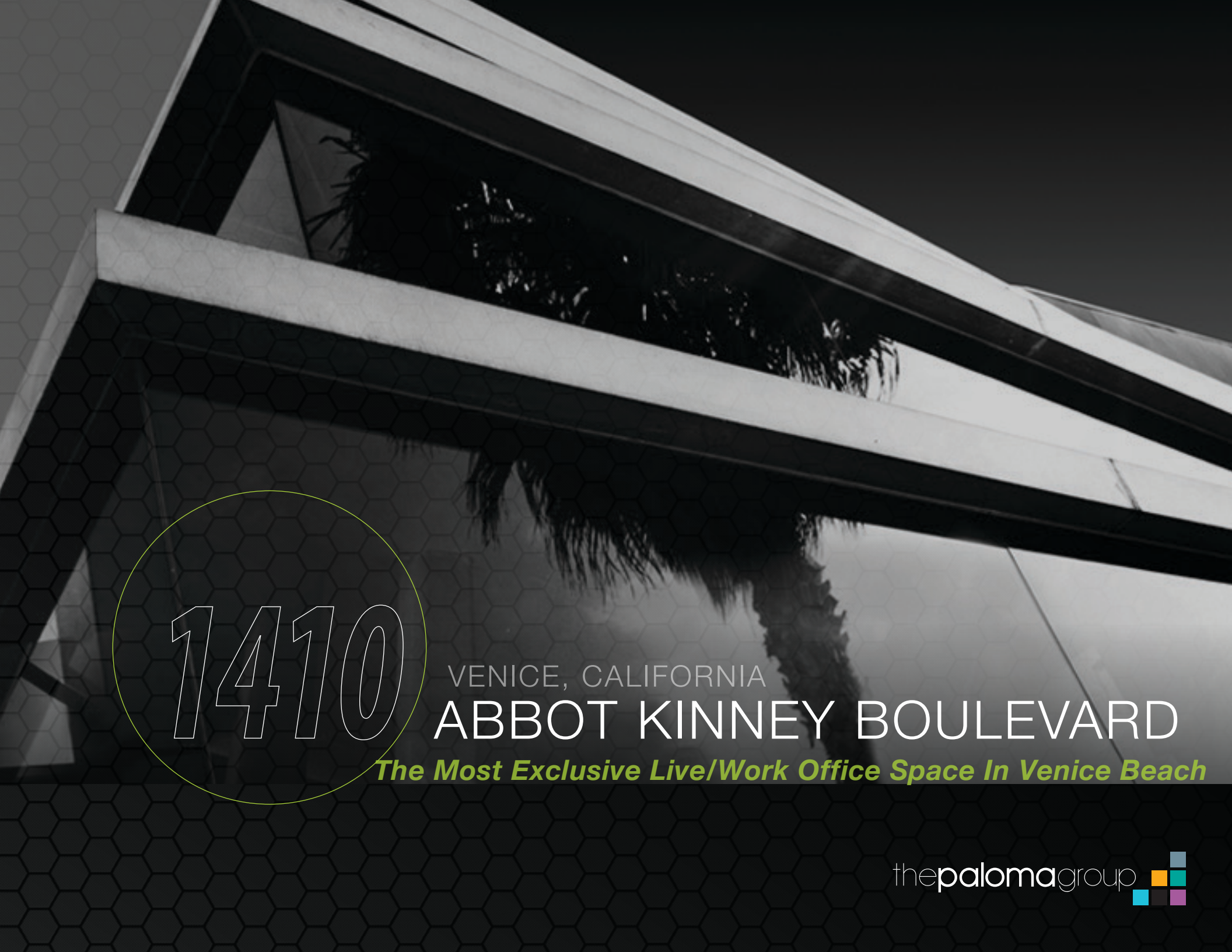




1410

VENICE, CALIFORNIA

ABBOT KINNEY BOULEVARD

*The Most Exclusive Live/Work Office Space In Venice Beach*

the palomagroup 

# EXECUTIVE SUMMARY

The Paloma Group, Inc. is pleased to present the opportunity to lease the most exclusive office space in Venice Beach. This prime penthouse is centrally located on the most active block of Abbot Kinney. It was designed and improved with the utmost attention and care and is ready for its next groundbreaking tenant.

Most recently occupied by the owner/developer of the building, this 4,500 SF space has undergone improvements unparalleled to anything in the sub-market. A private elevator guiding you to a secure entrance revealing amazing interior space which leads to a large private patio, overlooking the most prized intersection of California & Abbot Kinney. The space lends itself perfectly for special events with the ability to host over 100 people at a time. Not one single detail has been neglected. Access to 40+ on-site covered & secure parking spaces make this building a one-of-a-kind on this famous boulevard. The parking also allows for a potential future retail use and includes an available valet. An overall crowd pleaser, this opportunity is not to be missed for the flourishing technology, entertainment, and finance communities of Silicon Beach.



# SPACE NOTES

**Square Feet:** 4,500

**Rental Rate:** Negotiable

**Lease Term:** 3-10 years

**Availability:** 30 Days

**Parking:** Private Secure Subterranean Lot for Parking up to 40 Cars, More with Valet Service  
\$250 p/ stall p/month

*Showings available upon request*



# PROPERTY IMAGES



# AREA STREET MAP



## BROADWAY STREET

Felix Trattoria  
Hal's Bar and Grill/Casa Linda  
Spa Sophia  
VACANT  
Sculpture Gardens Plant Nursery  
Second Community Baptist Church  
Abbot Kinney Beach House  
Ecole Claire Fontaine

## WESTMINSTER AVENUE

VACANT  
Junk Food Clothing  
Blue Bottle Café  
Integrated Body Psychotherapy  
Brewster Parsons  
Negarin  
Ahlem Eyewear  
VACANT

## SAN JUAN AVENUE

The Otheroom  
Butcher's Daughter  
Buildog Realtors  
Residential Building  
AUST  
Keetsa Eco-Friendly Mattress  
VACANT  
Wonku USA  
Nightcap Clothing Building  
Feed Body & Soul

## SANTA CLARA AVENUE

Figure  
Angelo Electric, Inc  
Hamilton Press Gallery  
IRO  
Anomaly LA Office  
Principessa  
Velvet by Graham & Spencer  
Illesteva  
Anjela Shoe Service  
Neptina  
Intelligentsia  
Bountiful Furniture Antiques Guild  
Alternative Apparel  
Beauville Glass Designs Remodeling  
VACANT  
Hourglass Cosmetics  
VINCE  
Salt & Straw  
Show Me Your Mumu

## CALIFORNIA AVENUE

Abbot's Habit  
Kid Firefly  
Abbot's Pizza Company  
Burro  
Milkmade  
Linus Bikes  
All Things Fabulous  
Enda King  
Sole natural Wellness  
VACANT  
Gjelina Take Away  
Gjelina

## MILWOOD AVENUE

G2 Gallery  
Urban Escape Skin Care  
Roots  
Zingara Trading  
Tod Reel (Coming Soon)  
The Big Cocktails

## PALMS BOULEVARD

Steven Alan Annex  
Ohm Salon

## S IRVING TABOR COURT

The Modern Dog  
Sant Architects Inc  
Acutonix  
James Perse  
Shinola  
The Stronghold  
Burning Torch  
The Peace Collective  
The Tasting Kitchen  
Wabi Sabi Sushi  
Pop Physique  
Pressed Juicery  
lemonade

Erawhon Market

Snap, Inc.

## ABBOT KINNEY BOULEVARD

Westminster Avenue Elementary School

Heist  
VACANT  
Bazar  
Sweaty Betty  
Salt  
L Frank Jewelry  
Rag & Bone  
Kit and Ace  
Current Elliot  
Suit Supply  
Strange Invisible Perfumes  
Le labo  
The Juicy Leaf  
Blue Star  
Marine Layer  
Fala Bar

## ARAGON COURT

Kreation Kale/Juicy  
Coutura  
Tortoise General Store  
Loft Space  
The Perfect Piece  
Aviator Nation

## CRADIZ COURT

VACANT  
ODD Molly  
Gant  
Lucky Brand Jeans  
LF Store  
LF Store  
Tech Studio Mac & PC Repairs  
Diana Hobson Fine Art  
Huset  
Robert Graham

## ANDAULSIA AVENUE

Stag  
Scotch & Soda  
Charlots on Fire  
TOMS  
Art of Studio  
EIS Studio/Gallery  
Kamofie + Company  
InMarket  
Ananda  
Sylark  
Heavenly Couture  
Will Leather Goods  
Liquor Market  
VACANT  
Margaret O'Leary  
Ruti  
Timbuk2  
Warby Parker  
Trim Hair Salon  
Green House Smoke Shop  
Shima Sushi  
Mr Big Film  
Tumbleweed & Dandelion  
Florentini - Baker  
Aesop  
Made in Earth  
Saline  
Lisa Claiborne Architect  
Ma Cher  
Civillianaire  
Shuhari Matcha Café  
Pardee Properties

## RIALTO AVENUE

Alexis Bittar  
Salt Air  
Mystic Journey Bookstore  
Offices  
Alexander Wagner  
Stephanie Hobgood  
Kelly Baker Browns  
Hoff Optometry  
Nick Fouquet Hats  
Urbanic Paper Boutique  
Beedlove Plates  
Ilan Dei  
Strange Invisible Perfumes Headquarters

## VENICE BOULEVARD

Zinque



# CONTACT INFO

## FOR MORE INFO, PLEASE CONTACT:

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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