



2 Beds, 2½ Baths - 1,459 sq/ft - \$3,250,000

Inspiring architectural live/work space in an unbeatable location near Rose Avenue, Abbot Kinney and Venice Beach. Dynamite open floor plan with 15' ceilings, dramatic floor-to-ceiling windows, gallery art walls, polished concrete floors and exposed steel beams. The light-filled industrial-style interior opens onto an expansive west facing patio that's great for outdoor living and dining. Over the years, this has been the happy home for a thriving internet application development company. With its own separate entrance on Main Street (as well as one on the Venice Art Lofts courtyard), the unit functions beautifully as either a commercial space, combination home/office (with upstairs bedroom), art studio or purely residential space.



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