



Live/Work For Lease

305 Ocean
Front Walk

*Prime Silicon Beach Location on the
world-famous Venice Boardwalk*

UNIT 2: AVAILABLE

305

Exclusively listed by:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details


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Building Size: 23,994 RSF
Available Space: 4,368 RSF (Includes Roof Top Deck)
Available Immediately – Move in Ready, Fully Furnished
***Tenant to Verify All RSF (Square Foot) Measurements**

Property Highlights:

- Year Built: 2020
- Unit 2 Available
- Secure onsite parking
- 3 offices/rooms - 4 exclusive bathrooms
- Multi-level unit with Multiple Balconies and spectacular views of the ocean



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Direct Access
to the Beach



90
Walk Score



Onsite
Parking



99
Bike Score



Unrivaled views
of the Pacific Ocean



Modern
New Construction



High End
Finishes



Exclusive
Rooftop Deck & Balcony



Eclectic
Diverse Amenities



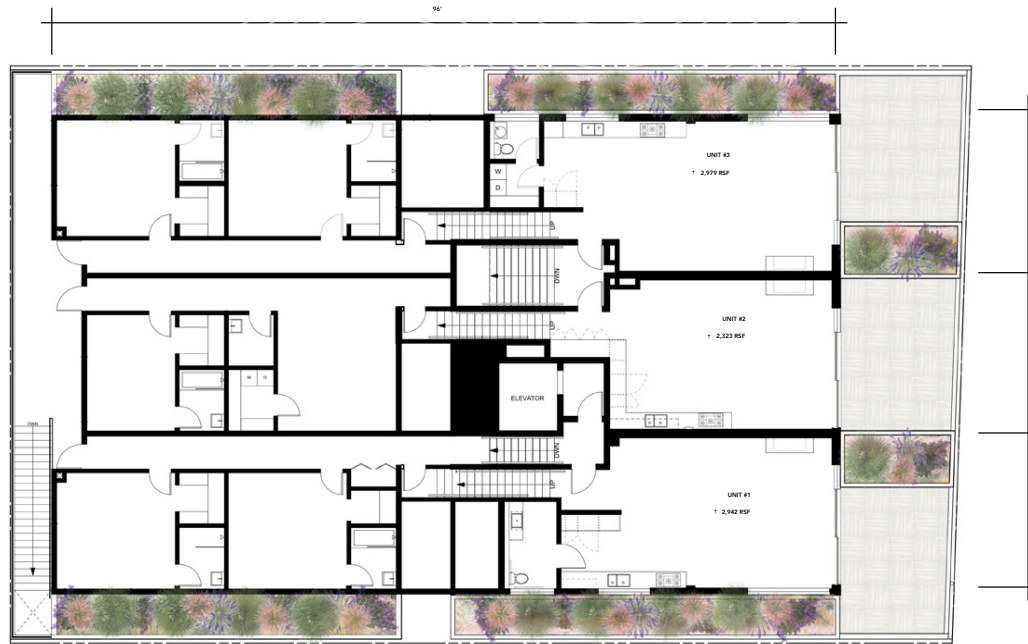
Live/Work

Property Photos



Floor Plan

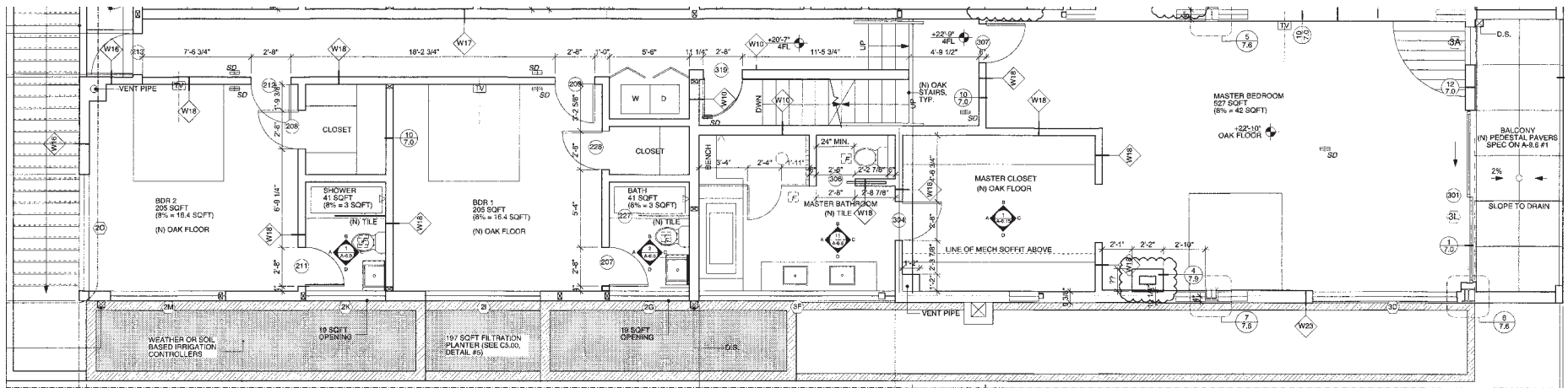
2ND FLOOR



3RD FLOOR



305 Ocean
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Amenities Map



Area Overview | Venice, CA

From its world-famous boardwalk and beautiful beach to the shopper's paradise of Abbot Kinney Blvd., Venice offers a unique and vibrant mix of activities and attractions. Originally called "Venice of America," Venice was founded in 1905 by developer Abbot Kinney as a beachfront resort town. Kinney's initial vision of creating a cultural mecca was set aside to accommodate the public, and Venice became the "Coney Island of the Pacific," complete with an amusement pier and a miniature steam railroad. Kinney also created a system of canals and imported gondolas and gondoliers from Venice, Italy. Today, Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. From its days as home to Beat Generation poets and artists, Venice continues to be an important Los Angeles cultural center.

Venice Beach is one of many great L.A. beaches, and the only one where the lively Venice Beach boardwalk upstages the Pacific Ocean. The acclaimed Venice Breakwater is a favorite local surf spot. The artificial barrier is located north of the Venice Pier and Lifeguard Headquarters, and south of the Santa Monica Pier. The breakwater is the only place on the beach where waves break on both sides, while the sand is reportedly the finest for creating sand sculptures.

The world-famous Venice Ocean Front Walk (aka "the boardwalk") beckons from the doorstep of the Hotel Erwin. The boardwalk is one of the best places in L.A. for people watching—everyone from colorful locals to visitors from around the globe. There's something for everyone on the concrete boardwalk: on one side there are specialty shops, restaurants and uniquely designed residences, and on the other a myriad of street performers, artists, fortune tellers and much more.

Hardbodies and spectators alike congregate at the workout mecca, located at the south end of the Venice Beach Recreation Center. "Muscle Beach" also refers to the numerous gyms and fitness studios in the area. Foremost among these is the original Gold's Gym, where Arnold Schwarzenegger and other legendary bodybuilders pumped iron in the 1970s. Today, Gold's Gym is considered a sports landmark and was once ranked No. 39 on ESPN's list of America's 100 most important sports venues.

Located a few blocks from Venice Beach, Abbot Kinney Blvd. is a vibrant collection of boutiques, salons, galleries, restaurants and bars that attracts visitors from all over L.A. and beyond. In its first-ever "Style Bible" issue, GQ Magazine named Abbot Kinney "The Coolest Block in America."

Los Angeles is a shopper's paradise, and for shopaholics Abbot Kinney is a must. The eclectic clothing shops offer everything from surf tees and beach cruisers to vintage wear and modern designers. Collectors make frequent trips to Waraku for its limited-edition imported Japanese shoes and apparel. Art Deco fans will love Bazar, while Knibb Design showcases indoor/outdoor furniture and a sustainable garden concept. One of L.A.'s favorite specialty bookstores, Mystic Journey hosts frequent seminars and lectures by leading authors. Find more great stores with our Abbot Kinney shopping guide.





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