



Jeffrey S. Pion
Vice Chairman

CBRE, Inc.
Office Specialty, Brokerage
Services



June 1, 2025

To all concerned:

I have worked in commercial real estate in the Venice area for over 40 years and during that time have witnessed the challenges to the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

I believe that the proposed neighborhood social club and co-working space will add value to the neighborhood. I urge you to support this project.

Very truly yours,



Jeffrey S. Pion,
Vice Chairman
CBRE

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for _____ years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Alec Hoffman

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 1 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name
Joseph Harris

Address

305 Rose Ave Letter of Support

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The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Jacob Dorfman

Address _____

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 4 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Jack Yarger

Address

305 Rose Ave Letter of Support

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Thank you.

Name
Sawyer Chenen

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Jake Rifkin

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 5 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

David Abrams

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 2 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Andreas Spentzos

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Lena Oliver

Address

305 Rose Ave Letter of Support

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Thank you.

Name
Jamie Lipman

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 3 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Conor O'Kelly

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 6 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Bella Rosa

Address

305 Rose Ave Letter of Support

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The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Jonathan Zeff

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 7 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

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Thank you.

Name

Richard Maloof

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Bennett Wise

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 9 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Melissa Kantor

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Jennifer Everhart

Address

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Thank you.

Name

Gabriella Rizack

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Anette Marweld

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Danielle Campbell

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Dillon Moscone

Address

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Thank you.

Name

Colin Woodell

Address

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Thank you.

Name

Erik Thoreen

Address

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Thank you.

Name

Nathan Pitters

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for _____¹ years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Jon C

Address

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Thank you.

Name

Jake Abrams

Address

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Thank you.

Name
Patrick Reid

Address

305 Rose Ave Letter of Support

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Thank you.

Name

Edwin Jones

Address

305 Rose Ave Letter of Support

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I have lived/ worked/ owned property in or around Venice for ⁵_____ years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Roslyn Akel

Address

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Thank you.

Name

Renooka Karmarkar

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in Venice for 10 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

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Thank you.

Name

Max Zeff

Address

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The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Nihar Sait

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in Venice for 8 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

The proposed neighborhood social club and co-working space will add value to the neighborhood, and I urge you to support this project.

Thank you.

Name

Jonathan Ninmann

Address

305 Rose Ave Letter of Support

To all concerned:

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Thank you.

Name
Shannon Lewis

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in Venice for 10 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

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Thank you.

Name

Alexander Kissin

Address

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Thank you.

Name

Negin Haeri

Address

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Thank you.

Name

Aaron Master

Address

305 Rose Ave Letter of Support

To all concerned:

I have lived/ worked/ owned property in or around Venice for 15 years and, during that time, have been witness to the challenges in the area that are compounded by the vacancy at 305 Rose.

From what I'm told, there are limited use options available to the property due to it being an institutional building in a residential zone. I strongly support the preservation and repurposing of the original building rather than a developer demolishing and building something new.

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Thank you.

Name

Jacob Mathews

Address

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Thank you.

Name

Robert Luna

Address