

FOR  
LEASE

FOUND<sup>o</sup>  
REAL ESTATE

8543 VENICE BLVD

L O S   A N G E L E S

STANDALONE OPPORTUNITY · OFFICE | FLEX | RETAIL

# IN THE DETAILS

Move-in ready and highly adaptable, this freestanding, gated, and secure two-story office/warehouse is well suited for creative office, showroom, industrial, and hybrid users. The property features an efficient open floor plan, prominent frontage and signage along Venice Boulevard, high-power electrical service, a large executive office with an adjoining meeting room, a full kitchen, and two-level loading capabilities that support a variety of operational needs.

Strategically positioned adjacent to Downtown Culver City and just steps from the signalized intersection of Venice Boulevard and La Cienega Boulevard, the property offers exceptional visibility and accessibility in one of Los Angeles' most sought-after commercial corridors. The location provides convenient access to the Metro E Line via the Culver City and La Cienega/Jefferson stations, multiple Metro bus routes, and the 10 and 405 Freeways, placing the Westside, Downtown Los Angeles, and surrounding business hubs within easy reach.



## HIGHLIGHTS



SIZE

3,000 - 3,935 SF\*



AVAILABILITY

60-90 days



RATE

\$1.95 NNN



FF&E

Negotiable



POWER

600 amps



PARKING

Gated Rear Lot



LOADING

(2x) Ground-level and Second-level roll-up door.

\*Disclaimer\* Square footage shown (±3,935 SF) is approximate, based on measurements generated using a third-party floor plan measurement application, and has not been independently verified against County Assessor or LADBS permit records; Tenant must independently verify all square footage, permitted use, and occupancy classification with LADBS prior to lease execution.

# ACCESSIBILITY

Positioned near La Cienega and Venice Boulevard with convenient access to the 10 and 405 freeways, the property offers regional connectivity across the Westside and Greater Los Angeles.





FIRST AND SECOND LEVEL  
**LOADING ACCESS**

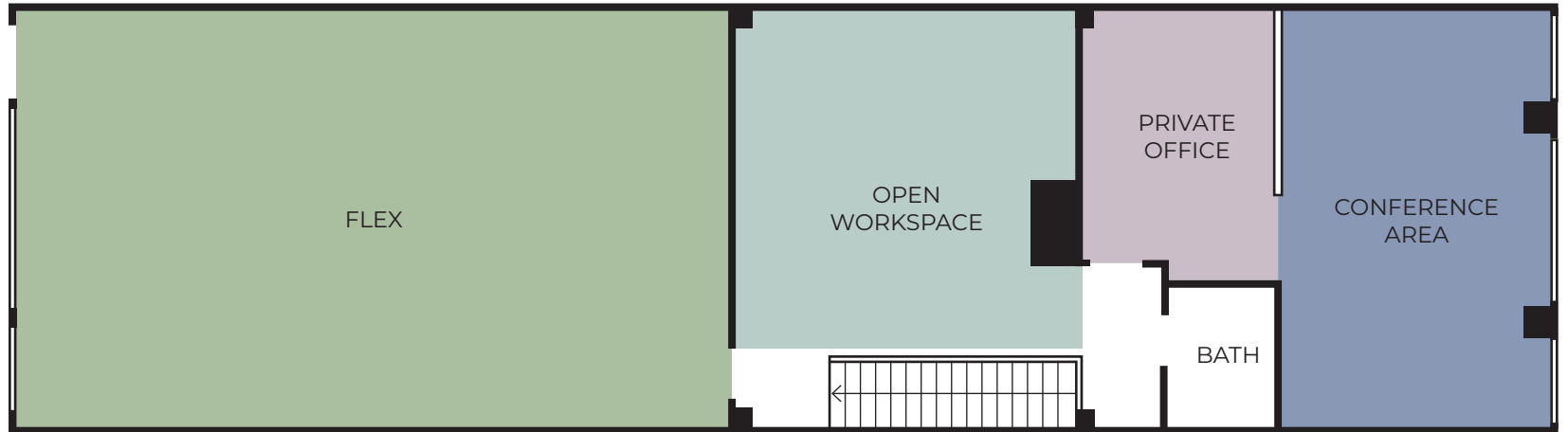




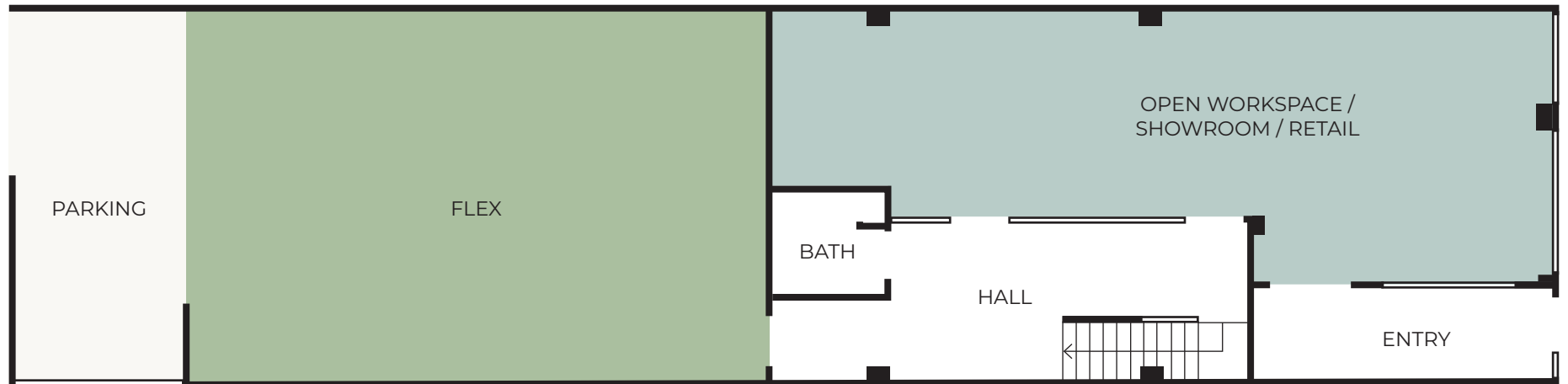
**SECOND-LEVEL WAREHOUSE/FLEX SPACE**  
WITH LOADING ACCESS

# LAYOUT

SECOND FLOOR



FIRST FLOOR





VENICE FRONTAGE SHOWROOM





KITCHEN

# EXECUTIVE CONFERENCE ROOM

## WITH CONNECTED OFFICE AND KITCHEN





BRIGHT OPEN WORKSPACE

# NEARBY RESTAURANTS & AMENITIES



EQUINOX



EREWYHON

milk + honey  
SPA | RETREAT | SHOP



LAUREL GRILL

margot

PASTA  
SISTERS

Pop's Bagels

TRADER JOE'S

YUNOMI  
HANDROLL

# SITE PLAN



# 8543 VENICE BLVD

LOS ANGELES

OFFERED EXCLUSIVELY BY:

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**FOUND.**  
REAL ESTATE

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