

6 WINDWARD

VENICE BEACH | CALIFORNIA

FOR LEASE
OFFICE | STUDIO | OCEAN VIEW ROOF DECK



NEWMARK

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[VIEW VIRTUAL TOUR](#)



SIZE

OFFICE: 3,526 SF
+DECK: 2,030 SF
TOTAL: 5,556 SF



TERM

Negotiable



RATE

Office: \$6.50/SF NNN



PARKING

Available



LOCATION

Venice Beach
Entertainment
District

ONE OF A KIND

Spectacular 2nd floor office / studio with expansive and exclusive roof deck. Unique entertaining space ideal for creators, influencers, agencies, VC firms, co-working, and showrooms.

TREMENDOUS VISIBILITY

Rare opportunity to have signage in view of one of the most photographed streets in the world; the backdrop to the famous Venice sign.

MODERN RENOVATION

The buildings interiors have undergone a complete transformation bringing new life to the historic property.

IRREPLACEABLE LOCATION

The Windward Arcades Building sits at the apex of Venice cool and West Coast culture, surrounded by buzzing cafes, trendy shops and the iconic Venice boardwalk.

OCEAN VIEW ROOFTOP

Private roof deck with views of Venice boardwalk and the beach.



CREATIVE SPACE AT THE CENTER OF IT ALL

Located in the heart of Venice's prime dining & entertainment neighborhood, Windward Circle, the property is surrounded by buzzing restaurants, cafes, dynamic nightlife, and walking distance to the beach and Venice boardwalk.



INDOOR/OUTDOOR EXPERIENTIAL SPACE

The Windward Arcade Building recently finished a complete renovation, including an exclusive roof deck with direct ocean views; a rare and coveted amenity on the Westside. The \$2M+ renovation includes a structural retrofit, ADA restrooms, fire sprinkler and fire monitoring systems, new HVAC systems and ocean view windows.



TREMENDOUS EXPOSURE + SIGNAGE OPPORTUNITY

An unrivaled opportunity to be at the apex of popular culture and the backdrop for one of the most recognizable and most photographed signs in the world. The iconic VENICE sign, as seen through the lens of movies, TV, music and fashion has been a hub for influencers and media makers looking to capture the essence of California cool. #venicesign



*Signage grandfathered in. Tenant to verify signage regulations with local municipality.



SUGARED + BRONZED

CAFÉ GRATITUDE



GJELINA



WARBY PARKER

ROSE AVE



壁花 wallflower



EREWHON



ABBOT KINNEY BLVD

THE BUTCHER'S DAUGHTER JUICE BAR & CAFE LOS ANGELES



BIRKENSTOCK

allbirds

lemonade

SALT & STRAW

NeueHouse

GJUSTA GROCER



HAMA SUSHI JAPANESE RESTAURANT

MARKET

MAO'S KITCHEN



WINDWARD CIRCLE

Gjiata DELICATESSEN

VENICE SIGN



jenis SPLENDID ICE CREAMS

GRAN + BLANCO

Menotti's COFFEE STOP



eggslut

Teddy's RED TACOS

Windward Ave

hotel ERWIN

VENICE PIER

VENICE BEACH



Pacific Ave

GRAN+BLANCO



VENICE SIGN

Windward Ave



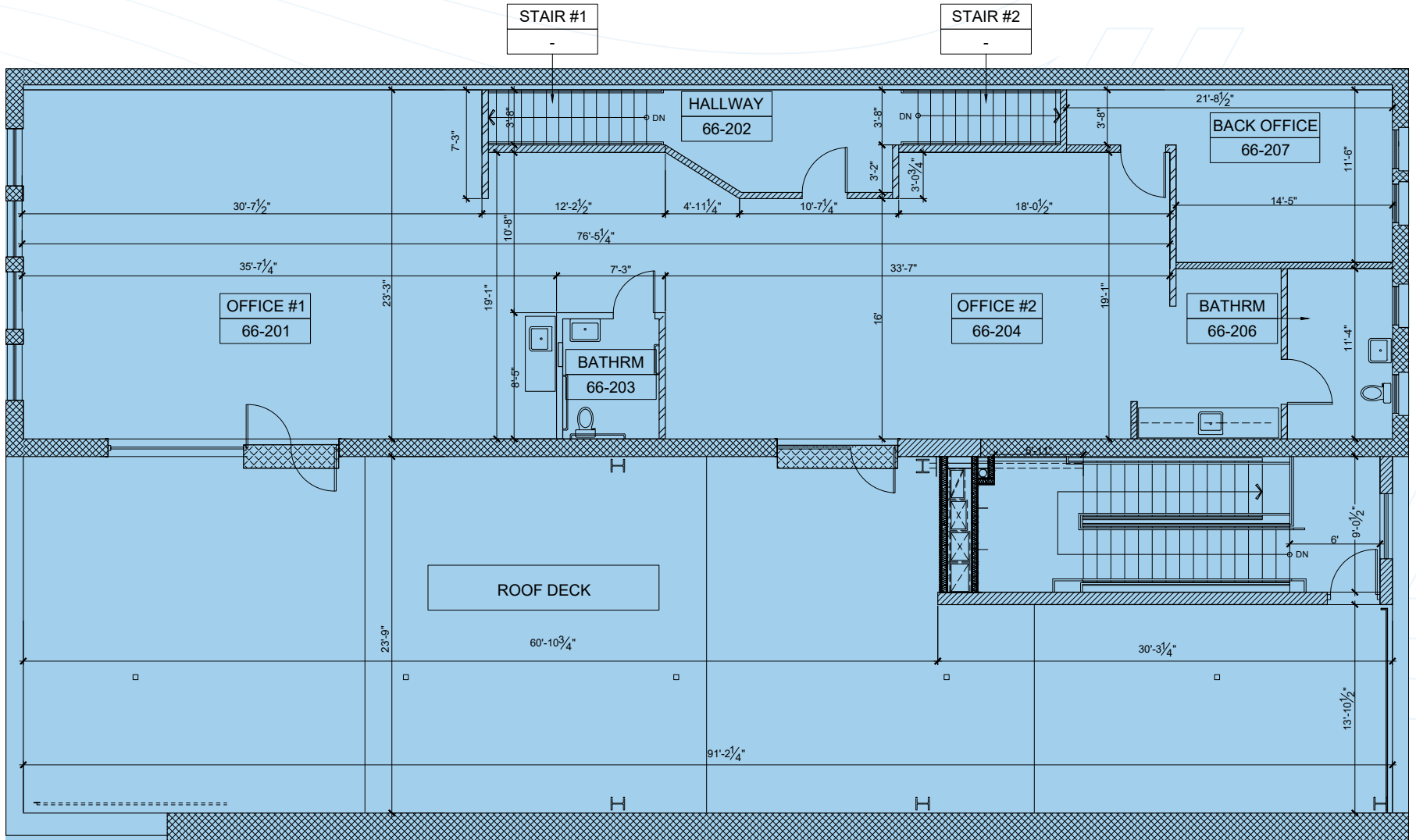
INTERIOR PHOTOS



ROOF DECK



FLOOR PLAN



NEARBY PARKING



WINDWARD
VENICE BEACH | CALIFORNIA

PACIFIC AVE

WINDWARD AVE



DYNAMIC VENICE NEIGHBORHOOD

66 WINDWARD IS WALKING DISTANCE TO SOME OF THE BEST RESTAURANTS, RETAIL AND AMENITIES IN THE CITY.



ANIMAL HOUSE
66 WINDWARD



GJUSTA BAKERY
320 SUNSET



GREAT WHITE
1604 PACIFIC



MOLLUSK SURF SHOP
1600 PACIFIC



BELLES BEACH HOUSE
24 WINDWARD



ANIMAL HOUSE
66 WINDWARD





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