

OWNER
OPEN

ARCHITECT/S
Leong Leong

PROJECT TYPE/S
Tenant Improvement

SIZE
2,400 SF

LEVELS
1

VENICE, CA

OPEN - Venice

Transforming an existing commercial space into a thoughtfully designed wellness studio for movement, mindfulness, and community in the heart of Venice.

OPEN is a 2,400-square-foot, Type V tenant improvement wellness and fitness project located at 57 Market Street in Venice, California. Designed by New York-based architecture firm Leong Leong, the project transformed an existing commercial space into a single-level wellness studio dedicated to meditation, yoga, and circuit training without increasing the building footprint or modifying the exterior envelope.

The renovation reconfigured the existing interior to create a cohesive environment that supports both physical and mental wellness while maintaining the building's structural integrity. Build Group coordinated minor interior demolition, non-loadbearing partition installation, and carefully sequenced construction to avoid impacts to existing building systems while delivering a highly customized interior experience.

Scope included structural rough carpentry to support new skylights, gypsum board assemblies, veneer plaster wall and ceiling finishes, shower tile installation, interior painting, new roofing and sheet metal flashing, millwork, built-in elements, and complete mechanical, electrical, plumbing, and fire alarm systems. Sky tubes were incorporated into restroom areas to introduce natural daylight, while acoustical plaster and curated finishes reinforce the clean, high-end aesthetic of the OPEN brand. The completed facility delivers a modern wellness destination designed to promote mindfulness, movement, and community within a compact urban footprint.