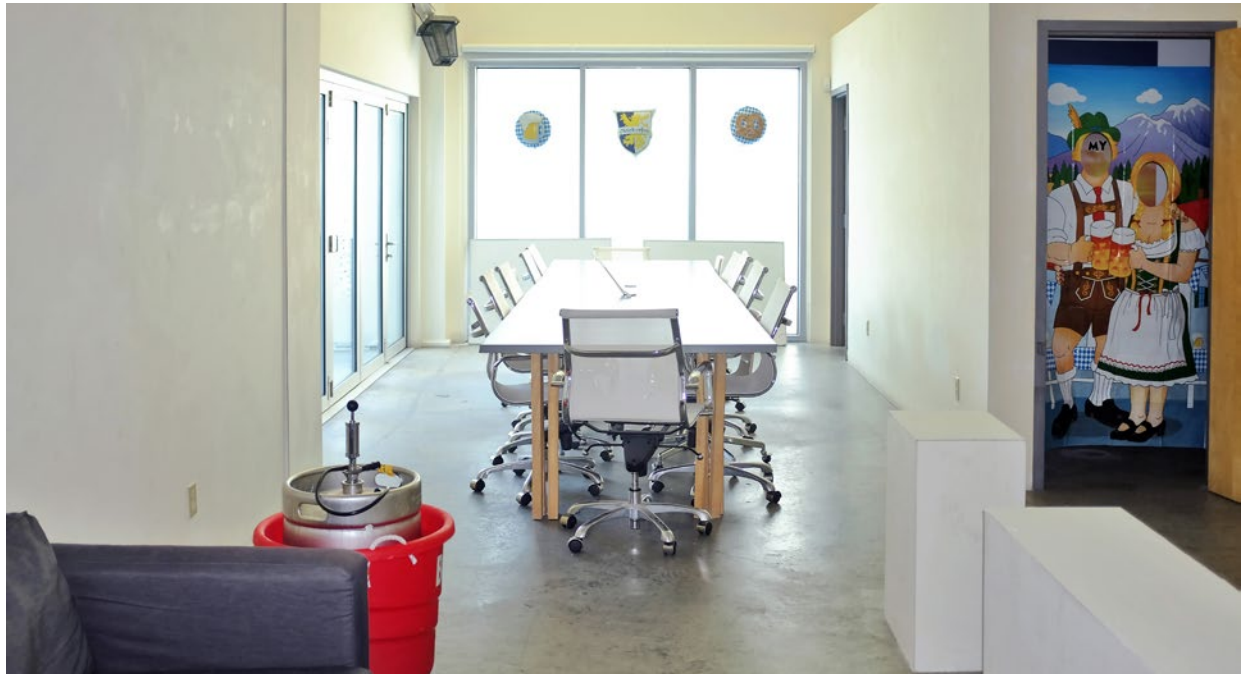
67 WINDWARD AVE / VENICE
LIVE/WORK SPACE
FLOOR PLAN | 3RD FLOOR

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



67 WINDWARD AVE / VENICE
LIVE/WORK SPACE
INTERIOR SPACE

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67 WINDWARD AVE / VENICE
LIVE/WORK SPACE
LOCATION



LIVE/WORK SPACE

NEIGHBORHOOD HIGHLIGHTS

+ Silicon Beach

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



Housing Units
6,742
2017



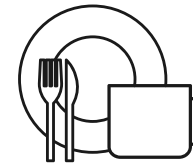
Educational Attainment
68%
with college or higher degree

+ Abundant and diverse dining, coffee and drinking options

On walkable Abbot Kinney Blvd and Main St



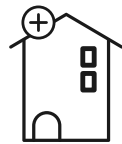
Daytime Population
9,622
60% workers/visitors
40% residents



Food Away From Home
\$28.7 Million
2017 yearly consumer spending

+ Walkable and bikeable

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



Median Home Value
\$1,000,000+
2017



Entertainment & Recreation
\$24.8 Million
2017 yearly consumer spending

+ 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.



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

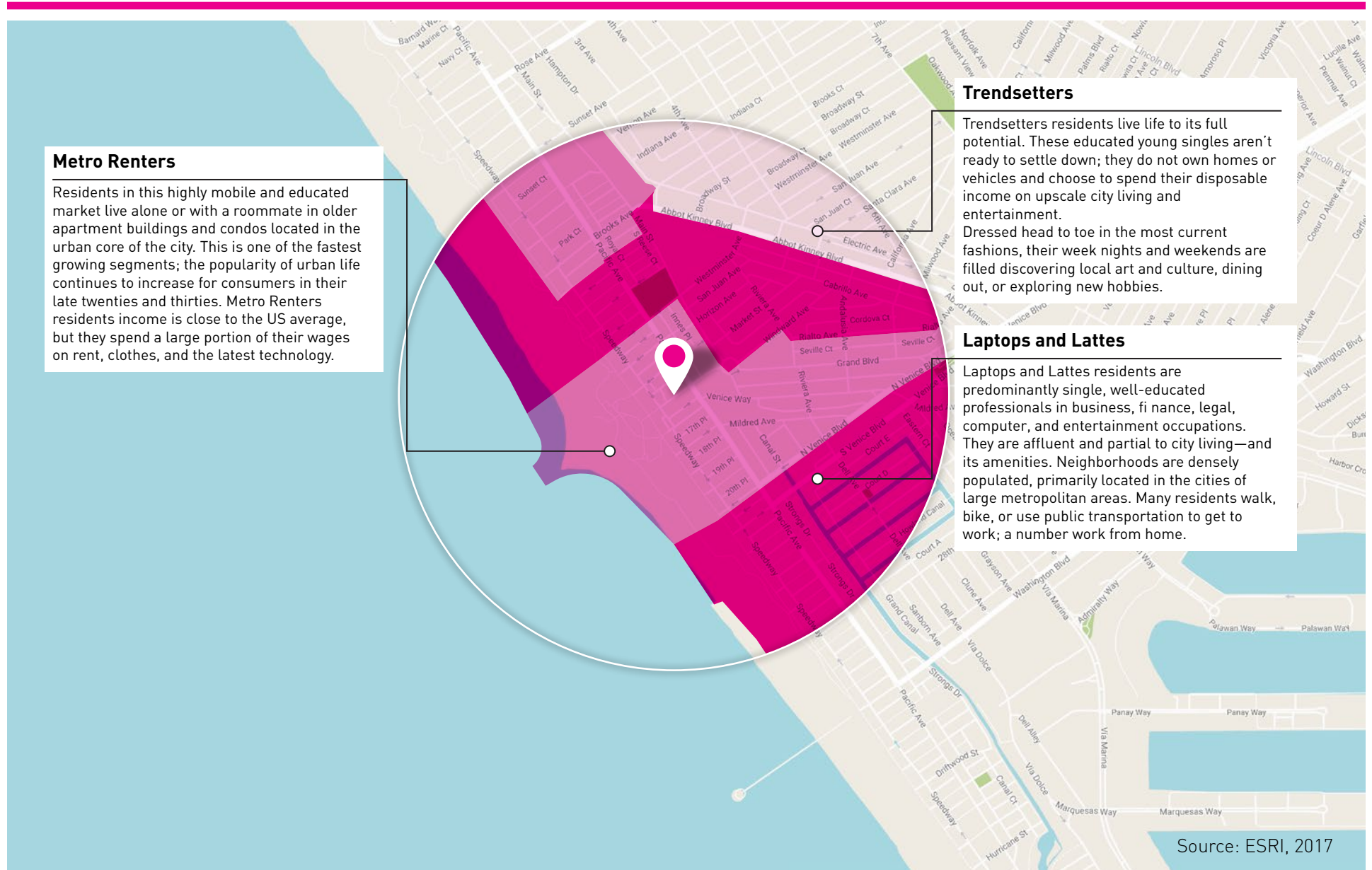


Apparel & Services
\$18.9 Million
2017 yearly consumer spending

Source: ESRI, 2017

LIVE/WORK SPACE

DOMINANT TAPESTRY MAP WITHIN 1/2 MILE

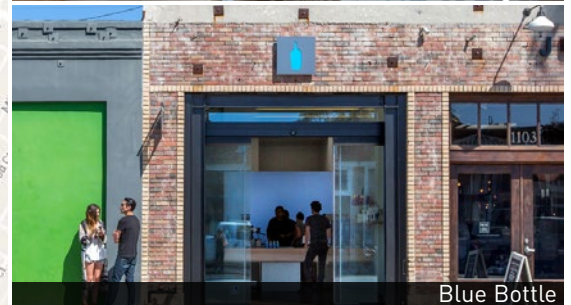


67 WINDWARD AVE / VENICE
LIVE/WORK SPACE
LOCAL AMENITIES

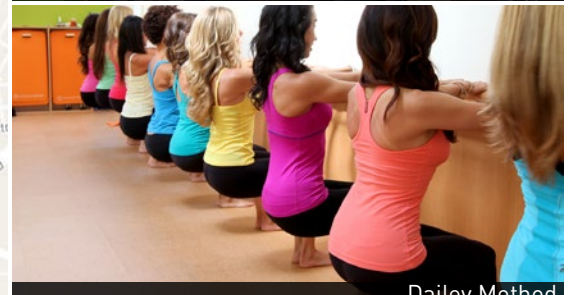
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The Butcher's Daughter



Blue Bottle



Dailey Method



Erewhon Market