

8885 VENICE BLVD

LOS ANGELES

A High-Visibility Corner
Steps from Ivy Station

FOR LEASE
OFFICE | MEDICAL | FLEX

FOUND.
REAL ESTATE

HIGHLIGHTS



PREMISES

8555 Venice Blvd,
Los Angeles, CA 90034



AVAILABILITY

Immediate



SUITES

1st Floor:

Suite 105 - 800 SF

2nd Floor:

Suite 201 - 1,400 SF

Suite 202 - 2,100 SF



RATE

Suite 105 - \$3.00 NNN

Suite 201/202 - \$2.50 NNN

NNNs est. \$0.48/SF



TERM

Negotiable



PARKING

Suite 105 - 1 reserved

Suite 201 - 2 reserved

Suite 202 - 3 reserved

**Additional parking may be available at Ivy Station.*

Flexible Space Options

Two modern second-floor suites for medical/office use, plus a ground-floor flex unit with a roll-up door.

High-Visibility Corner

Prominent frontage at Venice and National Boulevards adjacent to the I-10 on-ramp.

Steps from Ivy Station

2-minute walk to Ivy Station, served by the Metro E Line with direct connections to Downtown Los Angeles and Santa Monica.

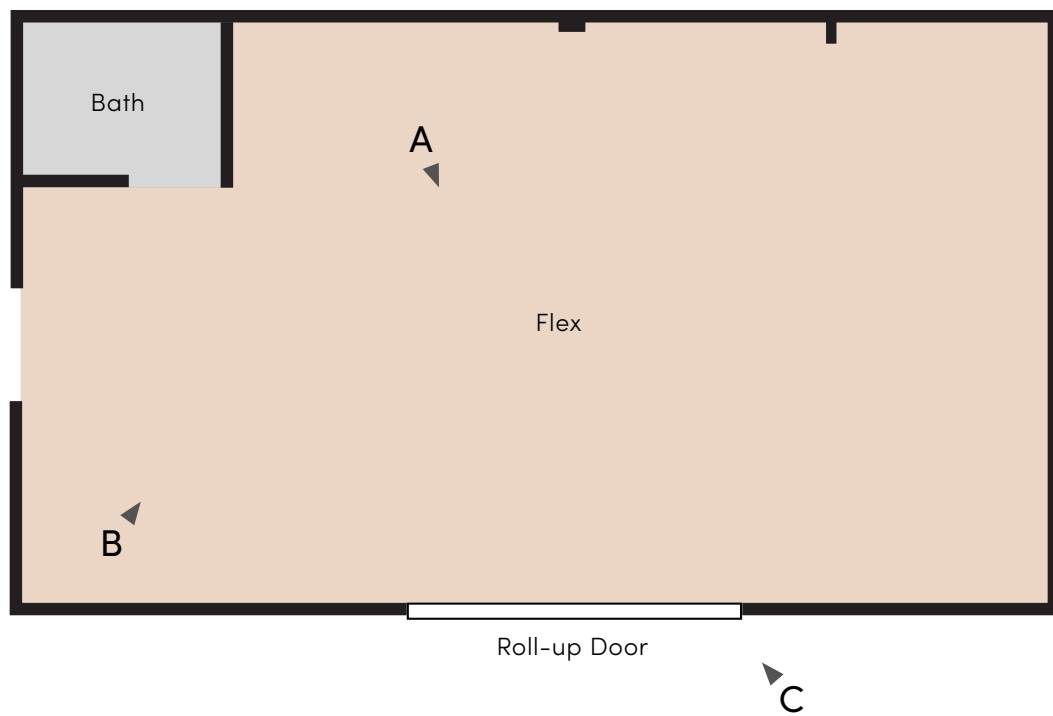
Prime Location

An abundance of restaurants and amenities are within walking distance or just minutes away, including Downtown Culver City, the Helms Design District, Platform and Ivy Station.

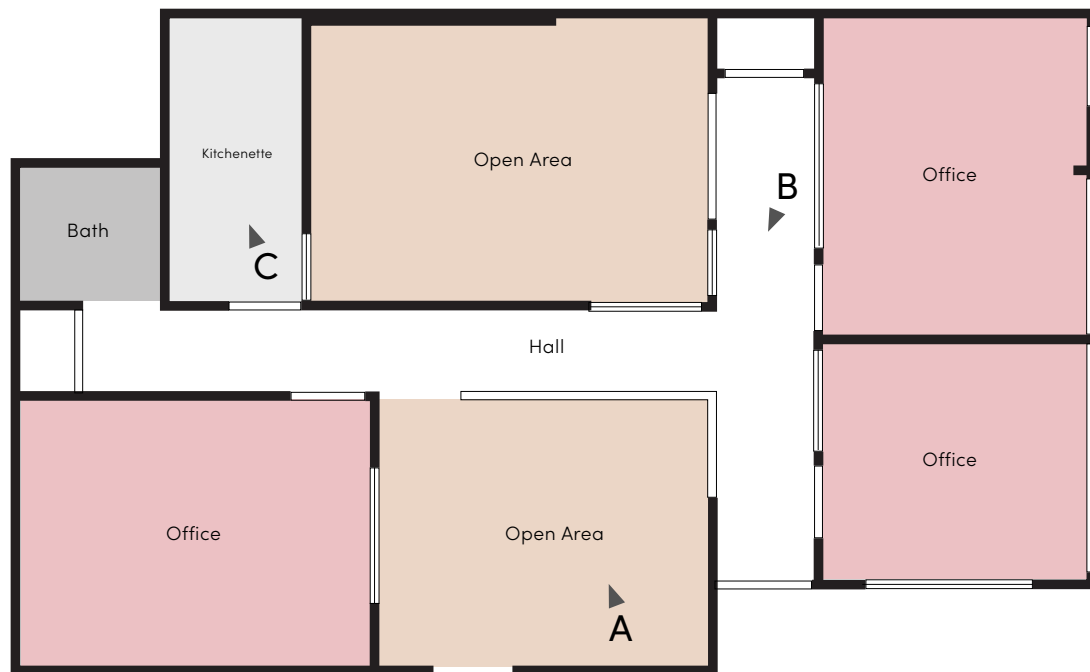
MINUTES FROM **EVERYWHERE**



SUITE 105 • 800 SF



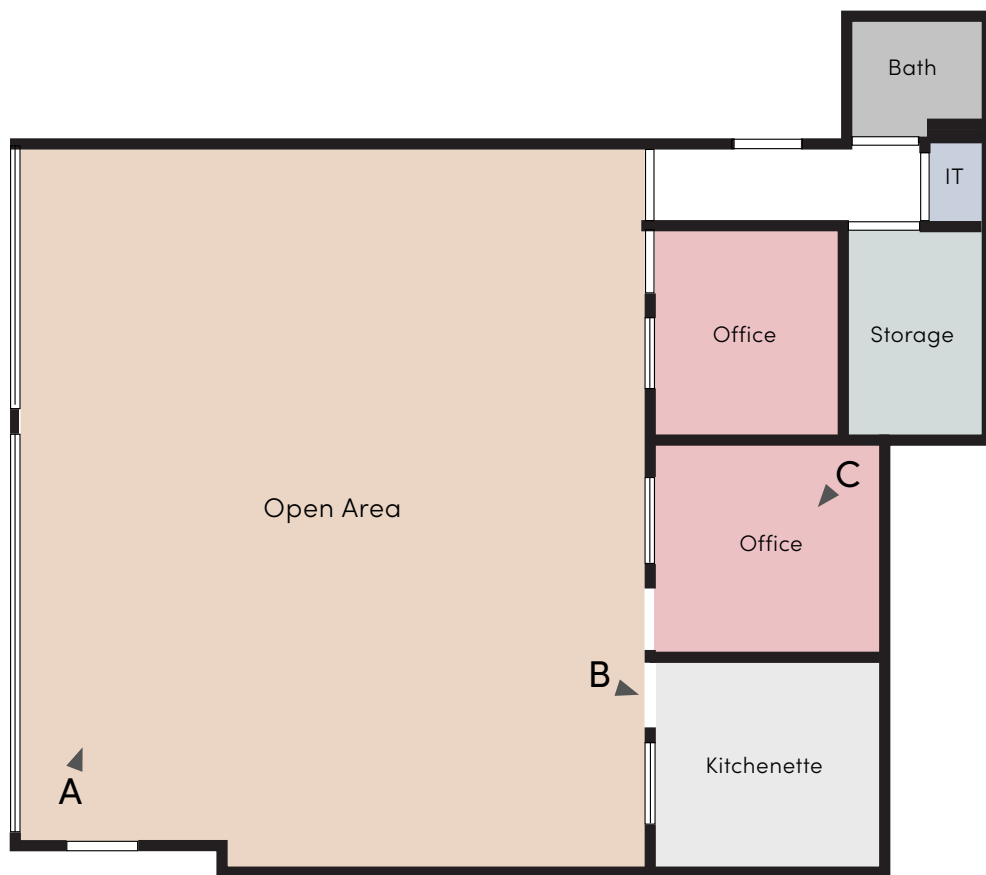
SUITE 201 • 1400 SF



The image shows a modern, empty office interior. The room features a white drop ceiling with two long, rectangular fluorescent light fixtures. The walls are white, and the floor is covered in light-colored wood-look laminate planks. On the left wall, there is a single electrical outlet. To the right, a large window system with white frames provides a view of the outside. The view includes a multi-story building under construction with visible steel framing and yellow safety railings. A construction crane is visible in the background. In the foreground, there is a street with a crosswalk, a black car, and some green trees. The sky is clear and blue.

ABUNDANT LIGHT THROUGHOUT

SUITE 202 • 2000 SF





OPEN WORKSPACE

ACCESSIBILITY



NEARBY RESTAURANTS & AMENITIES



EQUINOX



EREWON

milk + honey
SPA | RETREAT | SHOP



LAUREL GRILL

margot

PASTA
SISTERS

Pop's Bagels

TRADER JOE'S

YUNOMI
HANDROLL

SITE PLAN





8560

VENICE BLVD

LOS ANGELES

OFFERED EXCLUSIVELY BY:

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FOUND.
REAL ESTATE

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