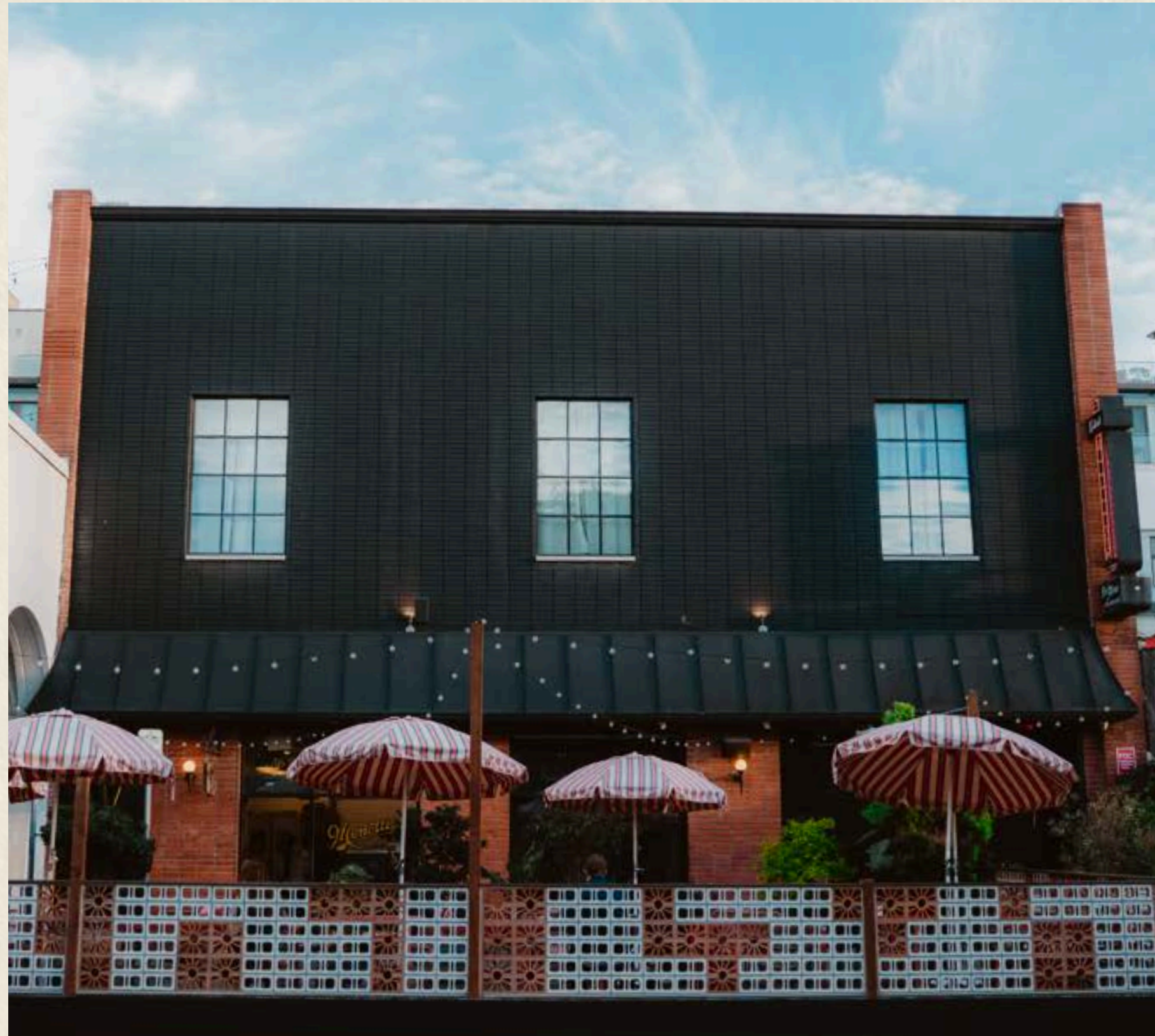


58 WINDWARD OFFICES



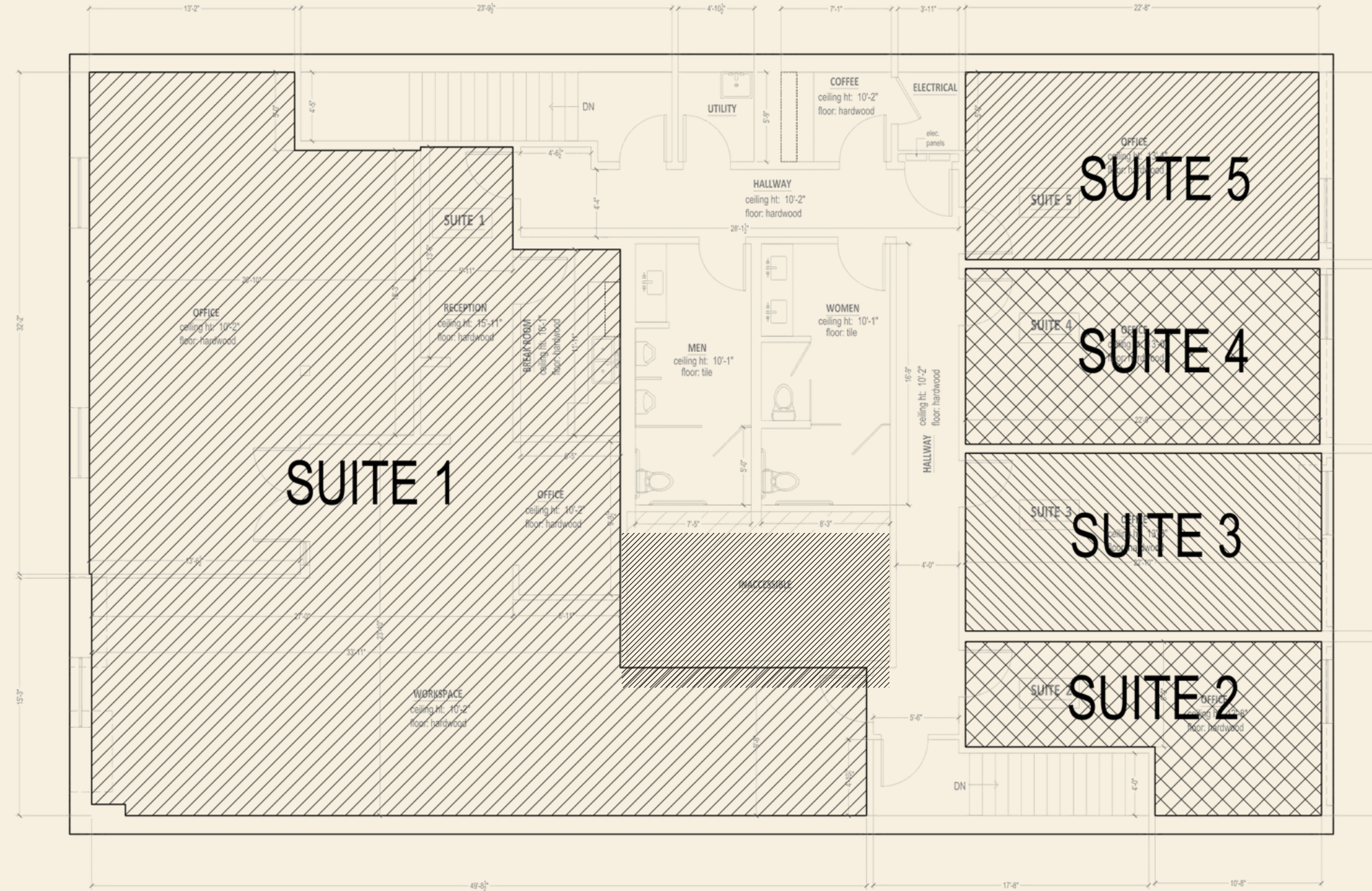
AVAILABLE UNITS

SUITE 1

- 1,771 SF
- **BASE RENT:**
- \$6.50/SF | \$11,511/MO (MO 1-12)
- \$6.70/SF | \$11,865/MO (MO 13-24)
- **CAM/NNN: \$2,869/MO**
- **GROSS RENT: \$14,420/MO (YR 1) | \$14,734/MO (YR 2)**
- 2-YEAR LEASE + 1-YEAR OPTION

SUITE 2

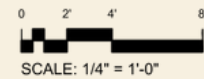
- 201 SF
- **BASE RENT: \$6.50/SF | \$1,306.50/MO**
- **CAM/NNN: \$326/MO**
- **TOTAL OCCUPANCY: \$1,628.10/MO**
- 1 YEAR LEASE + 1 YEAR OPTION



FLOOR AREAS:

SUITE 1:	1,771 SF
SUITE 2:	201 SF
SUITE 3:	261 SF
SUITE 4:	256 SF
SUITE 5:	272 SF

SECOND FLOOR PLAN



SUITE ONE







































SUITE TWO









THE BUILDING

For over a century, Windward Avenue has served as the gateway to Venice Beach, connecting the energy of the Pacific Ocean with the creativity and culture that have defined the neighborhood for generations. Located along this iconic corridor, 58 Windward Avenue offers tenants the opportunity to work within one of Venice's most recognizable historic buildings.

The property reflects the character that has long attracted artists, entrepreneurs, filmmakers, designers, and innovators to the area. Original architectural details, generous natural light, and flexible creative office layouts provide a workplace that feels distinctly Venice authentic, inspiring, and connected to the surrounding community.

With Menotti's Coffee Stop anchoring the ground floor and renowned destinations such as Townhouse Venice, Gjusta, Great White, and Abbot Kinney Boulevard all within walking distance, 58 Windward offers a rare combination of history, visibility, and lifestyle that is increasingly difficult to find on the Westside.

THE NEIGHBORHOOD

STEPS FROM VENICE BEACH AND A SHORT WALK FROM ABBOT KINNEY

Surrounded by some of Venice's most iconic destinations including Menotti's Coffee Stop, Townhouse Venice, Great White, Ggiata, Gjusta, Felix Trattoria, Hotel Erwin, Winston House, and the shops and galleries of Abbot Kinney Boulevard. Steps from the Venice Sign, Venice Beach Boardwalk, and the Pacific Ocean, 58 Windward offers tenants a location at the center of Venice's creative, culinary, and cultural community.

On Windward Avenue (immediate walking distance)

- Townhouse
- Belles Beach House
- Ggiata - Venice
- Animal House (one of Venice's long-standing vintage stores)
- Menotti's Coffee Stop
- Great White
- Hotel Erwin
- Kassi Venice Beach

A Few Blocks Away

- Si! Mon
- Gjusta
- Felix Trattoria
- Winston House
- The Rose Venice
- Superba Food + Bread
- Ospi
- American Beauty
- Scopa Italian Roots
- Intelligentsia Coffee Venice
- Gjelina
- The Butcher's Daughter
- Salt & Straw
- Blue Bottle Coffee

Landmark Neighborhood Destinations

- Venice Beach Boardwalk
- Venice Sign
- Venice Skatepark
- Muscle Beach Venice
- Venice Canals