

1346
ABBOT KINNEY
BOULEVARD
VENICE, CA 90291



NEWMARK

 DouglasElliman

LIVE/WORK
FOR LEASE

ADDRESS

1346 Abbot Kinney Boulevard
Venice, CA 90291

RENT

Available upon Request

USE

Live/Work

SIZE

±3,989 SF





BEDROOMS

Three

BATHROOMS

Five

PARKING

Includes one gated space

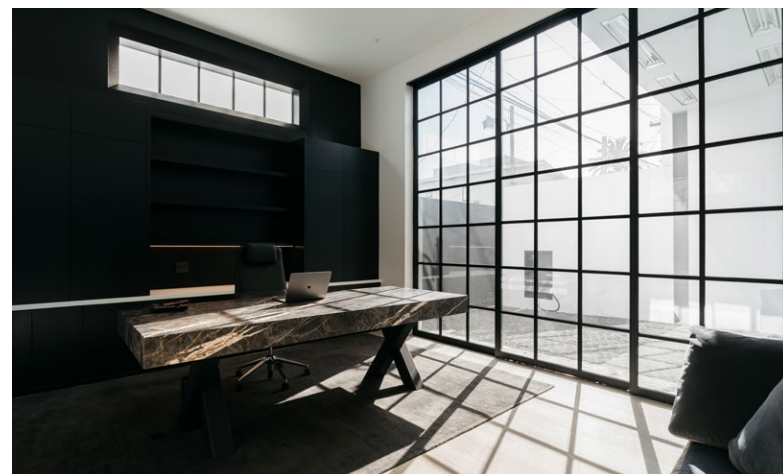
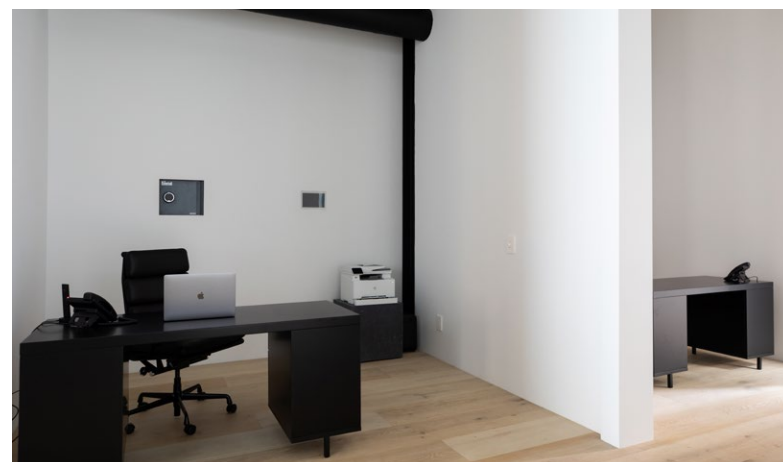
HIGHLIGHTS

Located in the most prominent tech hub in LA, this live+work concept is steps from Venice's hottest boutiques, galleries, and dining. The space features sound proof reinforced steel walls, bulletproof glass, smart security with 13 exterior cameras, and separate controlled access to the residence and workspace. Thoughtfully designed to enhance productivity and creativity this work space boasts an executive office, an open concept conference area, two designated secondary offices, and an oversized lounge. Offering complete privacy from the excitement of the street below, the residence includes an open concept layout with a primary suite with a spa bath and walk-in closet, and 2 additional bedrooms, a sleek kitchen, light-filled living and dining room, and balcony that overlooks iconic Abbot Kinney.





WORK



MAP

VENICE SIGN

±0.4 Mile away

VENICE BOARDWALK

±0.7 Mile away

VENICE BEACH

±0.8 Mile away

VENICE CANALS

±1.0 Mile away

3RD STREET PROMENADE

±2.7 Miles away

SANTA MONICA PIER

±2.8 Miles away

405 FREEWAY

±4.2 Miles away

LAX AIRPORT

±7.0 Miles away



Traffic Count: TrafficMetrix, Costar 2022

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