

RATE REDUCTION!

Live/Work Loft in Venice, California



615 Hampton Drive Unit D 301, Venice, CA 90291



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Enjoy a perfect work/life balance at 615 Hampton Drive. This modern 2-story loft unit comes with a full kitchen, 2 full bathrooms and 2 spacious patios that overlook Main Street.

This nicely improved 1,762 SF creative office space sits behind Main Street in Venice and is within walking distance to some of the city's most coveted shops and dining. It is located near the intersection of Main Street and Vernon and within walking distance of the famous Gold's Gym, Google, Rose Ave, Abbot Kinney, and Venice Beach.

Lease Rate ~~\$4.15~~ **\$3.40** per SF+ monthly NNN cost of approximately \$1.11 per SF.

Term 3- 5 Year Term

Space Highlights Approximately 1,762 SF rentable square feet
2-story open floor plan
Creative space with a lot of natural light
Glass conference room
Concrete floors
Only 1 shared wall
Located above 2 commercial units
2 private outdoor patios overlooking Main Street
Operable windows

HVAC Yes

Bathroom 2 Full bathrooms with showers

Kitchen Full Kitchen

Parking 1 gated tandem parking spot included at no additional charge

Elevator Yes

Area Close to Google, Gold's Gym, Rose Ave, Abbot Kinney, Main Street, Lincoln Blvd and Venice Beach

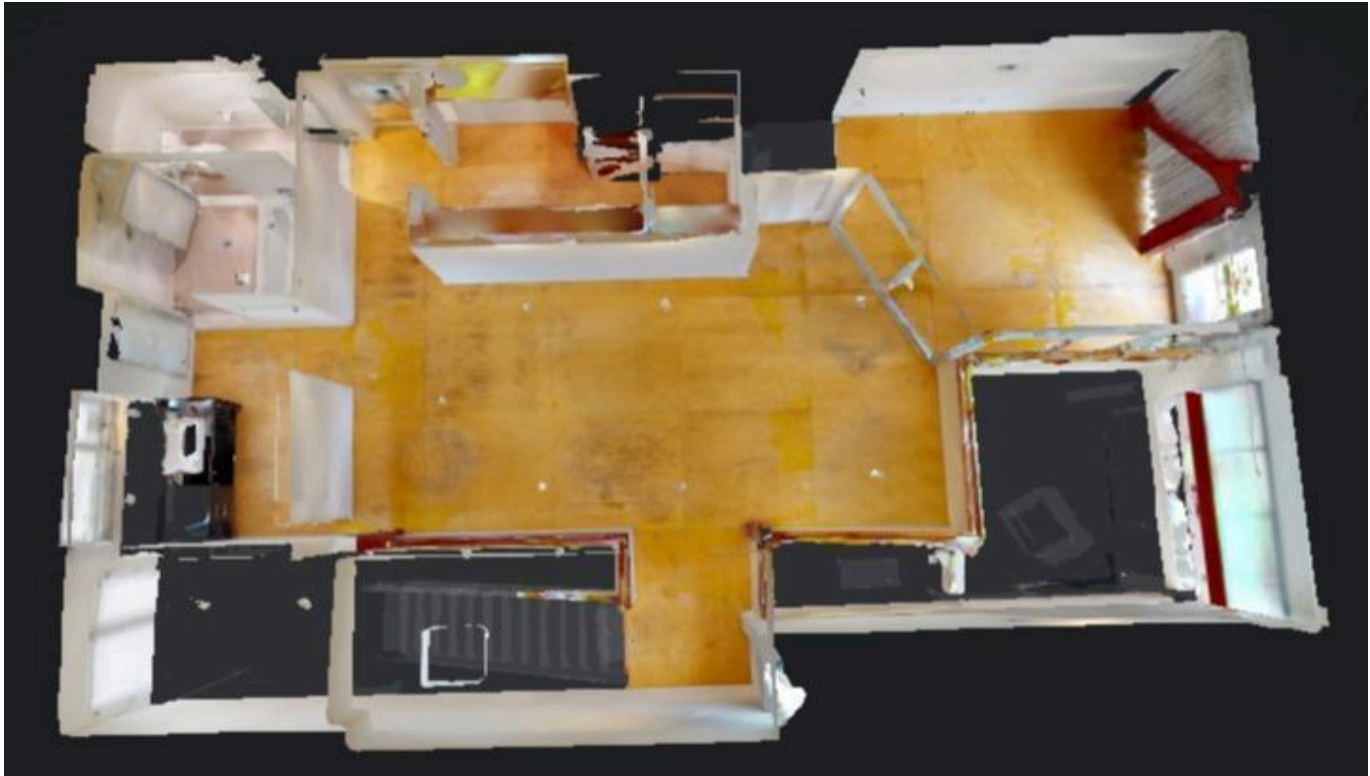
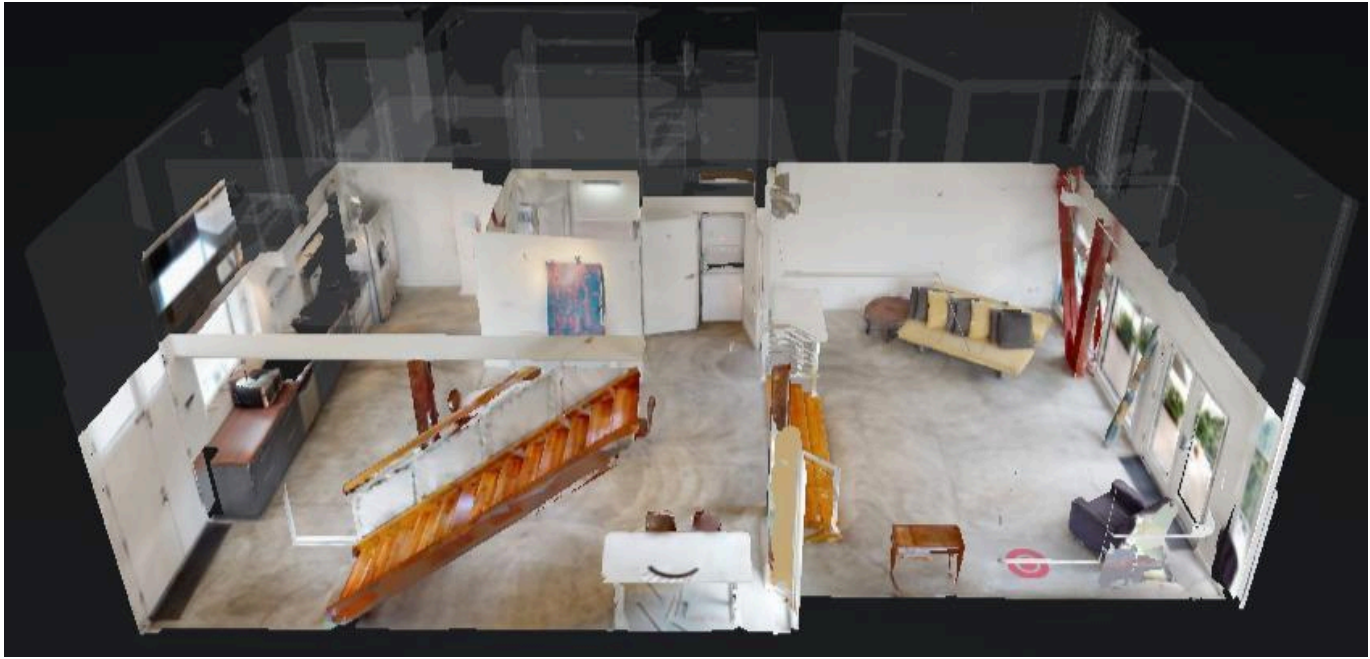
Tourism [Click here for information from the Venice Tourism Board.](#)



Photos / Floor Plan / Map View

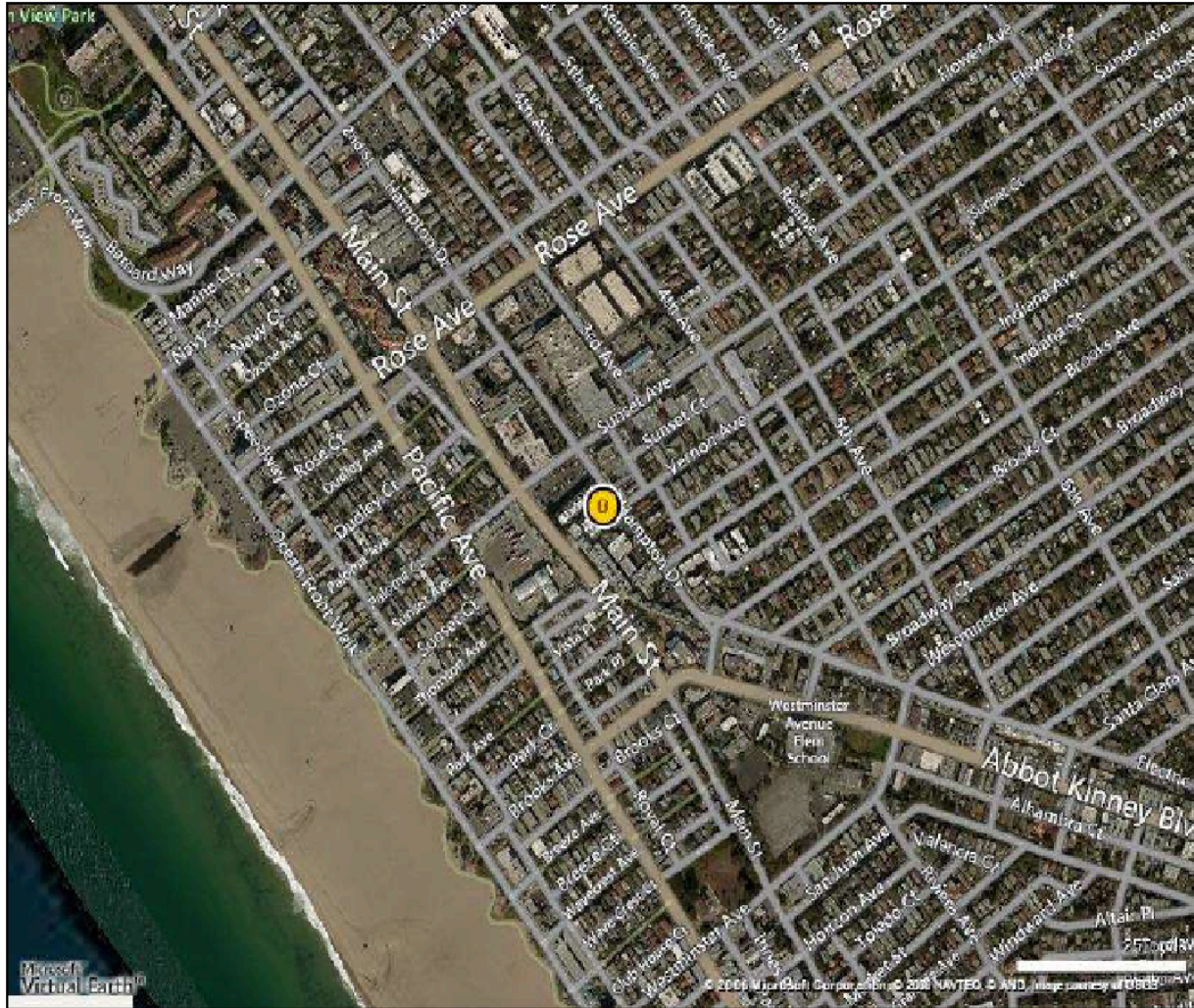






Hampton 615 Aerial View

615 Hampton Dr, Venice, CA 90291



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