

INDU  
STRY

CREATIVE OFFICE  
± 1,300 TO ± 2,169 RSF

# 4091 REDWOOD AVE MARINA DEL REY

FOR SUBLEASE

**INDUSTRYPARTNERS.COM**

310 395 5151

CA BRE No. 01900833

**BRADLEY AVERY**

ba@industrypartners.com

CA BRE No. 01966525

**AVAILABLE SF**

± 2,169 RSF

Option 1

± 1,300 RSF

Option 2

**RATE**

Full space sublease

Partial space shared with architect office. Includes 1 office; 4 workstations; and shared conference table, and kitchenette

**PARKING**

3 Tandem at \$103/space/mo (6 spaces total \$618)

2 Tandem at \$103/space/mo (4 spaces total \$412)

**RATE**

\$3.75 / SF per Mo. / MG

**TERM**

Through Feb 2022

Property before re-development

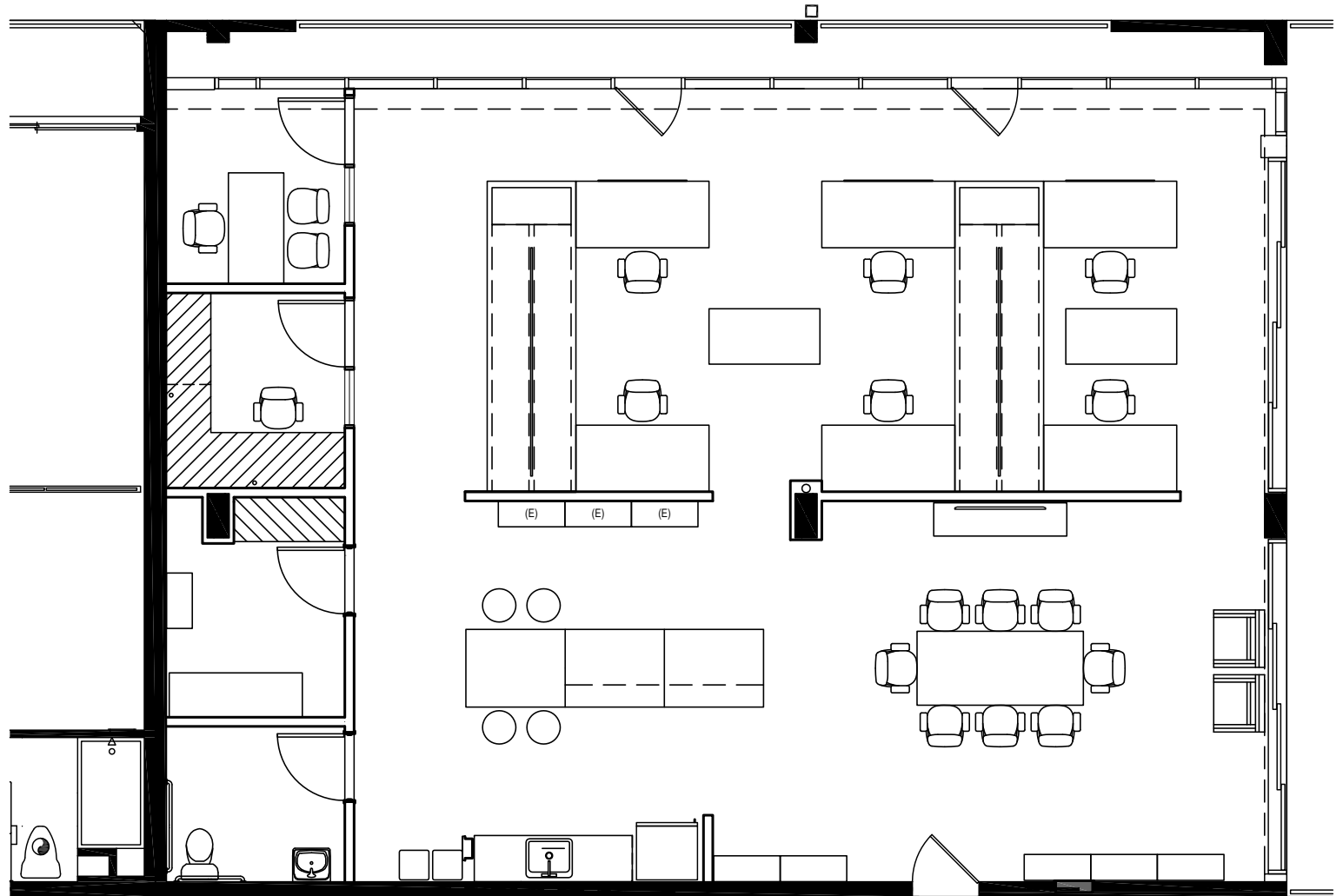
### Creative office space in prime Marina Del Rey location

**FEATURES**

- Wraparound balcony
- Two private offices
- Open work areas
- Kitchenette
- Storage
- Bathroom
- Underground parking
- Shared amenities include gym and rooftop deck
- Dog friendly
- Close to restaurants
- 81/100 Walkscore



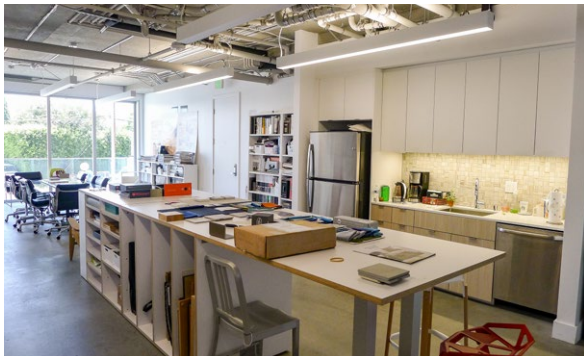
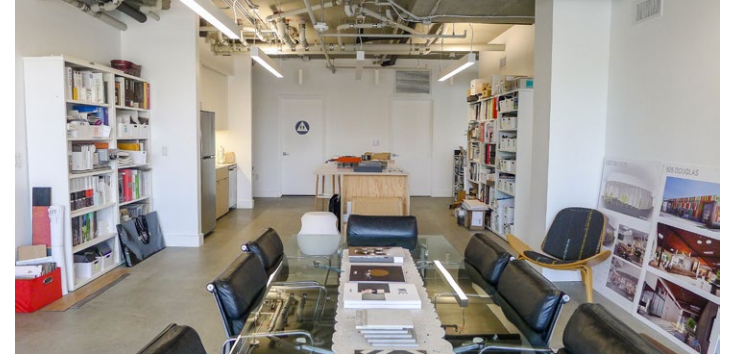
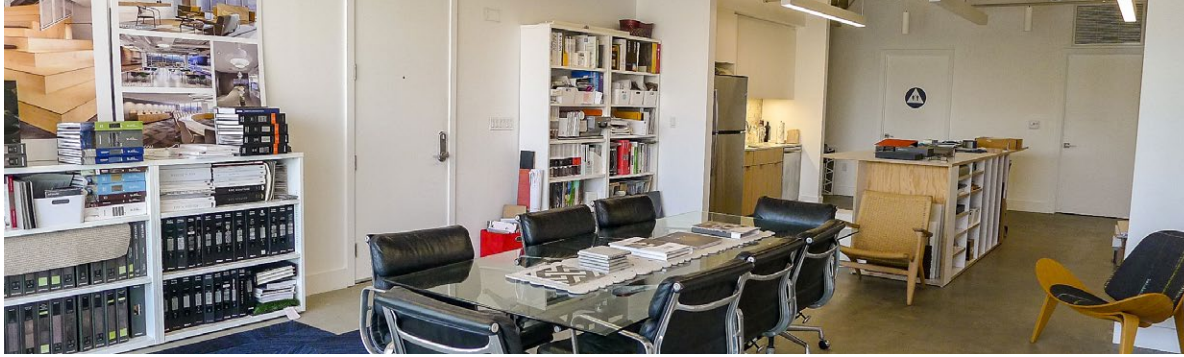
OPTION 1  
± 2,169 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary



Workspace Area.



Kitchenette, and conference table area.



About the neighborhood

The coastal community of Marina del Rey, California, is located in the center of Los Angeles' Westside between Venice Beach and Playa del Rey, 4 miles north of Los Angeles International Airport.

With waterfront views, year-round outdoor dining, and award-winning restaurants, Marina del Rey is coastal L.A.'s burgeoning culinary destination. Foodies flock to this waterside hamlet for twists on traditional fare, celebrated fine-dining, and cozy local hangouts with harbor views. Enjoy breakfast on the patio, have a casual lunch between biking the coast, or hop on a dinner cruise to take in the sunset.

15 MIN DRIVE TO LAX  
10 MIN DRIVE TO 405 FWY  
80/100 WALKSCORE

