


LIVE / WORK **FOR SALE**

1346 —  
**ABBOT KINNEY  
BOULEVARD**  
VENICE, CA 90291



**NEWMARK**

 **Douglas Elliman**



**ADDRESS**

1346 Abbot Kinney Boulevard  
Venice, CA 90291

**ASKING PRICE**

\$9,875,000

**USE**

Live/Work

**SIZE**

±3,989 SF





## BEDROOMS

Three

## BATHROOMS

Five

## PARKING

Includes one gated space

## HIGHLIGHTS

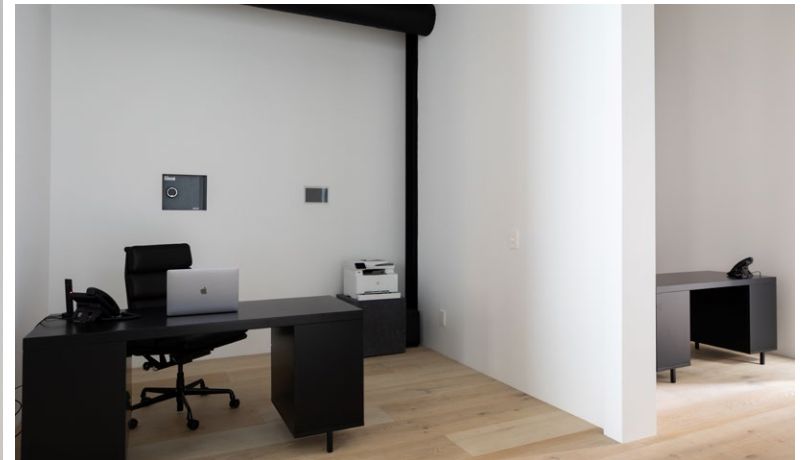
Located in the most prominent tech hub in LA, this live+work concept is steps from Venice's hottest boutiques, galleries, and dining. The space features sound proof reinforced steel walls, bulletproof glass, smart security with 13 exterior cameras, and separate controlled access to the residence and 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

## CONTACT

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