

PRIVATE OASIS FOR LEASE

±4,600 SF

PERFECT CREATIVE OFFICE FOR PRODUCTION.

TECH AND ARTISTS LOOKING FOR A UNIQUE SPACE.

CAROLWOOD

1324 Abbot Kinney Blvd
Venice, CA 90291



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FOR LEASE

1324 ABBOT KINNEY BLVD

VENICE, CA 90291

\$7.00/SF/MO NNN (APPROX. \$1.00/SF/MO)

PRIME ABBOT KINNEY LIVE/WORK OPPORTUNITY

FEATURES

Beautiful Creative Office or Live/Work space in the heart of Abbot Kinney with plenty of shops and restaurants right outside the door.

Combination of open work space and small offices over 3 levels.

2 Patios

4 bathrooms

Chef's grade Boffi kitchen with Gaggenau Appliances

Garage / Office

Across from Intelligentsia Coffee

[CLICK HERE FOR ALL PHOTOS](#)

PASSWORD: 1324

[CLICK FOR WALK THROUGH VIDEO](#)

the coolest
Block
in America.

GQ magazine



AVAILABLE SF

± 4,600 RSF

LEASE RATE

\$7.00/SF/MO NNN (Approx. \$1.00/SF/MO)

PARKING

On Site & Street Parking

USAGE

Live/Work Creative Office

TERM

Negotiable



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THE NEIGHBORHOOD

Abbot Kinney

Abbot Kinney Boulevard is a famous street located in the Venice neighborhood of Los Angeles, California. Stretching about one mile from Washington Boulevard to Main Street, the boulevard is lined with a vibrant mix of boutiques, restaurants, art galleries, and coffee shops. The street was renamed in 1990 to honor Abbot Kinney, the visionary developer who founded Venice and dreamed of creating a "Venice of America" inspired by the canals and culture of Venice, Italy. Today, the boulevard is considered one of the most iconic shopping and dining destinations on the west side of Los Angeles.

The area is known for its creative and bohemian atmosphere that reflects Venice's strong artistic heritage. Historic bungalows sit next to modern architectural buildings, creating a unique streetscape filled with fashion boutiques, design studios, salons, and art galleries. Abbot Kinney Boulevard has gained national attention for its trendy culture—so much so that GQ magazine once referred to it as "the coolest block in America." Locals, tourists, artists, and celebrities frequently gather along the boulevard to shop, dine, and experience the lively street culture.

In addition to its shops and restaurants, Abbot Kinney Boulevard hosts several popular community events throughout the year. One of the most well-known is the Abbot Kinney Festival, a large street celebration featuring live music, food vendors, art, and local businesses that attracts thousands of visitors annually. The boulevard is also a frequent filming location for television shows and movies, highlighting its distinctive character and stylish atmosphere. With its blend of art, food, fashion, and entertainment, Abbot Kinney Boulevard remains a central gathering place and cultural hub in Venice.



ABBOT KINNEY BLVD
— ASSOCIATION —
Venice 90291 California

← [CLICK TO SEE ALL THAT ABBOT KINNEY HAS TO OFFER](#)

LOCAL ATTRACTIONS

1. VENICE BEACH

Venice Beach is an iconic landmark that stretches along the Pacific Ocean. It offers stunning views of the coast and the Santa Monica Mountains. Home to the Venice Beach pier it hosts a variety of shops, restaurants, and entertainment options, making it a popular destination for both locals and tourists. Visitors can enjoy delicious food at one of the many beachfront restaurants, shop for souvenirs or simply relax and take in the breathtaking scenery. The pier features a fishing area where visitors can try their luck at catching some local fish, the beach walk is home to the famed Gym and Skate Park.

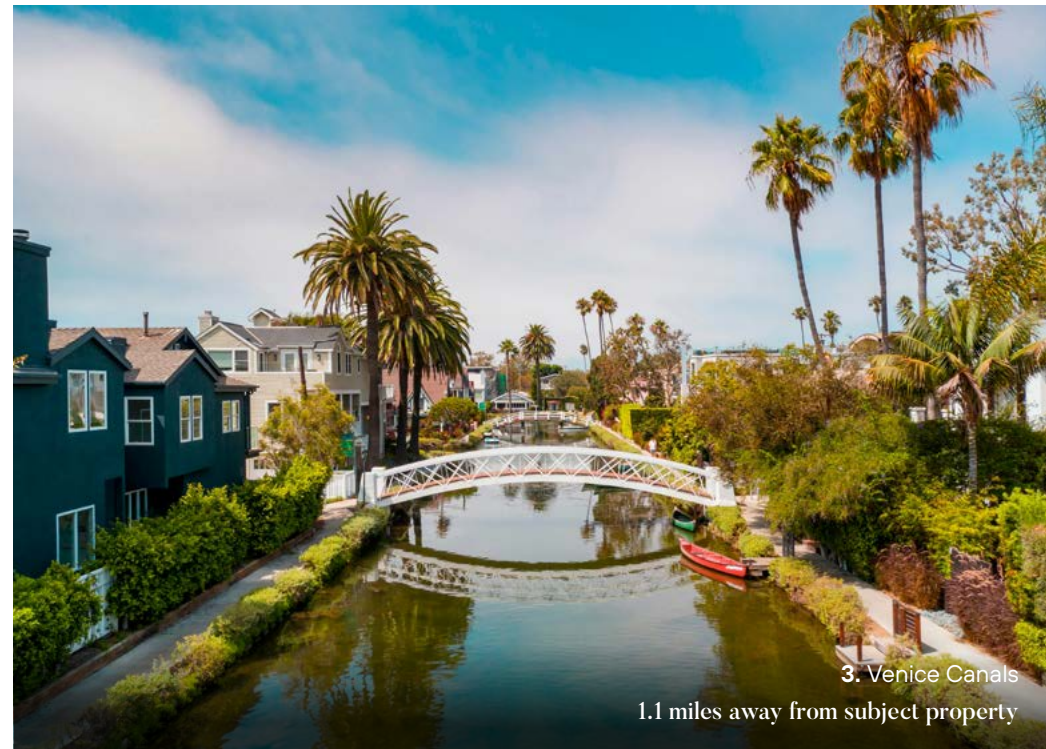


1. Venice Beach
1.5 miles away from subject property

2. VENICE CANALS

Venice Canals are a charming network of canals located in the Venice neighborhood of Los Angeles. Inspired by the canals of Venice, Italy, these man-made waterways wind through the residential area, creating a peaceful and picturesque setting. The canals are lined with beautiful homes, many of which feature Venetian-style architecture with colorful facades and ornate details. Visitors can stroll along the canal paths, admire the charming homes, and enjoy the tranquil atmosphere.

The Venice Canals offer a variety of recreational activities. Visitors can rent kayaks or paddle boards to explore the canals from the water, or simply relax on the canal-side benches and enjoy the peaceful ambiance.



3. Venice Canals
1.1 miles away from subject property



1.

RVR

RVR (pronounced “river”) is a Venice, California, Japanese-inspired izakaya by chef Travis Lett and Ian Robinson. It offers seasonal California-Japanese cuisine—such as grilled skewers, ramen, and gyoza—in a dark, moody setting with vinyl music, focusing on a, “sophisticated” tavern experience.

2.

Gjelina

Gjelina serves locally sourced, produce-forward food and is a staple in the Venice community. Founded over a decade ago the brand now boasts a grocery, a life style store a to-go outlet and a Hotel. Voted one of Americas top 100 restaurants.

3.

OWA

Owa is the heart of Japanese cuisine with a culinary program that showcases a modern take on sushi favorites and other classics using from-scratch recipes. The spirit center of Owa is an artful balance of light, floral Japanese Gins and bold Japanese whiskeys, an extensive sake selection, Japanese beer heroes and a live music program.





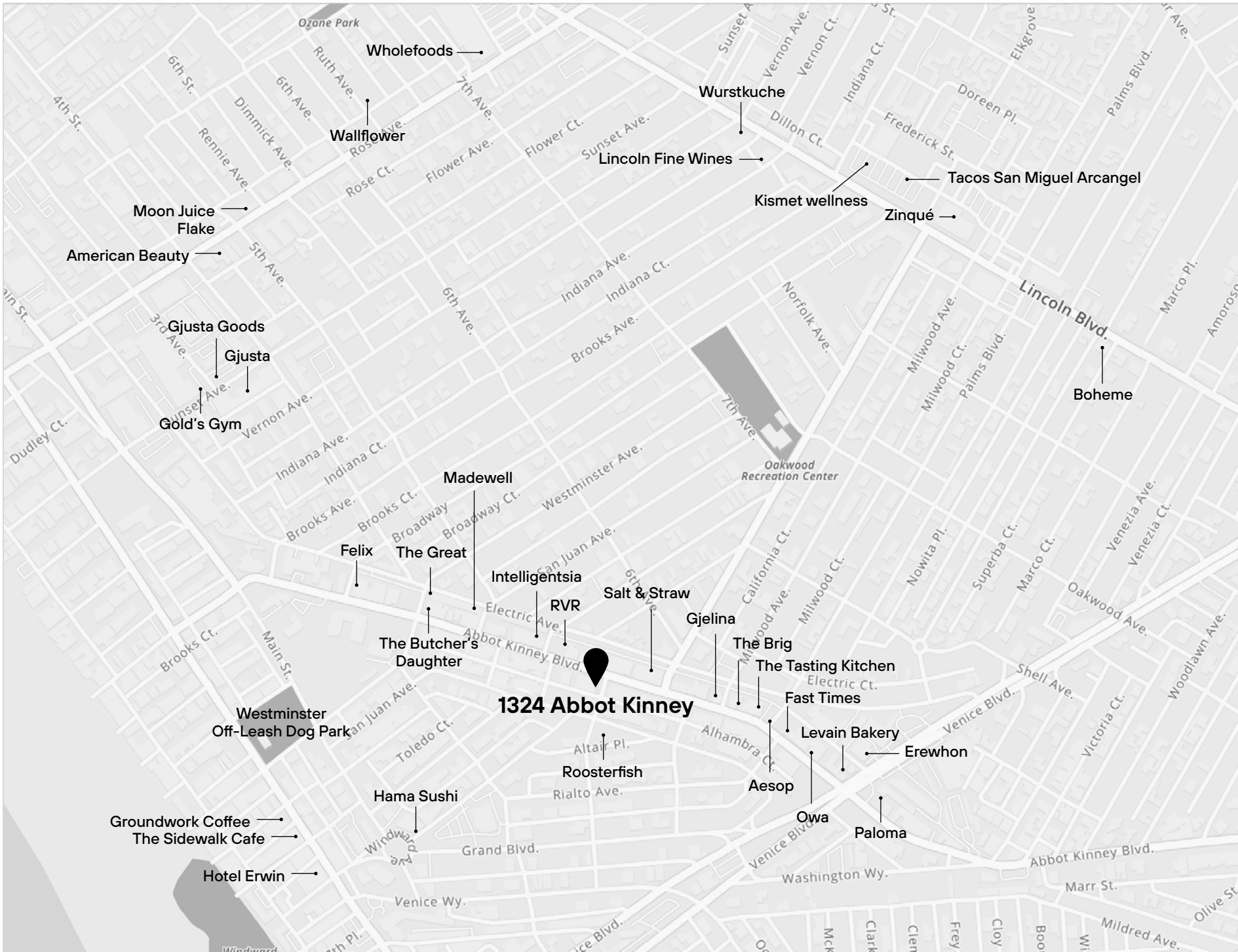
4
Felix
Felix Trattoria, with famed head chef Evan Funke holds court as one of the first restaurants to feature a pasta laboratorio in the center of the restaurant, with a menu highlighting the time-honored techniques of making pasta fatta a mano from various regions of Italy.

5.
The Great
THE GREAT. is a collection by Emily Current & Meritt Elliott. Known for their distinct worldview, a playful, nostalgic take on American classics.

6.
Peak Design
Peak Design makes radically designed products for those who love to obsess over the details. From travel and everyday bags to camera gear to mobile accessories.







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