



# FOR SALE



**1421 Abbot Kinney Boulevard  
Venice California 90291**

**\$2,250,000.00**

Presented by

Vince Muselli (310) 458-4100 EXT: 204  
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# 1421 Abbot Kinney Boulevard

## Property Description

The property is a four level creative office building or live/work property.

The ground floor is approximately 2,500 square feet and is a parking garage for the building. The front 1,000 (estimated) square feet of the garage have been converted to an edit bay and adjacent workstations area. The rear portion of the ground floor space has enclosed parking for 6 cars with access from the rear via 3 roll up doors. There is additional free public parking immediately at the rear of the property, which affords excellent visitor access.

The second level front consists of a reception area with an open plan work area. There is a bathroom and a kitchen. The rear portion of the space consists of an executive office with double height ceilings to a skylight. There is a glass roll up door that leads to a 29 x 14 private patio capable of holding 15 people or more for meetings or entertaining. Hardwood floors are throughout. The front portion and rear portion of the space have an estimated ceiling height of 16 feet to an exposed vaulted and beam ceilings. It is estimated that the interior square footage of this floor is 1,600 square feet.

The third level is a loft section, which is located between the front and rear sections of the second level. This level has it's own private bath, office workstations, and a copy room. This level could easily be used living space. It is estimated that this level is 550 square feet

The fourth level is a roof top deck that is 23 x 20 and has great views of the are and can easily be utilized for entertaining.

There is a heating and air conditioning system throughout. Access to the building is via a secured entrance. Computer cabling is throughout the premises and there is a cable television available. There are operable windows throughout the premises. Natural light is abundant.

<u>Type Property</u>	Creative Office	<u>Building Size</u>	3,150 sf (estimated) plus 6 car enclosed garage.
<u>Elevator</u>	None	<u>Assessor's #</u>	4241-036-005
<u>Number of Stories</u>	2 + loft office + roof deck. 4 levels total.	<u>Year Built</u>	1991
<u>Number of Parking</u>	6 on site.	<u>Zoning</u>	C2
<u>Lot Dimension</u>	30 x 87.26 approx.	<u>Lot Size</u>	2,614

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## 1421 Abbot Kinney Boulevard

Rear



**3 roll up doors provide parking access for 6 cars. Parking is 3 tandem spaces. Also shown is the 2<sup>nd</sup> floor patio area located immediately off the executive office.**

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