PRIME CREATIVE OFFICE SPACES IN HISTORIC VENICE INDUSTRIAL BUILDING

FOR LEASE

228 Main Street
VENICE, CA 90291

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## PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>AVAILABLE SPACE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suite 4</td>
<td>±2,556 RSF</td>
</tr>
<tr>
<td>Suite 5</td>
<td>±2,414 RSF</td>
</tr>
<tr>
<td>Suite 8</td>
<td>±1,100 RSF</td>
</tr>
<tr>
<td>Suite 9</td>
<td>±1,049 RSF</td>
</tr>
<tr>
<td>Suite 12</td>
<td>±1,610 RSF</td>
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### ADDRESS:
228 Main Street, Venice CA 90291
(Just north of Rose Avenue)

### BUILDING SIZE:
Approximately 18,700 square feet

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### RENTAL RATE:
$4.25 per square foot, per month, modified gross
(CAM charge of ±$0.40 per sq ft which includes utilities. Tenant to pay for own internet and phones.)

### AVAILABLE:
Immediately

### PARKING:
Free reserved parking at two [2] spaces per 1,000 square feet leased.

### COMMENTS
- Creative office spaces in a historical Venice industrial building.
- Private entrance and exit.
- Units feature high ceilings, operable windows, operable skylights, polished concrete flooring, exposed wood beams & truss-ceilings.
- Fiber Optic Internet.
- Management on-site.
- Adjacent to many restaurants and retail amenities.
- Newly renovated restrooms.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
SUITE 4

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SUITE 5

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SUITE 9
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