

RENTAL RATE REDUCTION!

Live/Work Loft in Venice, California



615 Hampton Drive Unit D 301, Venice, CA 90291



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

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.

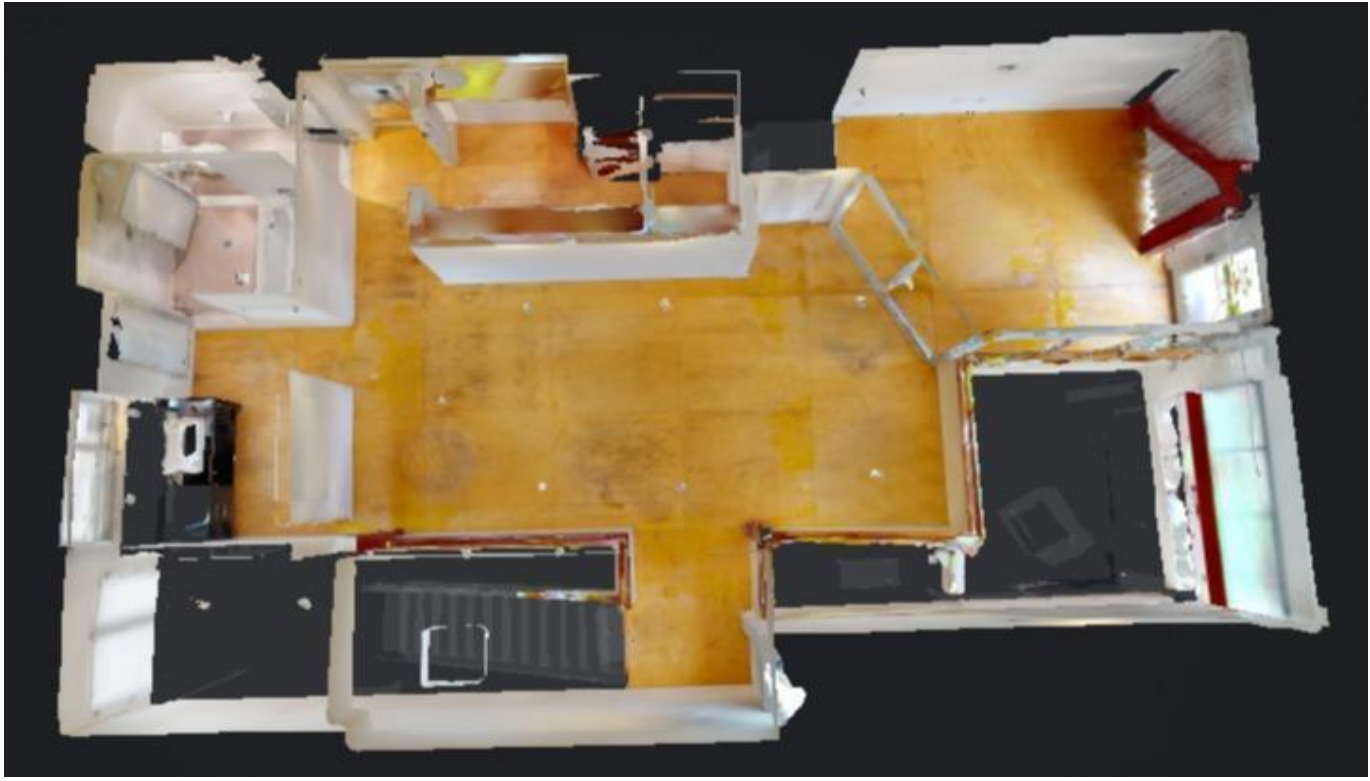
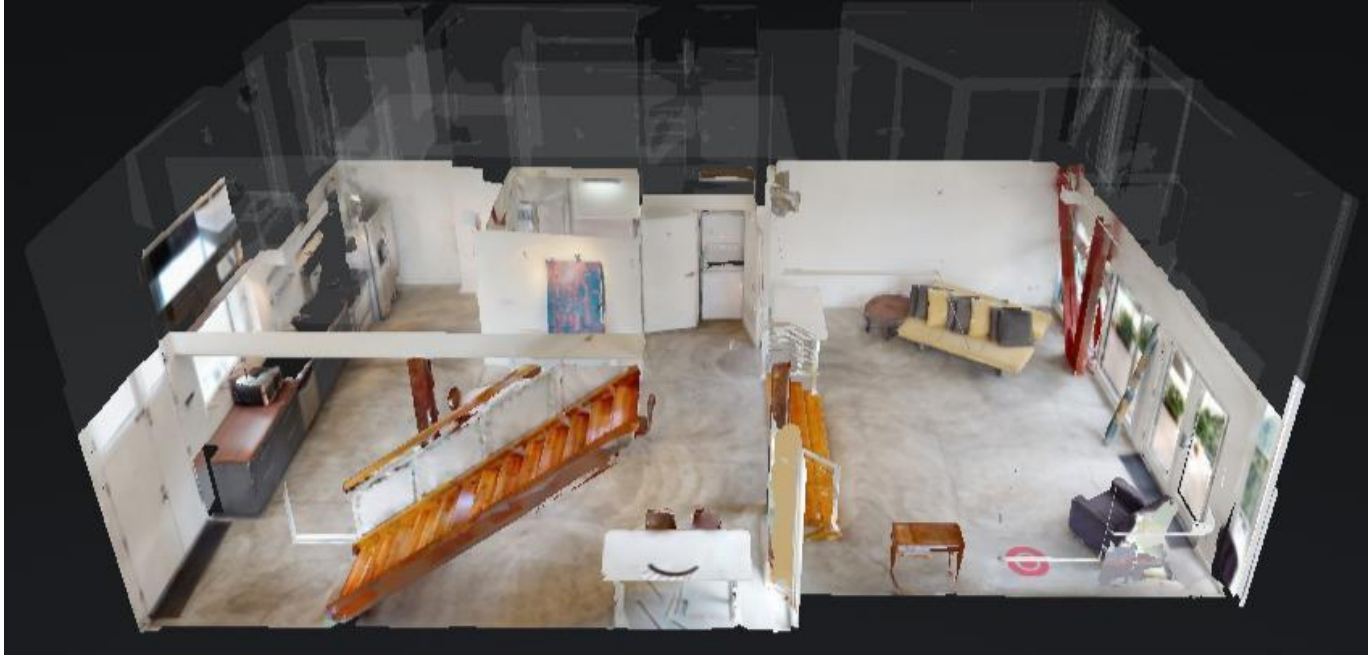
Sale Price	\$1,900,00.00
Lease Rate	\$3.75 \$3.25 per SF+ monthly NNN cost of approximately \$1.08 per SF.
Term	3- 5 Year Term
Space Highlights	Approximately 1,762 SF rentable square feet 2-story open floor plan Creative space with a lot of natural light Glass conference room Concrete floors Only 1 shared 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

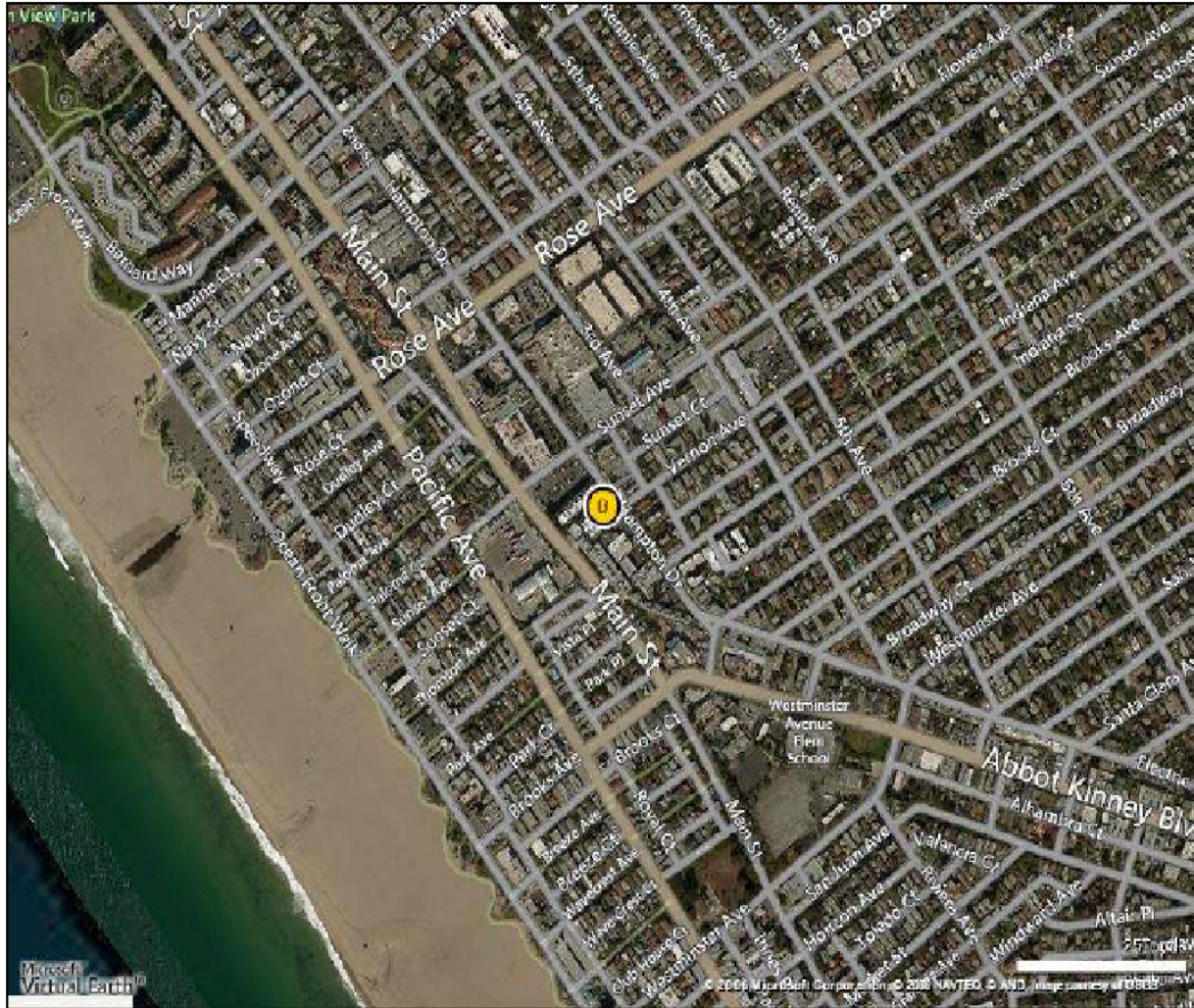






Hampton 615 Aerial View

615 Hampton Dr, Venice, CA 90291



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.