

**RATE REDUCTION!**

**Marina del Rey 2nd Floor Creative Office Space + Private Rooftop Covered Patio**



**13327 Beach Avenue, Marina del Rey, CA 90292**



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13327 Beach Avenue consists of a nicely improved 850 SF creative office space in a two-story building. It is the only space located on the second floor and has its own private front entrance making it ideal for social distancing. It is located near the signalized intersection of Washington and Lincoln Boulevards and within walking distance of local restaurants and retailers.

The coastal community of Marina del Rey is located on the Westside between Venice Beach and Playa del Rey, 4 miles north of Los Angeles International Airport. Marina del Rey is considered one of the neighborhoods in “Silicon Beach”, which is home to more than 500 technology companies including startups on the Westside. Santa Monica is just a few miles north and Culver City is adjacent to the east.

**Rental Rate**      ~~\$3,300.00~~ **\$2,500.00** per month.  
The Lessor pays the utilities. The Lessee provides janitorial service.

**Space**            Approximately 850 rentable square feet  
Private entrance with a staircase to the 2nd floor.  
Large bright open floor plan.  
Operable windows.  
Private covered rooftop patio.

**HVAC**             Yes.

**Bathroom**      1 private bathroom.

**Kitchenette**     Yes.

**Parking**         3 reserved spaces In front of the building at \$150 per month per space.

**Elevator**         None.

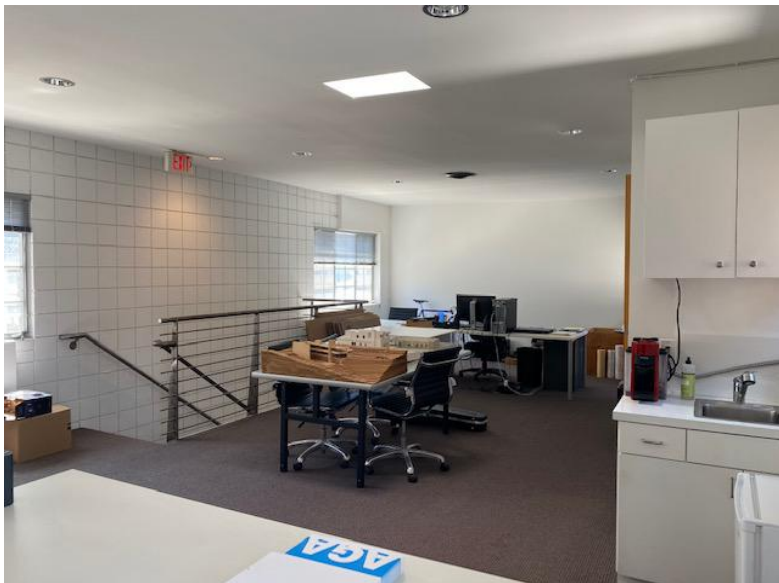
**Year Built**      1971.

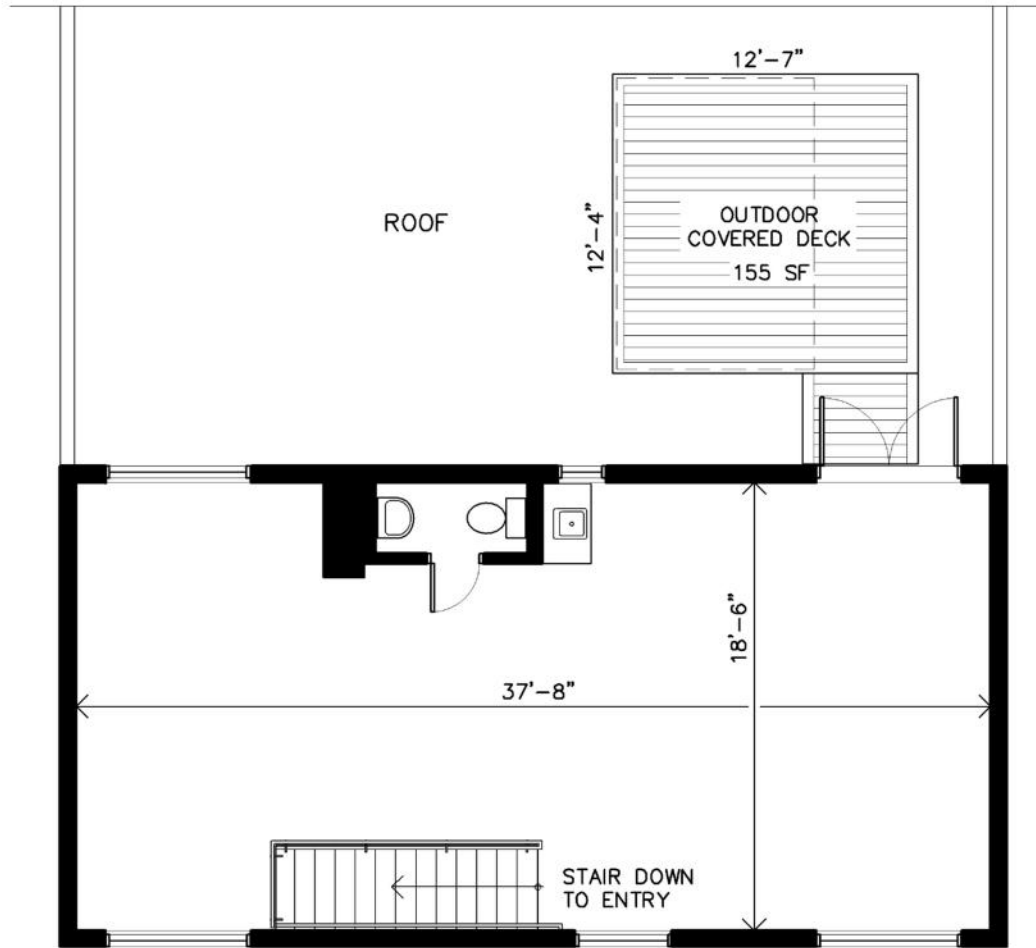
**Area**             Close to the Marina Collection, Marina Market Place, Villa Marina Shopping Center, ar Costco/ Albertsons Shopping Center.  
Numerous Lofts, and Production Companies in the immediate area.

**Tourism**         [Click here for information from the Marina del Rey Tourism Board.](#)

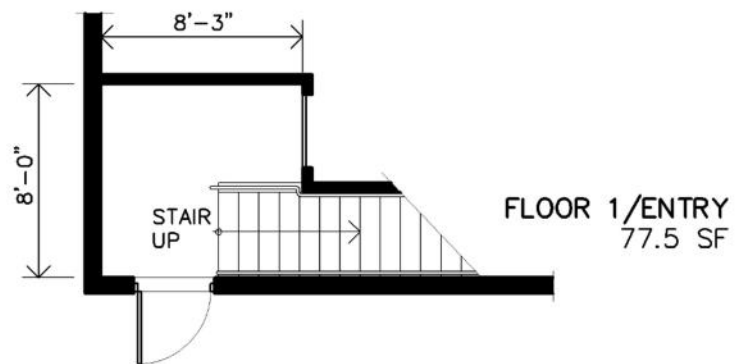


**Photos / Floor Plan / Map View**

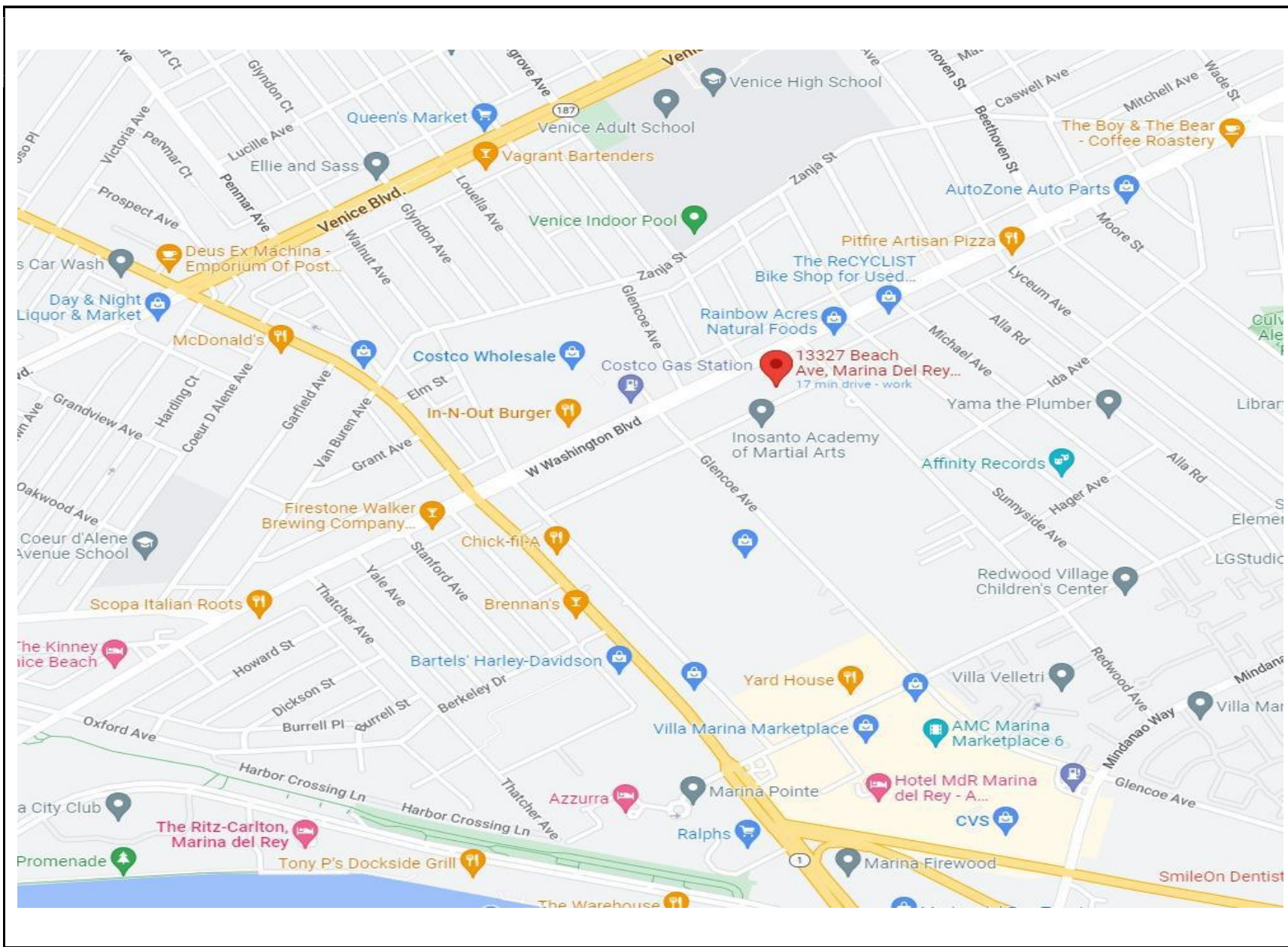




FLOOR 2  
772.5 SF







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