



A DIVISION OF
 LEE &
ASSOCIATES



340

SUNSET AVE, VENICE CA 90291

HIGH-END CREATIVE OFFICE/STUDIO
FOR LEASE



PROPERTY DETAILS

PREMISES: ± 3,500 SF

RENT: \$4.95 /SF NNN

AVAILABLE: IMMEDIATELY

TERM: 5 - 10 YEARS

PARKING: 9 SPACES,
SECURED GATED LOT

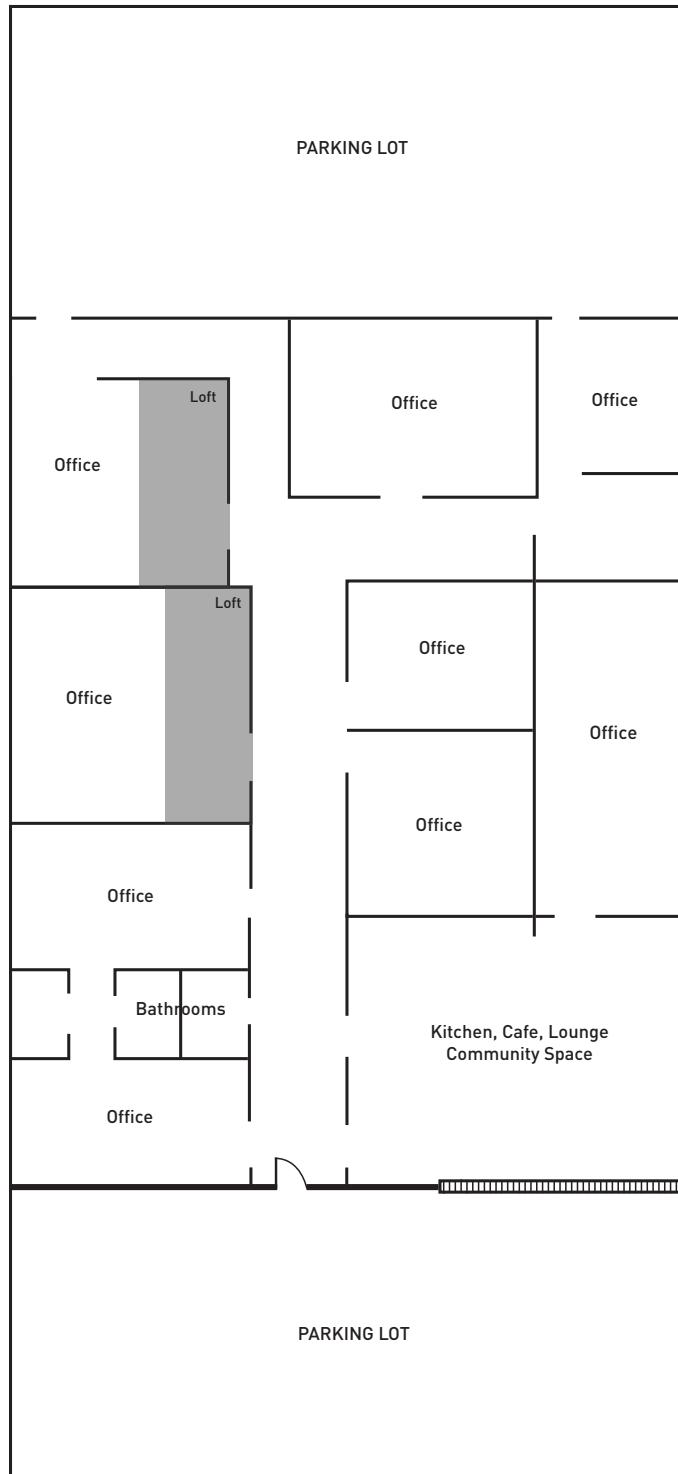
FEATURES:

- 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



340
SUNSET AVE

ALLEY ACCESS



NEARBY AMENITIES

EREWHON



GJELINA

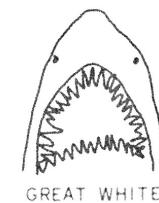


hotel ERWIN



jeni's
ICE CREAMS

SALT & STRAW



THE BUTCHER'S
DAUGHTER



pressed.
JUICERY

Y ALFRED

CAFÉ GRATITUDE

The Brig
VENICE
*
"Stop in for a few rounds."

OSPI

superba
FOOD + BREAD

Cha Cha
MATCHA



=V=

Sweetfin
Poke'

**KEITH FIELDING**

PRINCIPAL

310.899.2719 | kfielding@leewesta.com
AGT DRE 01729915

TIBOR LODY, SIOR

PRINCIPAL

310.899.2720 | tlody@leewesta.com
AGT DRE 01261129

ADAM LEVINE

SENIOR ASSOCIATE

310.899.2703 | alevine@leewesta.com
AGT DRE 02104830



1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sales or lease are subject to change or withdrawal without notice.

*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.