

LEASE

1635
ELECTRIC
AVENUE
STUDIOS
VENICE BEACH

SUBLEASE DETAILS

1635A ELECTRIC AVENUE
VENICE BEACH, 90291

RATE

\$5.25/SF NNN
Approx \$1.00/SF NETS

SIZE

1,100 SF

TERM

Through 7/31/2026

PARKING

2 spaces included

- » Highly stylized creative loft steps from Abbot Kinney Blvd
- » Open floor plan with kitchenette on ground floor and one private office on the mezzanine level. Private restroom in suite
- » Flex space located in a secure, gated creative compound



LISTING TEAM



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ANDREW SINASOHN

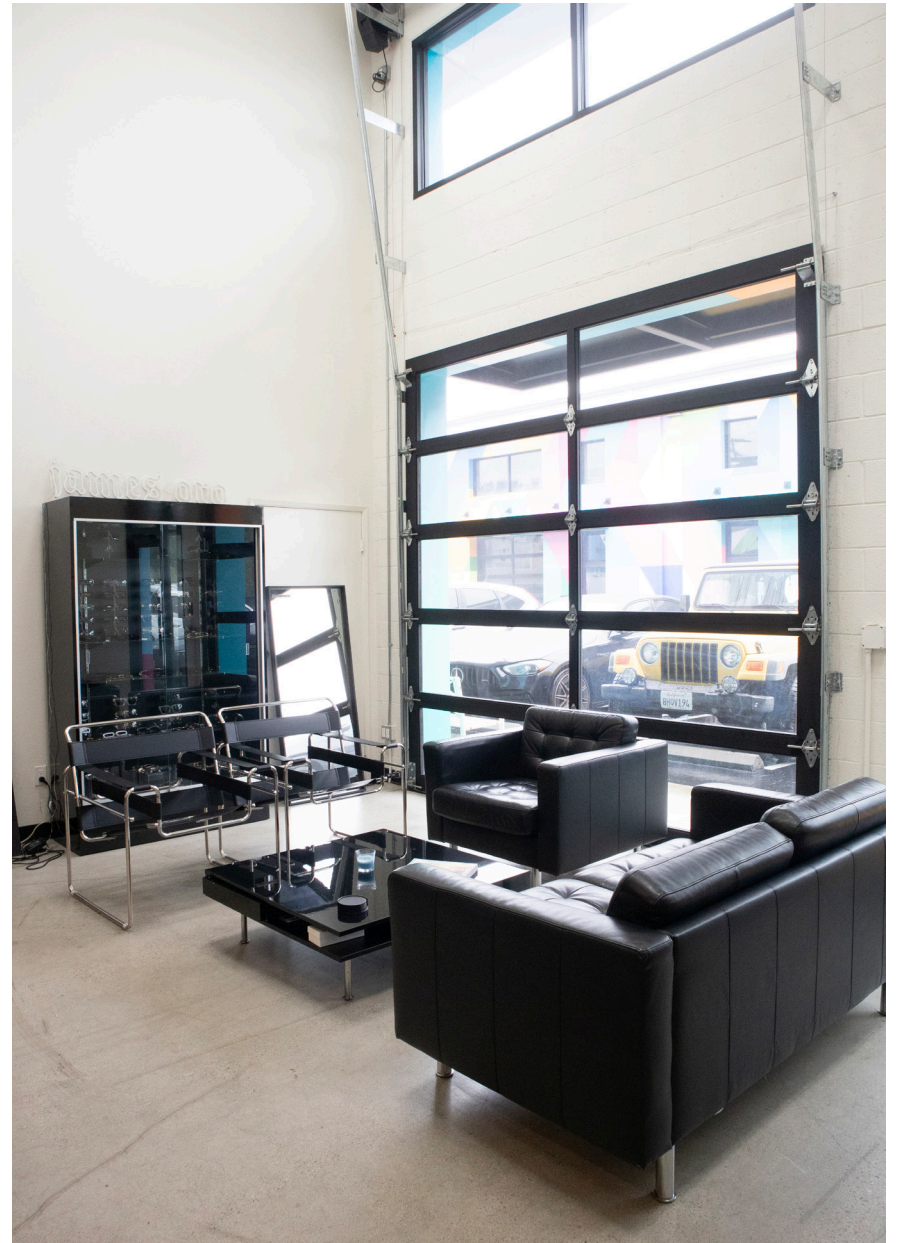
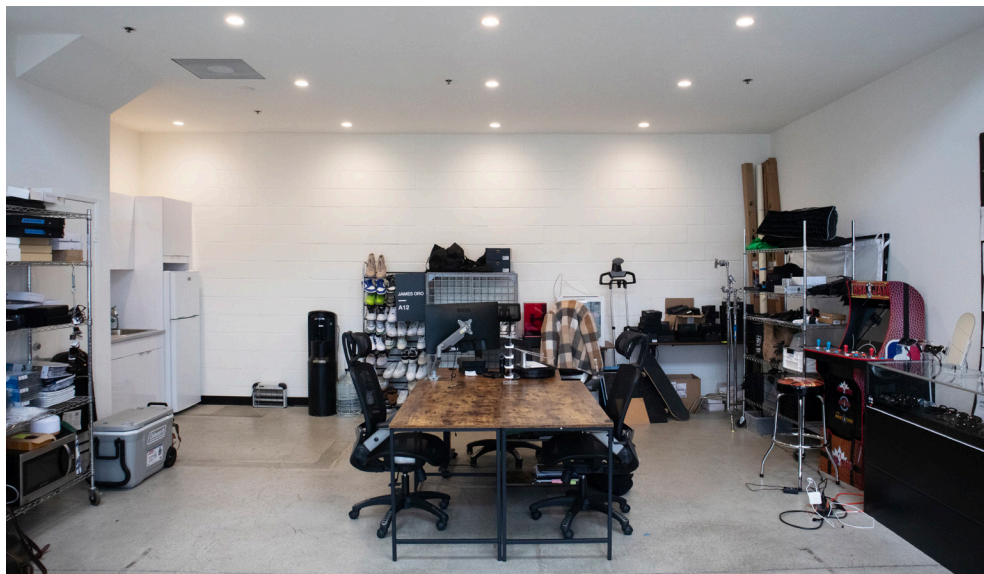
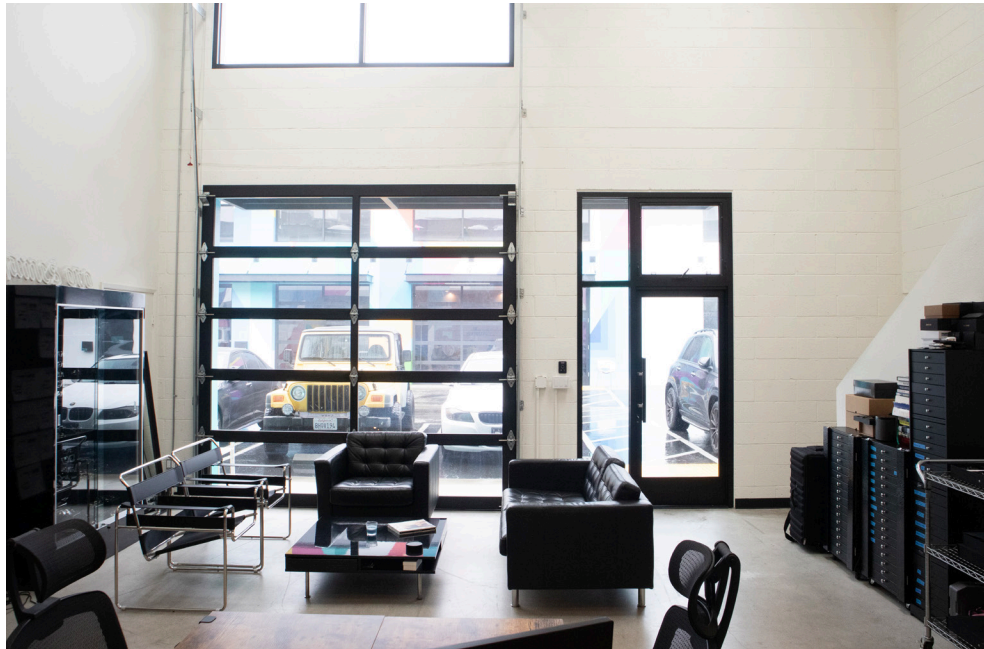
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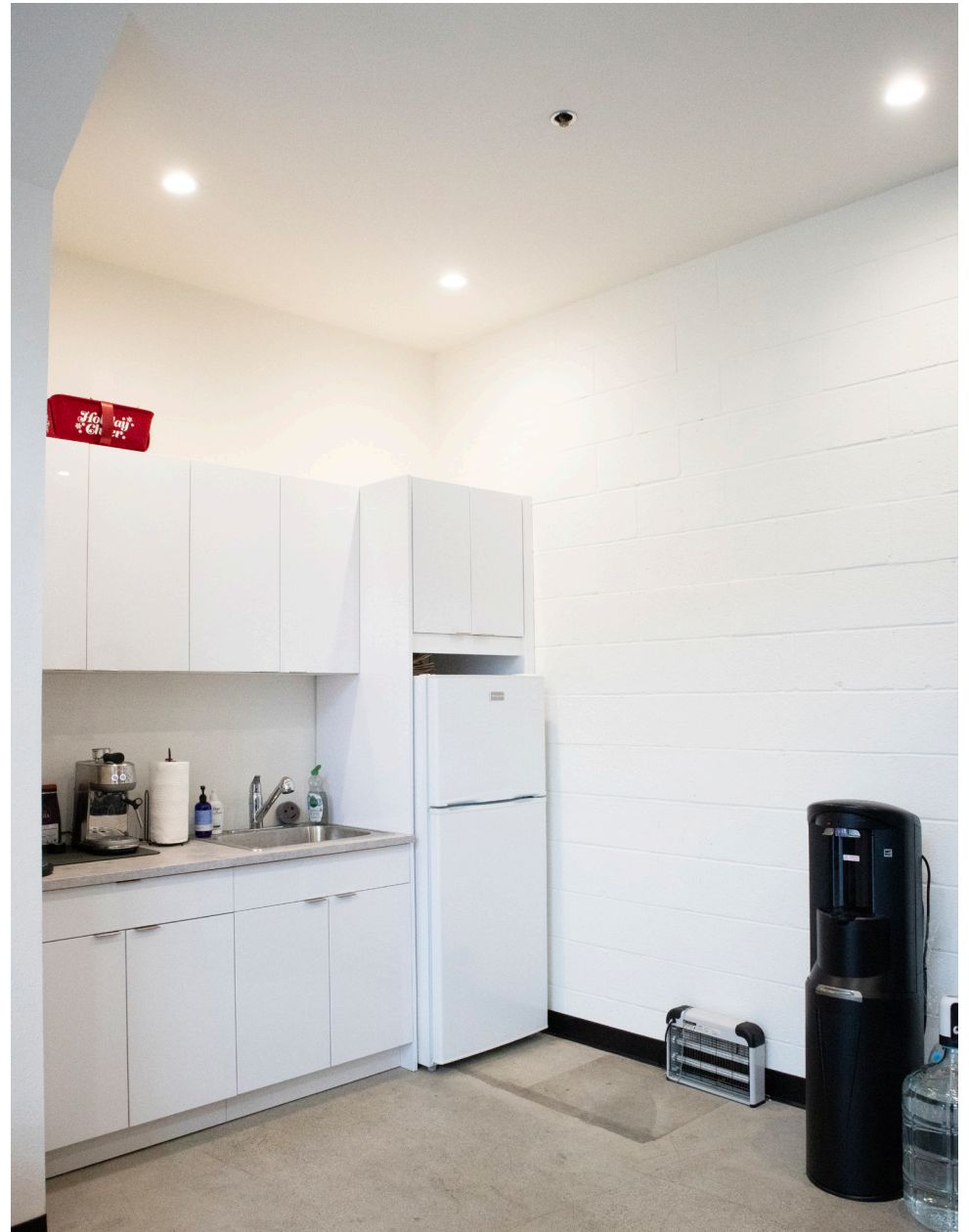
INTERIOR

SUBLEASE 1635A ELECTRIC AVENUE, VENICE, CA 90292



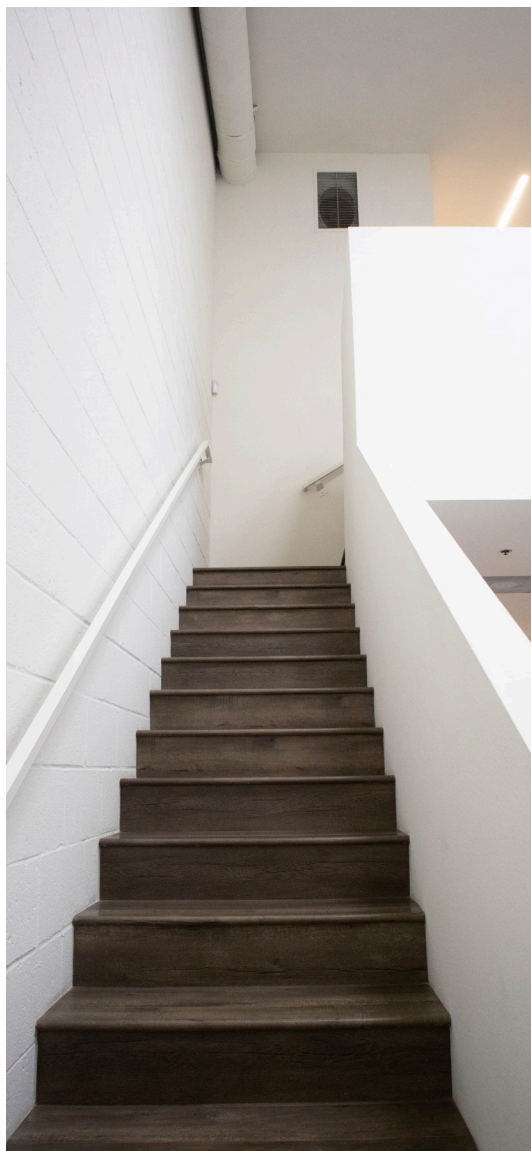
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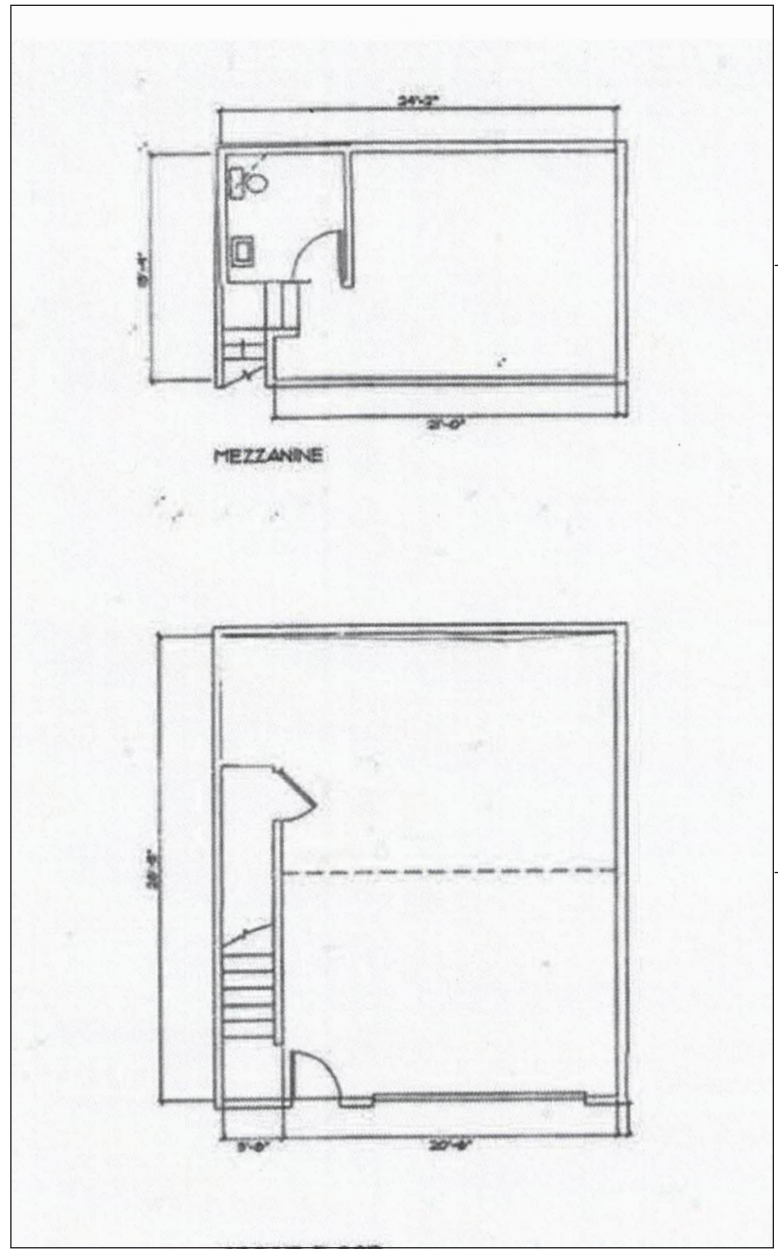
MEZZANINE

SUBLEASE 1635A ELECTRIC AVENUE, VENICE, CA 90292



FLOOR PLAN

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MEZZANINE

GROUND FLOOR







SANTA MONICA

OCEAN PARK

MAR VISTA

VENICE BEACH

**1635
ELECTRIC
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STUDIOS
VENICE BEACH**

OAKWOOD

VENICE

MARINA DEL REY

MARINA PENINSULA

1635 ELECTRIC AVENUE STUDIOS VENICE BEACH



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