



A DIVISION OF
LA LEE &
ASSOCIATES



340

SUNSET AVE, VENICE CA 90291

HIGH-END CREATIVE OFFICE/STUDIO
FOR LEASE



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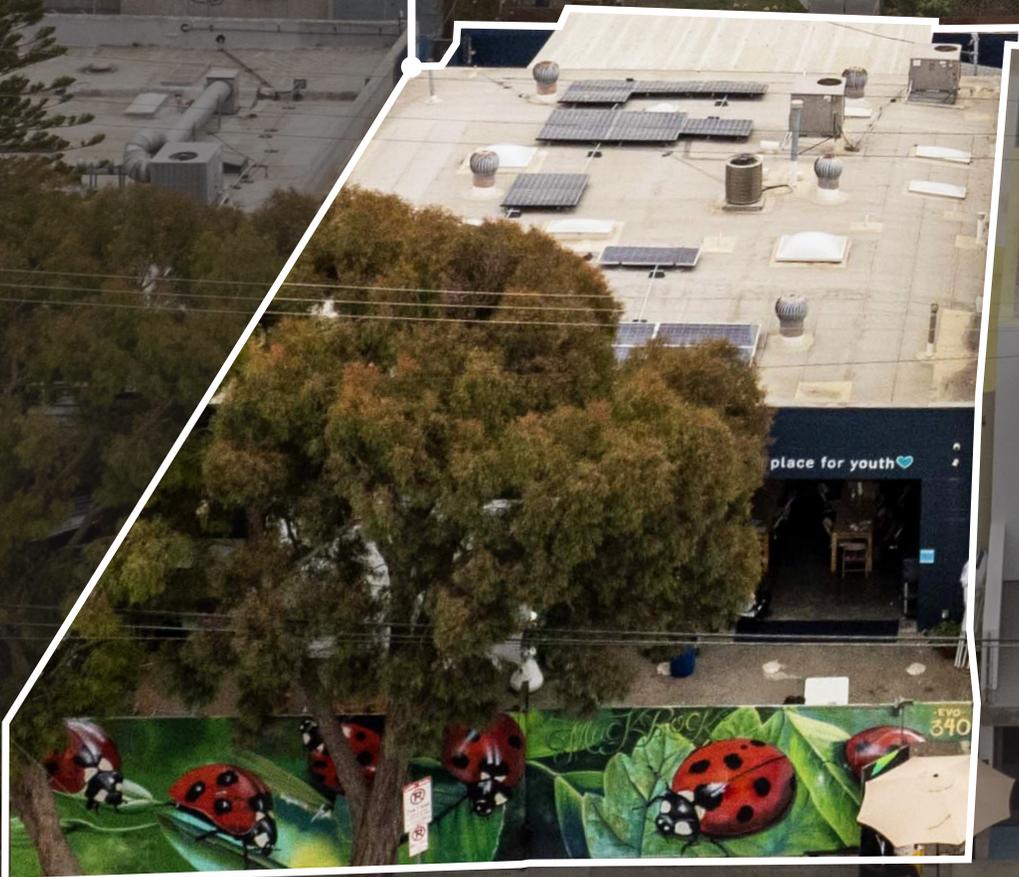
SUNSET AVE

PROPERTY DETAILS

PREMISES:	± 3,500 SF
RENT:	\$4.95 /SF NNN
AVAILABLE:	IMMEDIATELY
TERM:	5 - 10 YEARS
PARKING:	9 SPACES, SECURED GATED LOT

FEATURES:

- 2 large roll-up doors
- Studio / Stage
- Dedicated offices throughout
- 2 private gated parking lots
- Creative standalone building in the heart of Venice
- Perfect for production, entertainment, and creatives



place for youth

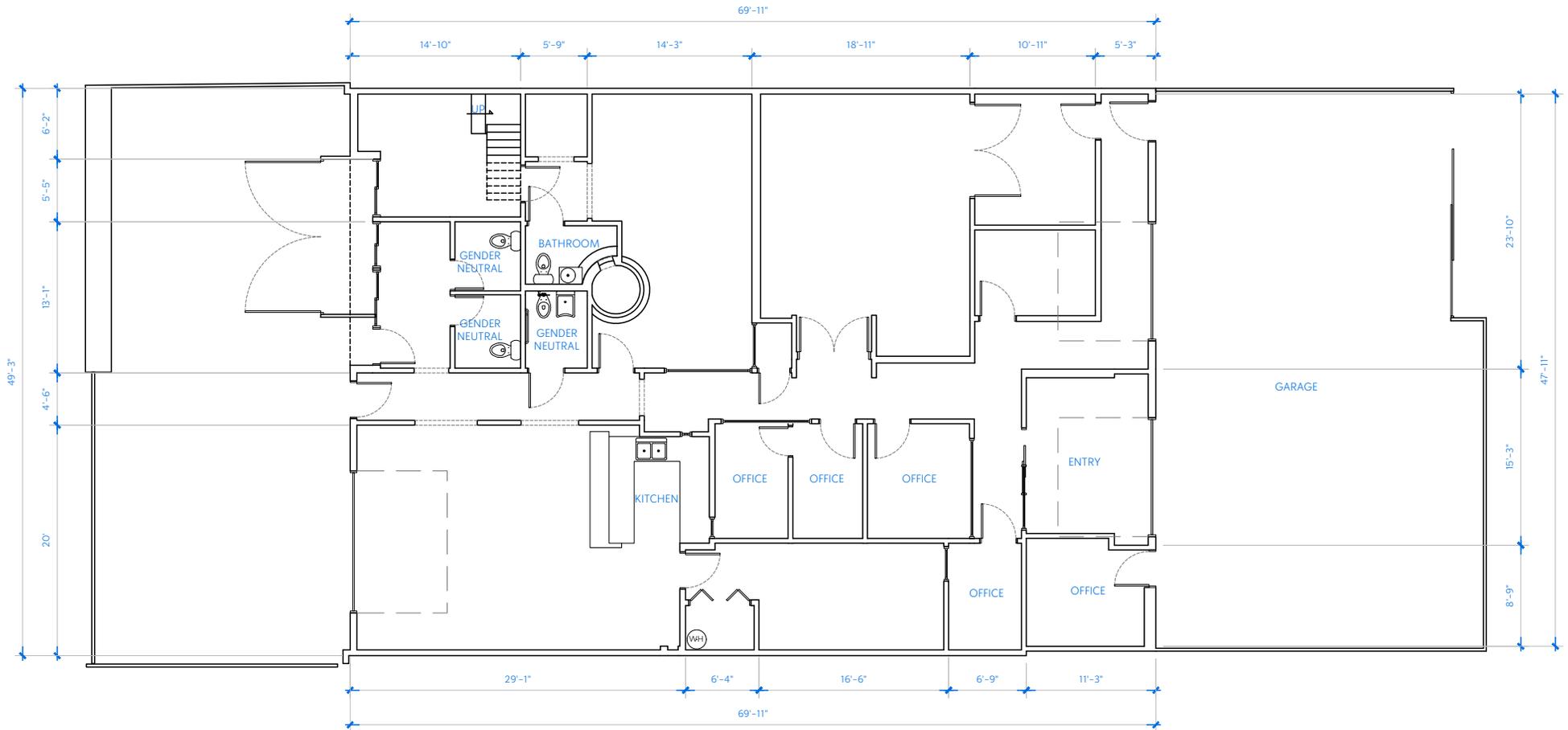
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SUNSET AVE

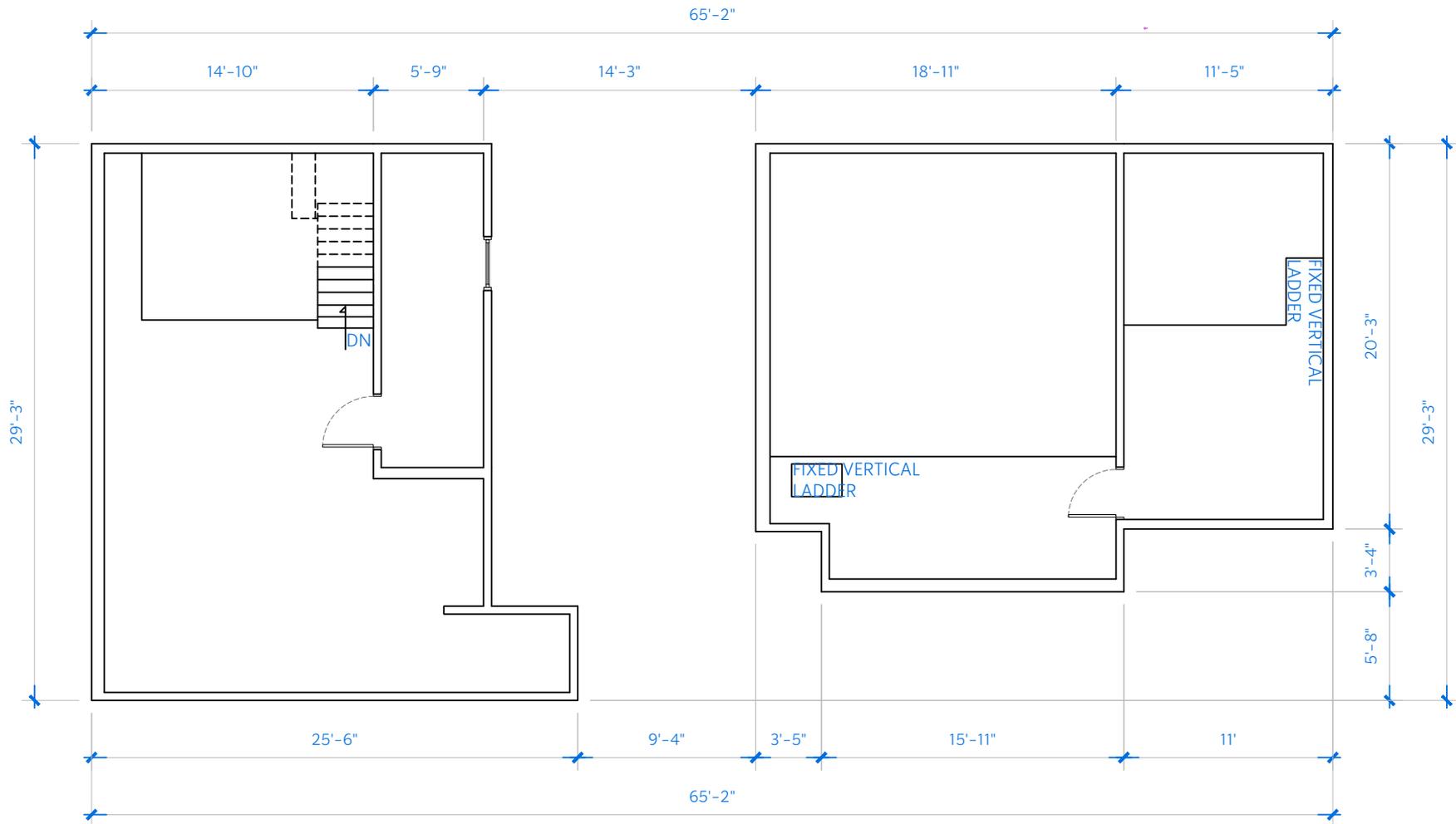
GROUND FLOOR - FLOOR PLAN



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SUNSET AVE

STORAGE MEZZANINE - FLOOR PLAN



NEARBY AMENITIES

EREWON



GJELINA

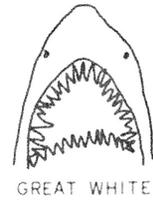


hotel ERWIN



jenie's
ICE CREAMS

SALT & STRAW



CAFÉ GRATITUDE



superba
FOOD + BREAD

Cha Cha
MATCHA





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