

TWO
four
EIGHT

westminster

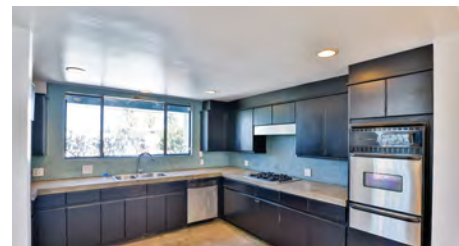
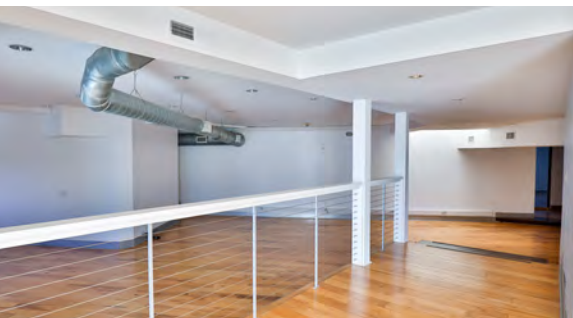
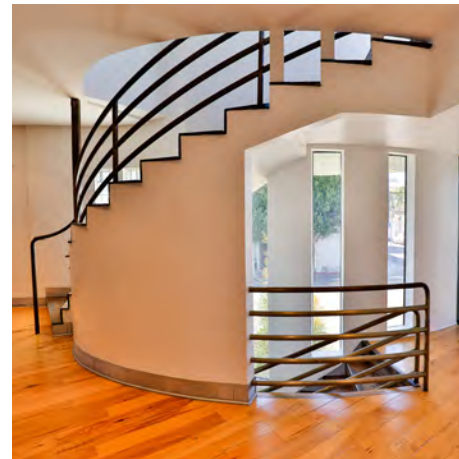


FOR LEASE

248 WESTMINSTER AVE, VENICE, CA

CBRE

BUILDING SHOTS



PROPERTY DETAILS

Total Building/Land Size: 10,525 SF (Divisible)

Asking Rate: \$6.00 Modified Gross

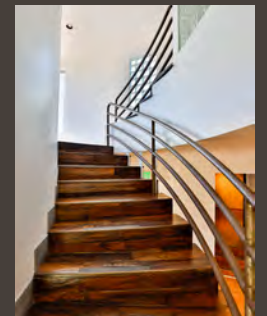
Lease Term: Negotiable

Parking: 17 Parking Spaces (10 Secured & 7 Surface Level)

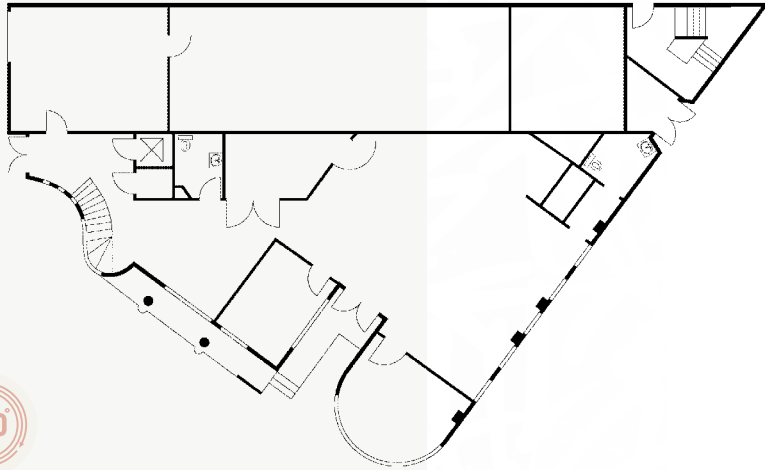
@ \$150/Space/Mo

Building Highlights

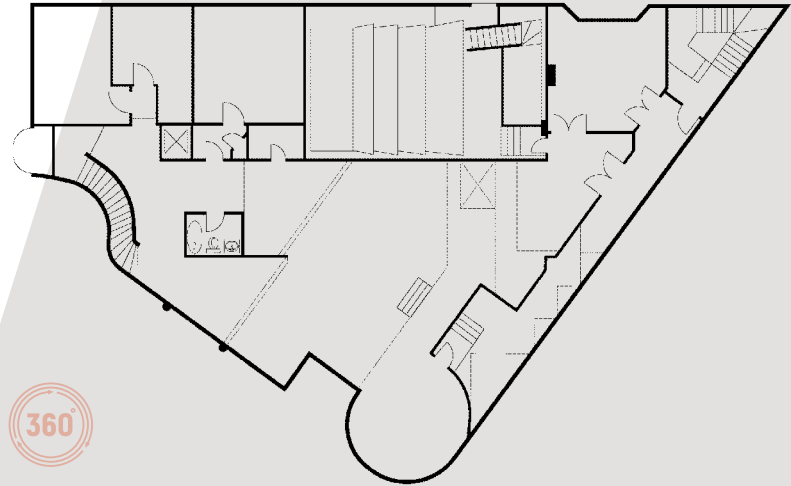
- Massive hardwood rooftop deck with amazing views. Perfect for company events & outdoor relaxation.
- Building top signage opportunity
- Free standing building that can be delivered to one user
- Abundance of skylights bringing in natural light
- Additional outdoor patio areas/nooks
- Polished concrete & hardwood floors throughout
- Private parking garage
- CAT-6 wiring, wired for FIOS, previously setup by Snap
- Tons of open work space, meeting rooms, full kitchens, and multiple full bathrooms
- Elevator access to each floor
- Close proximity to the beach and steps away from Abbot Kinney Blvd



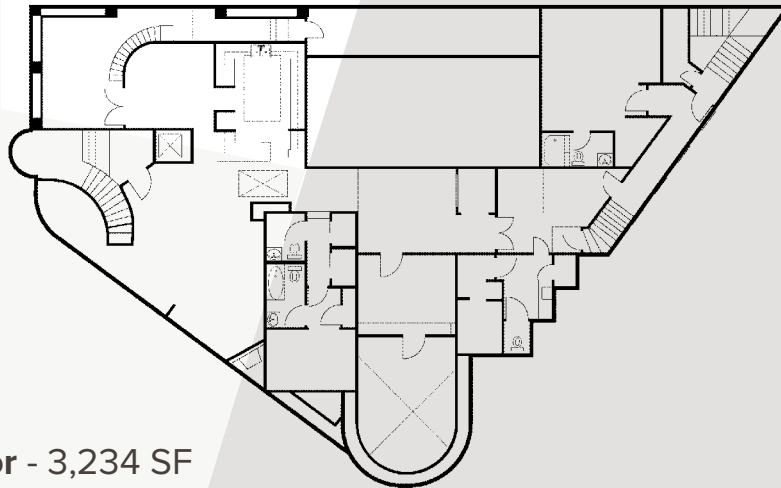
FLOOR PLANS



1st Floor - 2,528 SF



2nd Floor - 4,763 SF



3rd Floor - 3,234 SF

Total - 10,525 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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