

1501
Main Street
Venice Beach
OFFICE / RETAIL / SHOWROOM

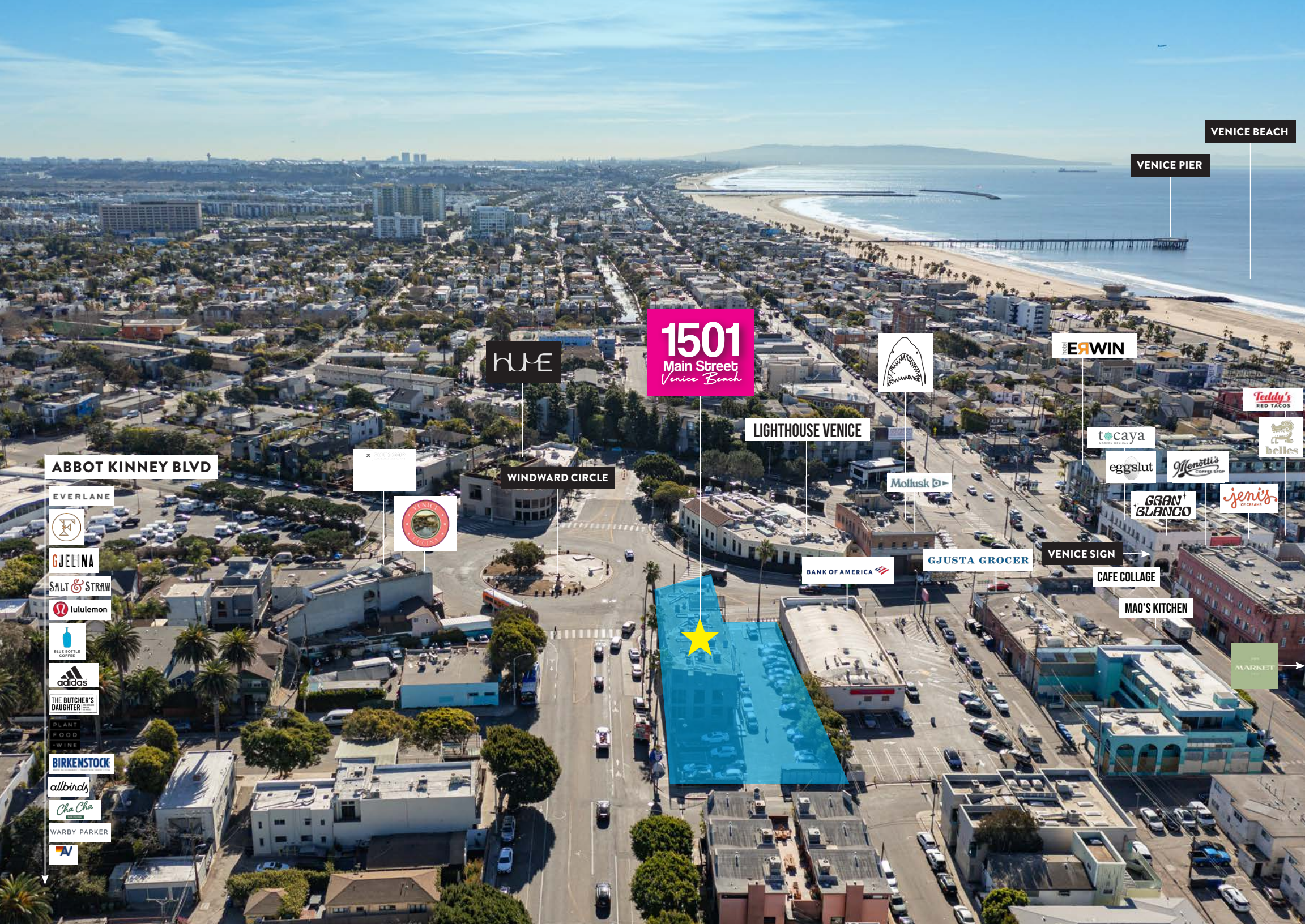
WINDWARD AVE

MAIN STREET

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Managing Director
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VENICE BEACH

VENICE PIER

1501
Main Street
Venice Beach

hUE



ERWIN

Teddy's
RED TACOS

belles

tocaya

eggslut

Menotti's

Jeni's
ICE CREAM

GRAN
BLANCO

LIGHTHOUSE VENICE

Mollusk

WINDWARD CIRCLE

ABBOT KINNEY BLVD

EVERLANE



GJELINA

SALT & STRAW

lutulemon



adidas

THE BUTCHER'S
DAUGHTER

PLANT
FOOD
WINE

BIRKENSTOCK

allbirds

Cha Cha

WARBY PARKER



GJUSTA GROCER

VENICE SIGN

CAFE COLLAGE

MAO'S KITCHEN

BANK OF AMERICA

MARKET

LEASE DETAILS

1501 MAIN STREET
VENICE, CA 90291

Located in the heart of Venice's dining and entertainment neighborhood, Windward Circle. Surrounded by buzzing restaurants, cafes, and nightlife. Across the street from Hume, The Lighthouse, and walking distance to the Venice Boardwalk.

AVAILABILITIES

SUITE	SF	TEASER RATE + NNN YEARS 1-3	USE
106	798	\$4.50/SF \$4.75/SF \$5.00/SF	RETAIL / OFFICE
107-Mezz	1,687	\$3.25/SF \$3.50/SF \$3.75/SF	OFFICE
201***	1,743	\$4.25/SF \$4.50/SF \$4.75/SF	OFFICE
202***	1,129	\$3.95/SF \$4.25/SF \$4.50/SF	OFFICE

*\$0.25/SF Annual Increases **Estimated nets \$1.35/SF ***Possible to combine 201+202 to 2,872 SF

OFFICE / RETAIL / SHOWROOM

Bright retail/offices with open area, private offices, private bathroom, & on-site parking.

TREMENDOUS VISIBILITY

Located steps to one of the most photographed streets in the world; around the corner from the Venice Sign.

IRREPLACEABLE LOCATION

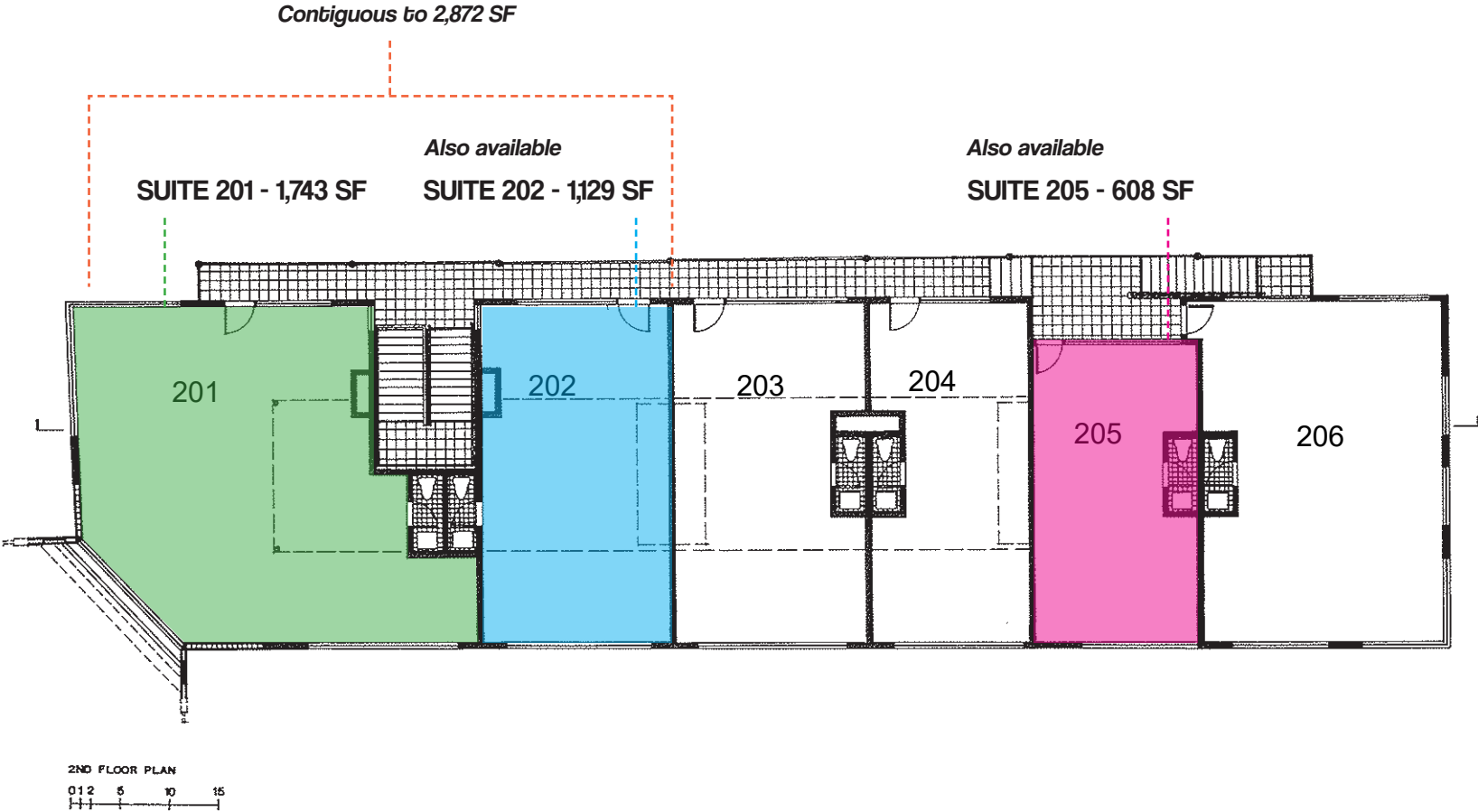
At the apex of Venice cool and West Coast culture, surrounded by popular cafes, trendy shops and the iconic Venice Boardwalk.



LEASE

1501 MAIN STREET, VENICE, CA 90291

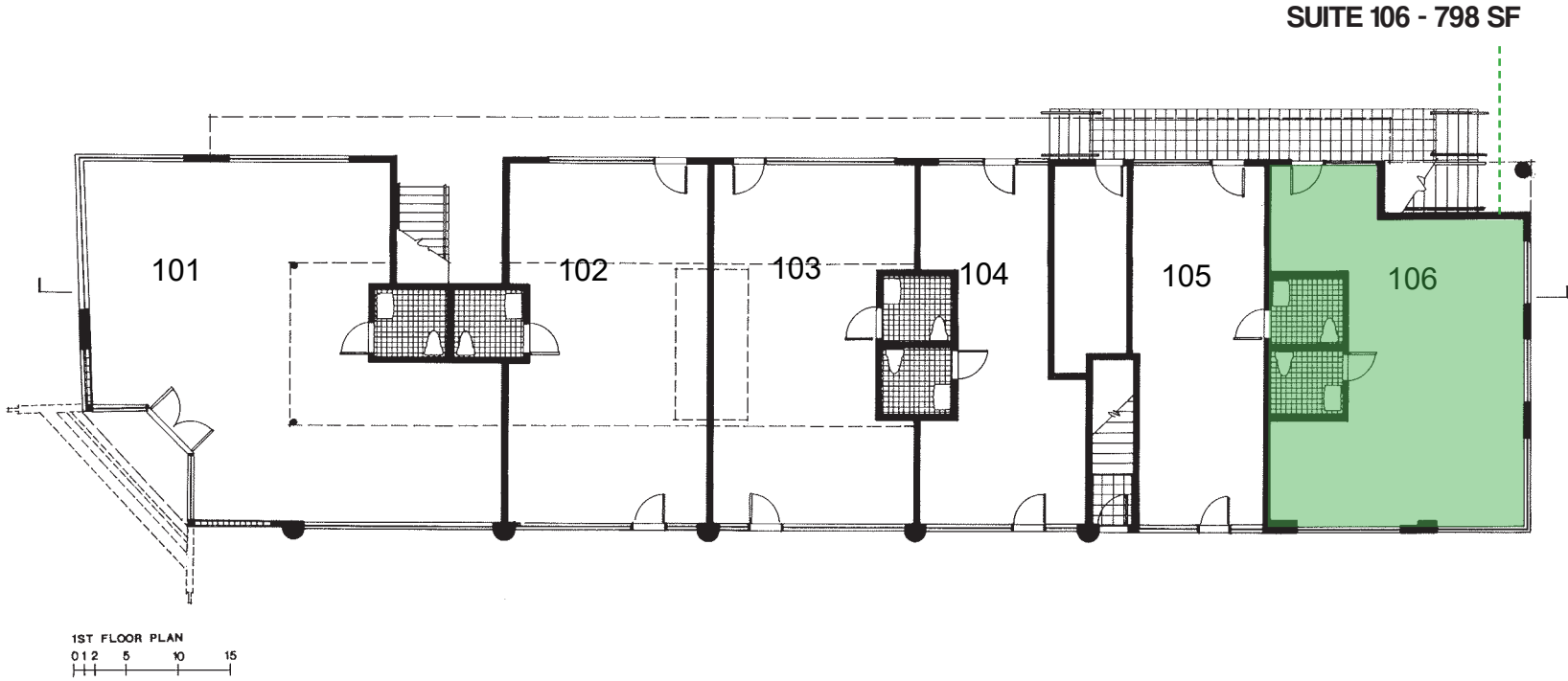
SECOND FLOOR LAYOUT



LEASE

1501 MAIN STREET, VENICE, CA 90291

GROUND FLOOR LAYOUT



LEASE

1501 MAIN STREET, VENICE, CA 90291

SUITE 201
OFFICE

SUITE 202
OFFICE

SUITE 205
OFFICE

SUITE 107
OFFICE

SUITE 106
OFFICE/RETAIL



LEASE
SUITE 106

1501 MAIN STREET, VENICE, CA 90291



LEASE
SUITE 106

1501 MAIN STREET, VENICE, CA 90291



LEASE
SUITE 107 Mezzanine

1501 MAIN STREET, VENICE, CA 90291



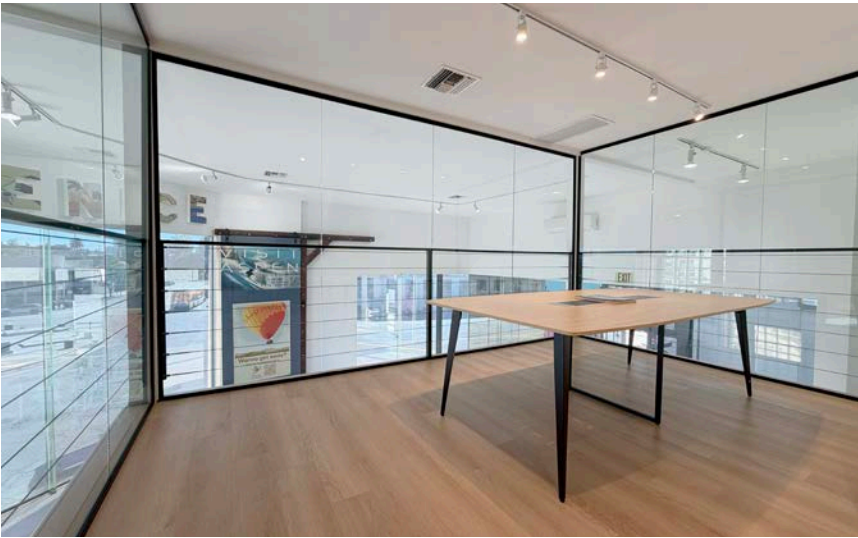
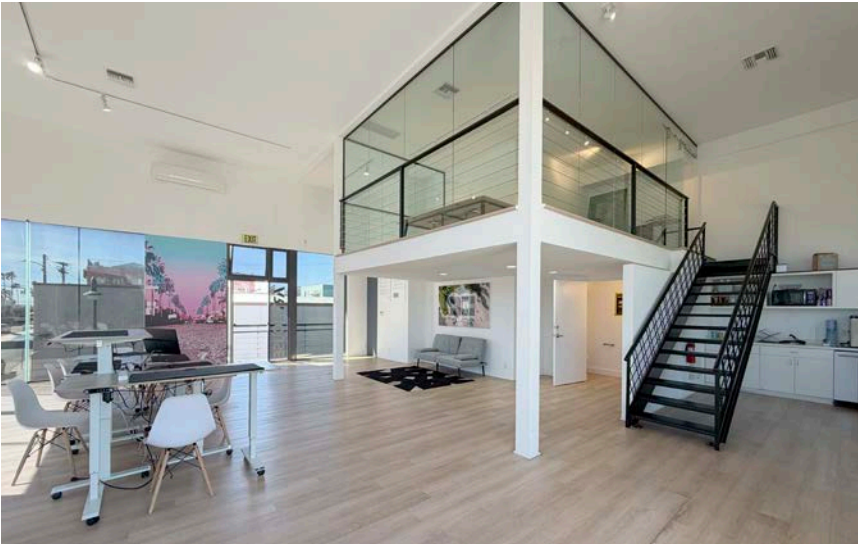
LEASE
SUITE 107 Mezzanine

1501 MAIN STREET, VENICE, CA 90291



**LEASE
SUITE 201**

1501 MAIN STREET, VENICE, CA 90291



SUITE 201



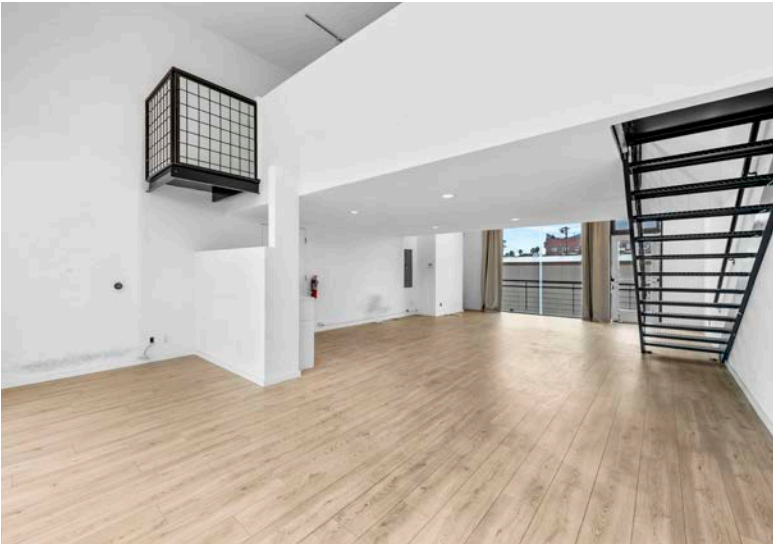
**LEASE
SUITE 202**

1501 MAIN STREET, VENICE, CA 90291



LEASE
SUITE 202

1501 MAIN STREET, VENICE, CA 90291



LEASE
SUITE 205

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LEASE
SUITE 205

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Rare Onsite Parking - Available at \$150/space per month

LEASE

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EXCEPTIONAL NEIGHBORS IN THE HEART OF VENICE



📍 GREAT WHITE | 1604 PACIFIC AVE



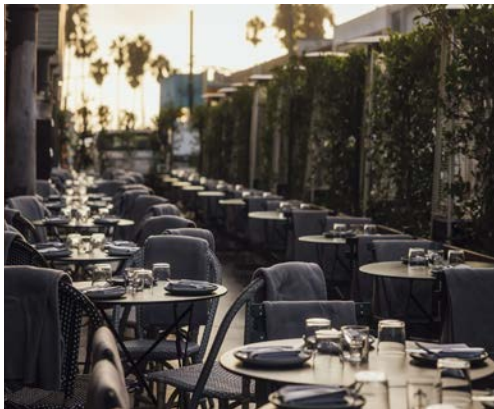
📍 GRAN BLANCO | 80 WINDWARD AVE



📍 JENI'S ICECREAM | 64 WINDWARD AVE



📍 GJUSTA GROCER | 105 WINDWARD AVE



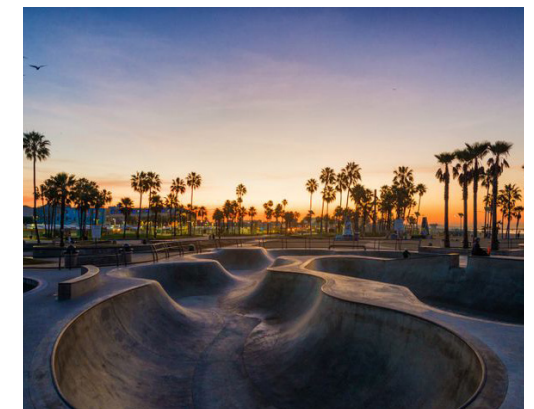
📍 MARKET | 72 MARKET ST



📍 HOTEL ERWIN | 1697 PACIFIC AVE



📍 HUME | 1600 MAIN ST



📍 VENICE SKATE | 1800 OCEAN FRONT WALK





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