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**FOR SUBLEASE**  
619-701 OCEAN FRONT WALK  
VENICE, CA 90291

**PART OF THE SNAP VENICE  
SUBLEASE PORTFOLIO**  
TOTALING ±163,000 RSF

**ARCHITECTURALLY  
DISTINCT BUILDING ON  
THE VENICE BOARDWALK**  
±44,887 RSF FOR SUBLEASE  
**DIVISIBLE TO:**  
±4,032 RSF - 619 OFW  
±3,353 RSF - 701 OFW

108 ON-SITE  
PARKING SPACES

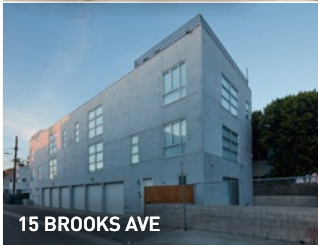
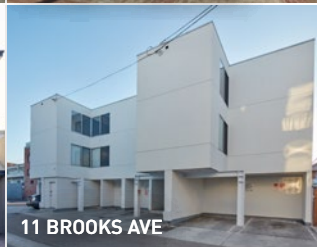
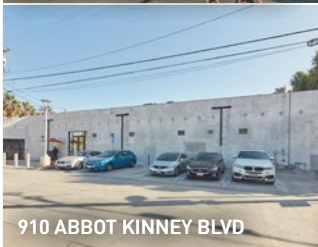
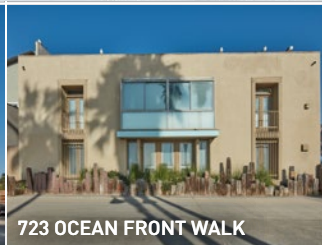
# THORNTON LOFTS VENICE FOR SUBLEASE



THORNTON LOFTS / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS

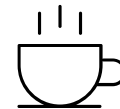
AN OPPORTUNITY IN VENICE



**Snap Inc** is subleasing a portion of its Venice offices totaling  $\pm 163,000$  SF



The available creative office space represents some of **the best in a market with limited availability and high desirability**



The space is focused around Abbot Kinney Blvd and Ocean Front Walk, and is **surrounded by the very best amenities and other creative office tenants**



The result is a remarkable opportunity to sublease in a neighborhood that is considered **the heart of Silicon Beach.**



619-701 OCEAN FRONT WALK / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS FOR LEASE

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AREA	Interior Space	Exterior Space	Retail Space
619 OFW	±14,827 SF Div. to ±4,032 RSF	±2,709 SF	±1,058 SF
701 OFW	±20,665 SF Div. to ±3,353 RSF	±4,150 SF	±1,478 SF
<b>Total SF</b>	<b>±44,887 SF</b>		
<b>Rate</b>	\$5.75 / SF per Month / NNN		
<b>Occupancy</b>	May 1, 2018		
<b>Term</b>	February 2020		
<b>Parking</b>	108 on-site parking spaces in private subterranean structure at prevailing market rate		

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## Features

- + Currently leased by **Snap Inc**
- + Located on the **Venice Boardwalk**
- + Direct access to **Venice Beach**
- + Made up of 10 loft units
- + Each unit features a full kitchen and bathrooms with high-end finishes
- + On-site parking in private structure
- + Very walkable with easy access to amenities along the **Boardwalk** and **Abbot Kinney Blvd**
- + Located in the center of Silicon Beach
- + Surrounded by a dynamic community of creative tenants in the tech, media and e-commerce industries
- + Near-perfect Walkscore of 91/100 and Bikescore of 96/100





619-701 OCEAN FRONT WALK / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS

## 619 BUILDING

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



619-701 OCEAN FRONT WALK / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS

## 701 BUILDING

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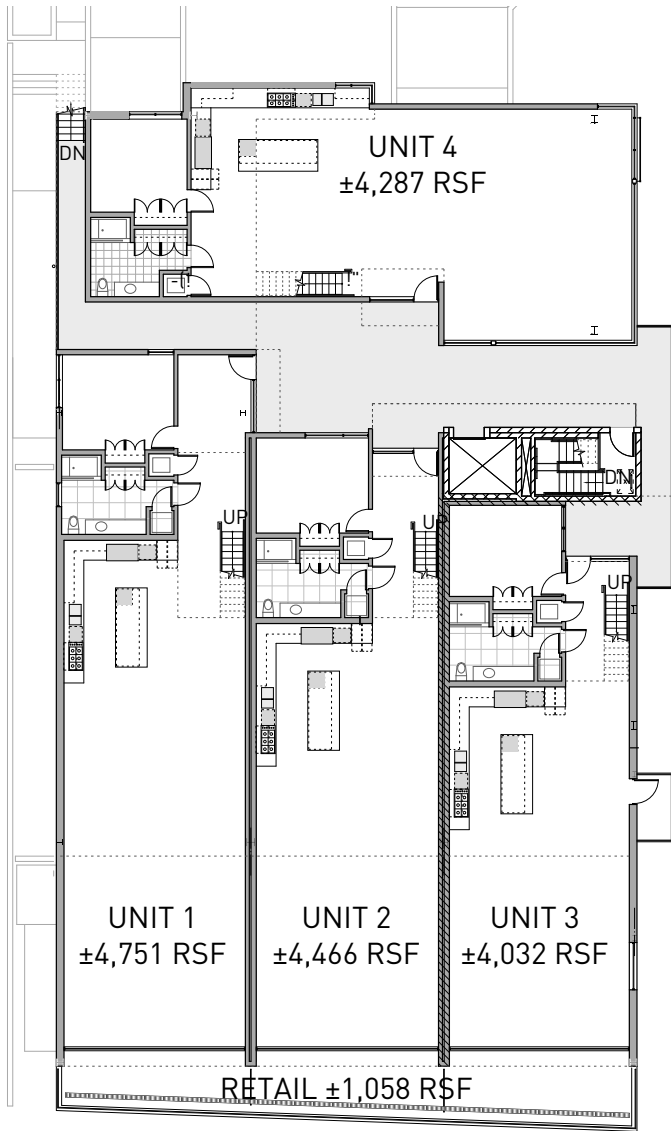


619-701 OCEAN FRONT WALK / VENICE

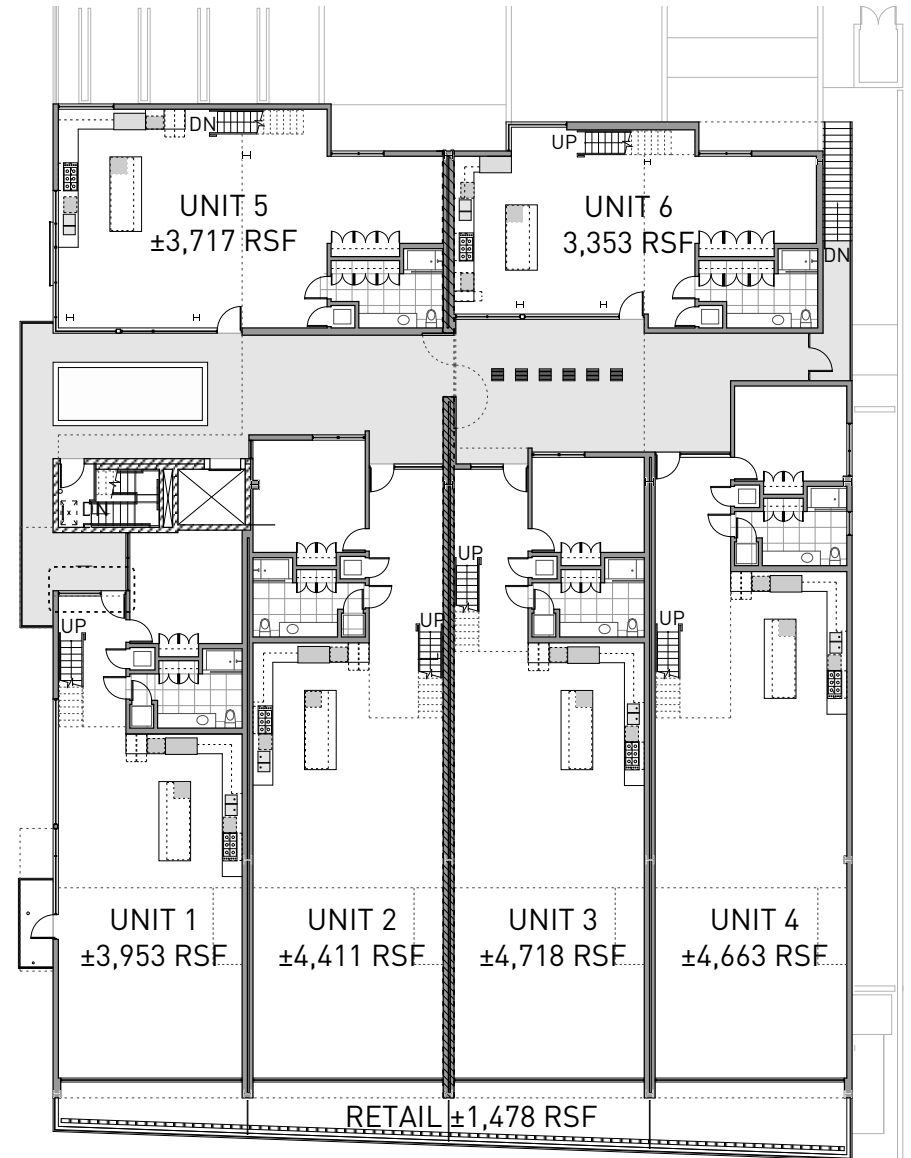
# ARCHITECTURALLY DISTINCT BUILDINGS

## FLOOR PLAN | GROUND FLOOR

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



THORNTON AVE



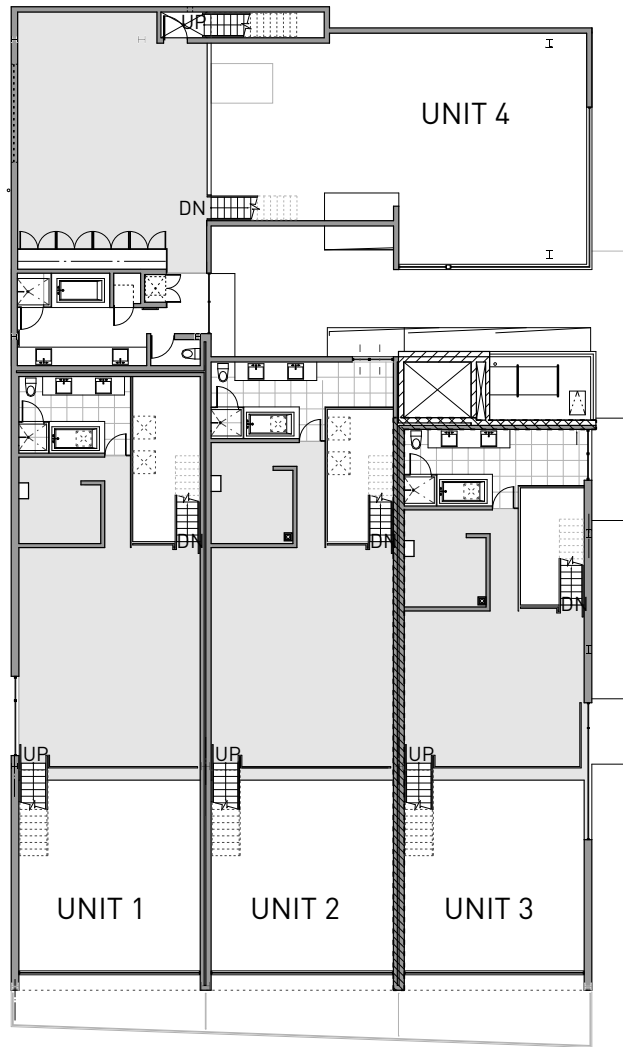
OCEAN FRONT WALK

619-701 OCEAN FRONT WALK / VENICE

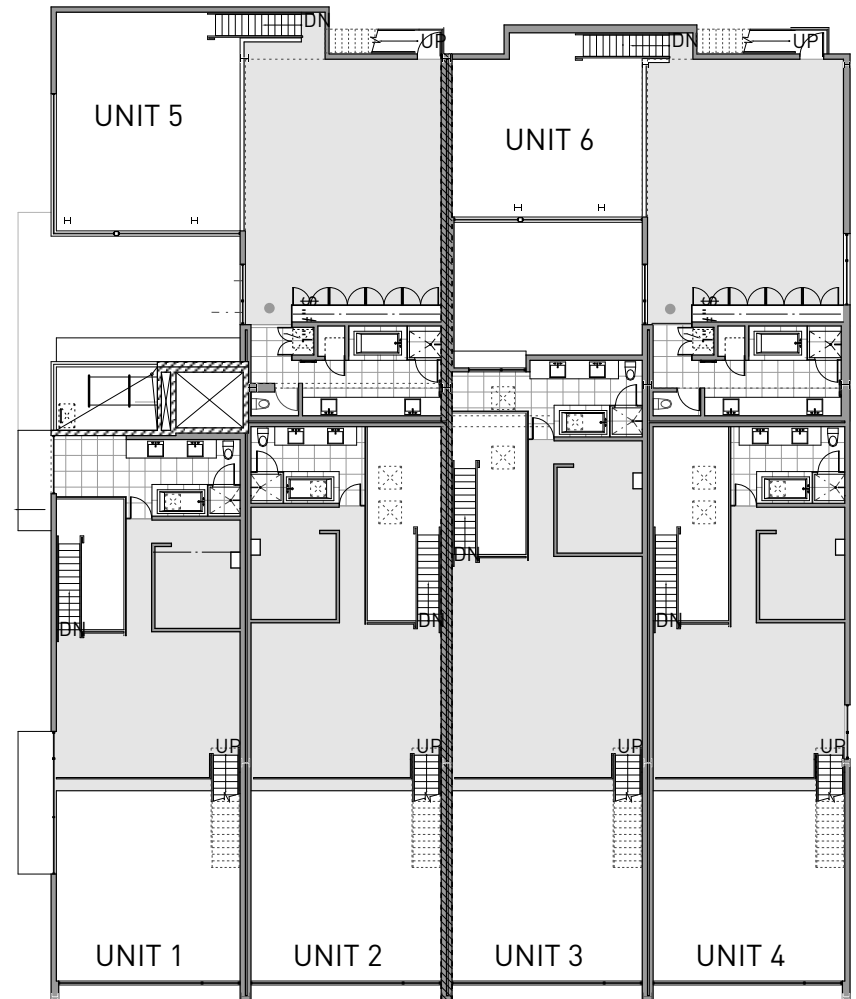
# ARCHITECTURALLY DISTINCT BUILDINGS

## FLOOR PLAN | 2ND FLOOR PLAN

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



THORNTON AVE



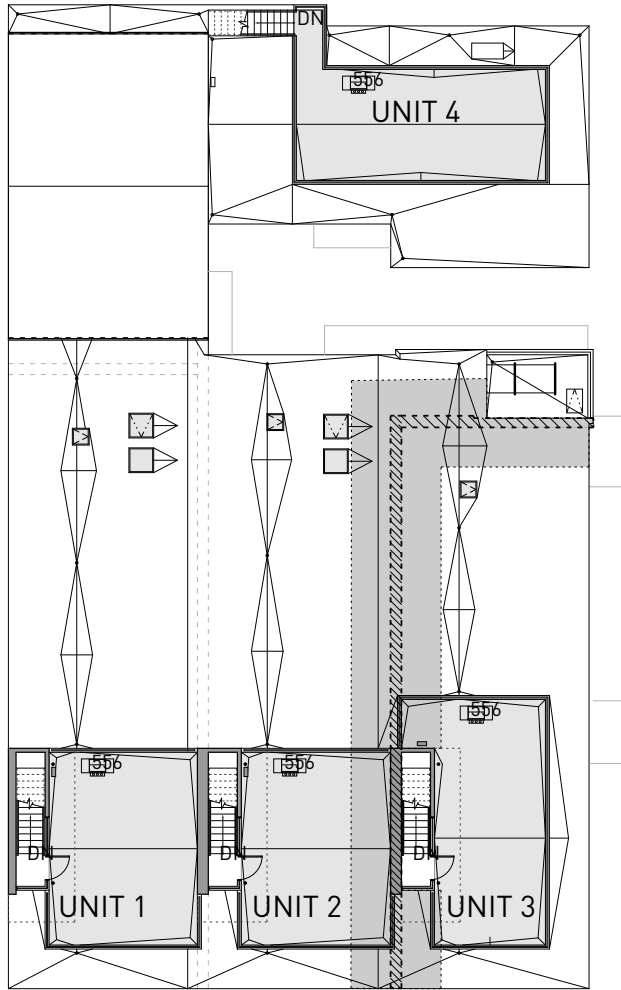
OCEAN FRONT WALK

619-701 OCEAN FRONT WALK / VENICE

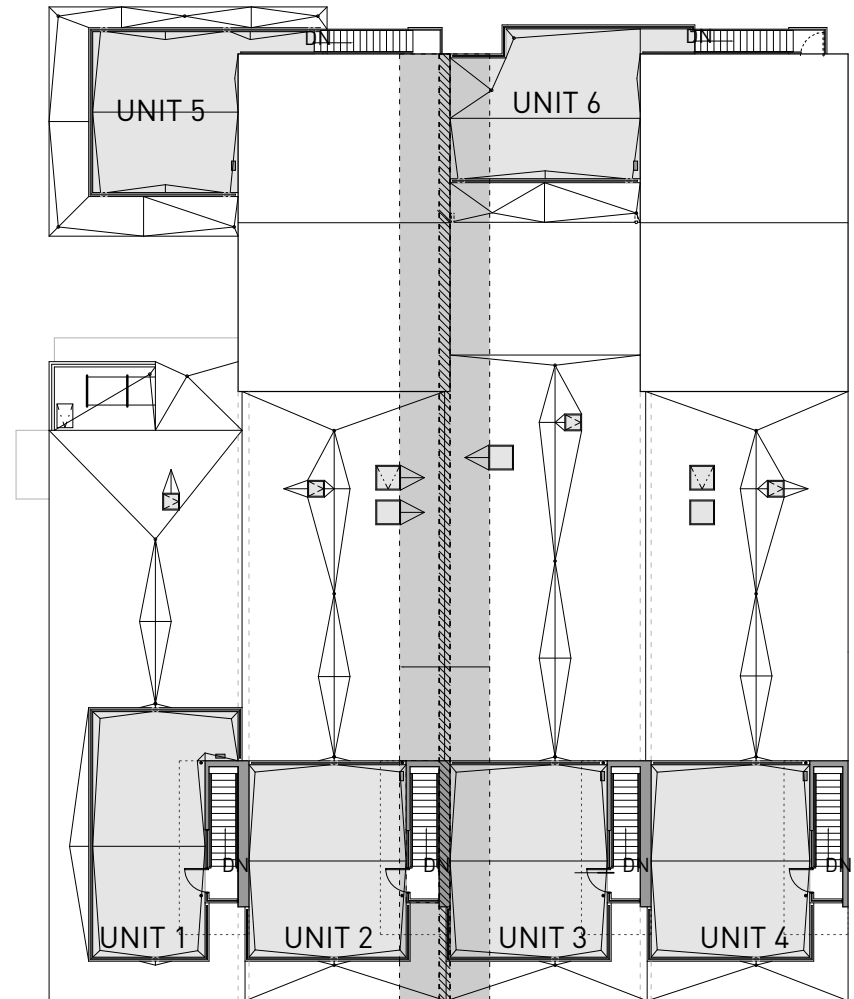
# ARCHITECTURALLY DISTINCT BUILDINGS

## FLOOR PLAN | ROOF PLAN

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



THORNTON AVE



OCEAN FRONT WALK



619-701 OCEAN FRONT WALK / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS

## INTERIOR SPACE

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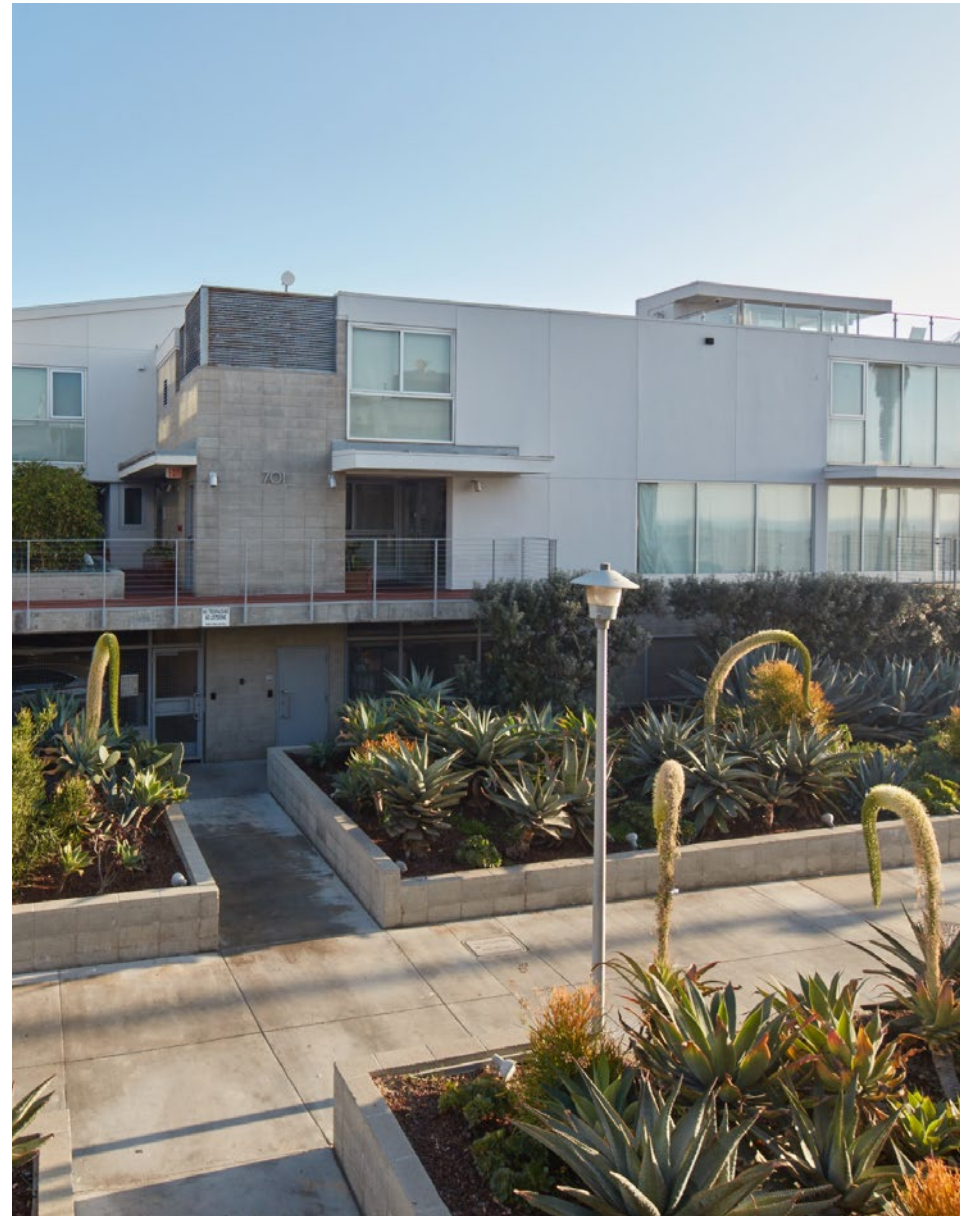


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# ARCHITECTURALLY DISTINCT BUILDINGS

## INTERIOR SPACE & CENTRAL PATHWAY

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# ARCHITECTURALLY DISTINCT BUILDINGS

## INTERIOR SPACE

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## ARCHITECTURALLY DISTINCT BUILDINGS

### CENTRAL PATHWAY BETWEEN BUILDINGS

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# ARCHITECTURALLY DISTINCT BUILDINGS

## ROOF DECKS

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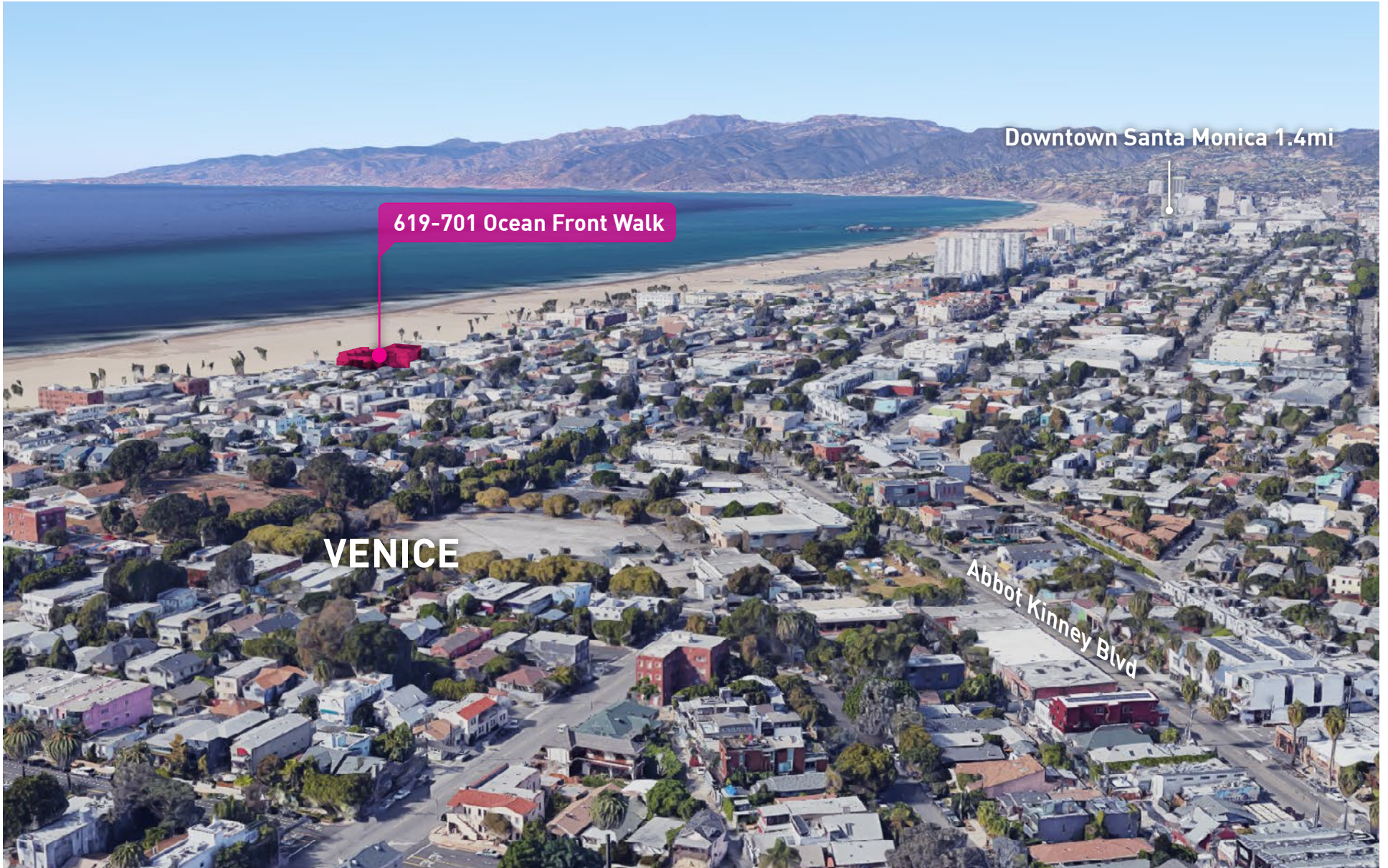




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# ARCHITECTURALLY DISTINCT BUILDINGS

## LOCATION





619-701 OCEAN FRONT WALK / VENICE

# ARCHITECTURALLY DISTINCT BUILDINGS

## LOCAL AMENITIES

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