

**RATE REDUCTION!**

**Live/Work Loft in Venice, CA**



**615 Hampton Drive Unit D 301, Venice, CA 90291**



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

**Evan Pozarny, Executive Vice-President**  
**310-458-4100 ext: 221**  
**[epozarny@muselli.net](mailto:epozarny@muselli.net)**  
**DRE License 01304769**

Enjoy 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 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.

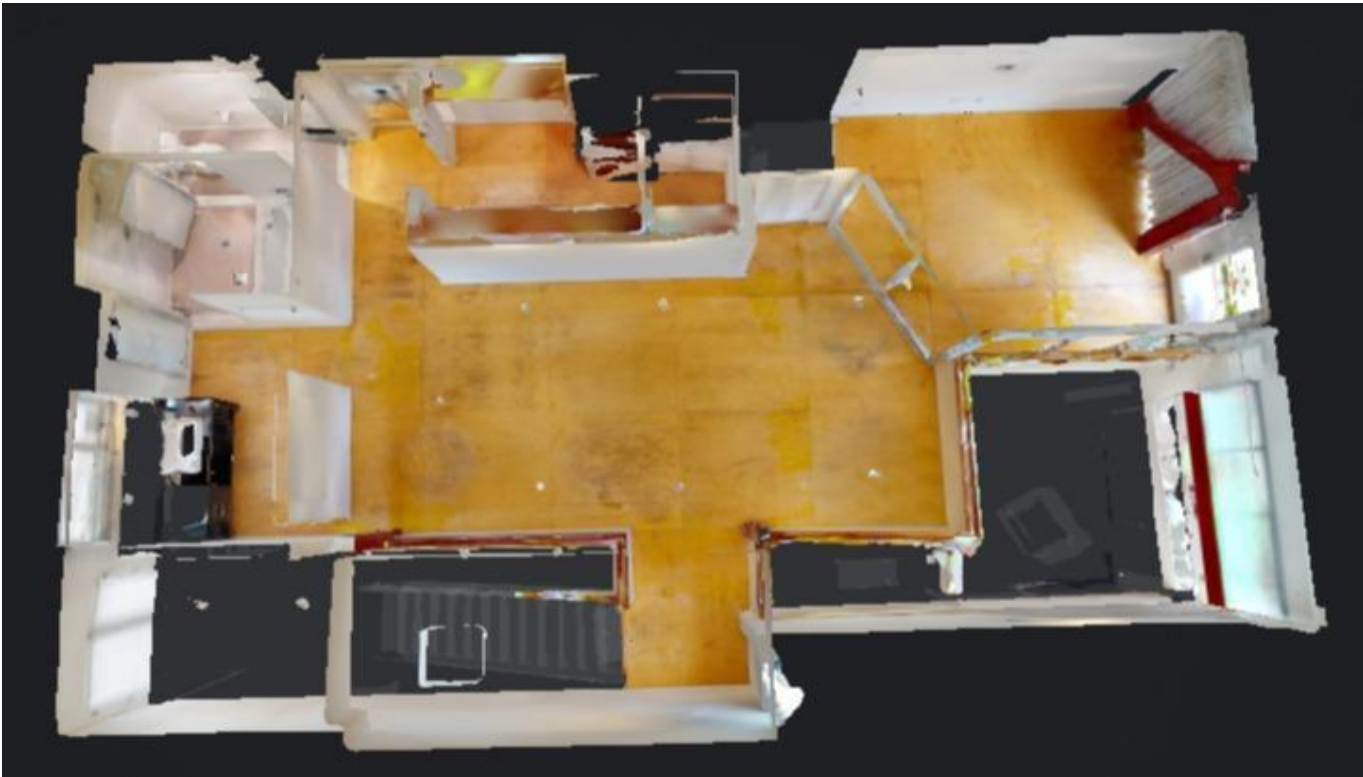
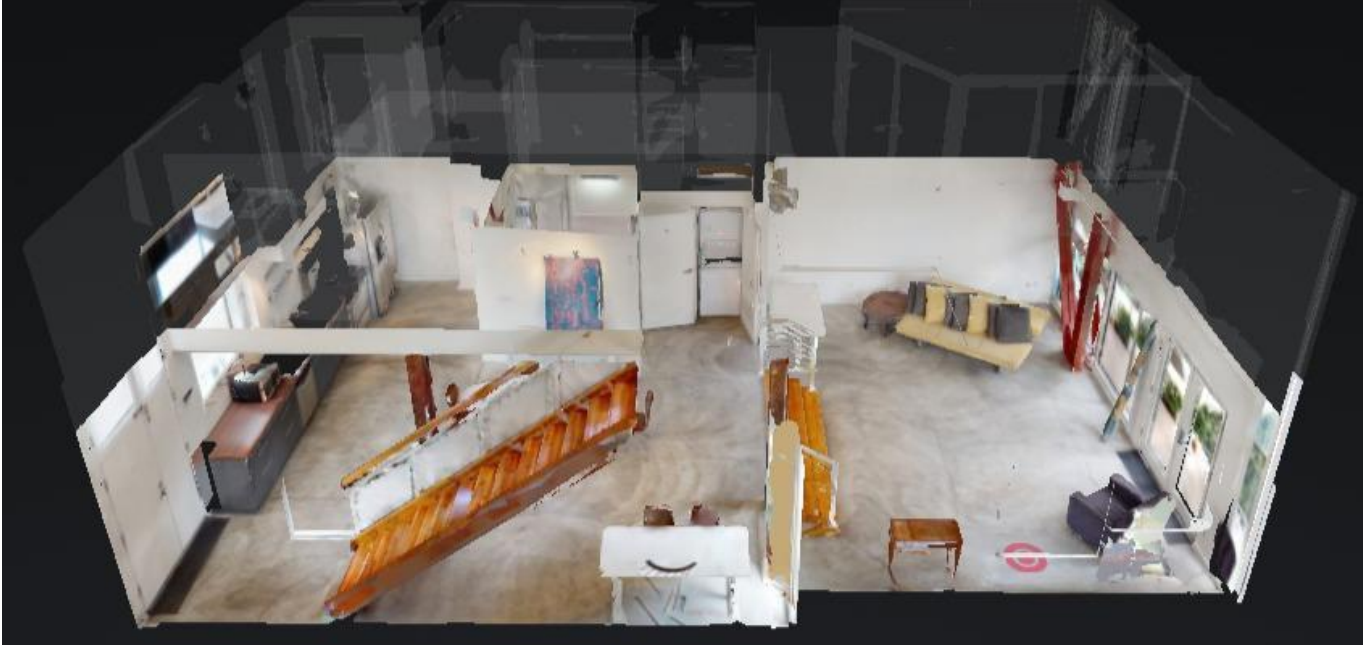
<b>Sale Price</b>	\$1,900,00.00
<b>Lease Rate</b>	<del>\$3.75</del> <del>\$3.25</del> <b>\$2.85</b> /sf NNN. NNN's are approximately \$1.08/sf
<b>Term</b>	3- 5 Year Term
<b>Space Highlights</b>	Approximately 1,762 SF rentable square feet 2 story open floor plan Creative space with a lot of natural light Glass conference room Concrete floors Only 1 shared wall Located above 2 commercial units 2 private outdoor patios overlooking Main Street Operable windows
<b>HVAC</b>	Yes
<b>Bathroom</b>	2 Full bathrooms with showers
<b>Kitchen</b>	Full Kitchen
<b>Parking</b>	1 gated tandem parking spot included at no additional charge
<b>Elevator</b>	Yes
<b>Area</b>	Close to Google, Gold's Gym, Rose Ave, Abbot Kinney, Main Street, Lincoln Blvd and Venice Beach
<b>Tourism</b>	<a href="#">Click here for information from the Venice Tourism Board.</a>



Photos / Floor Plan / Map View

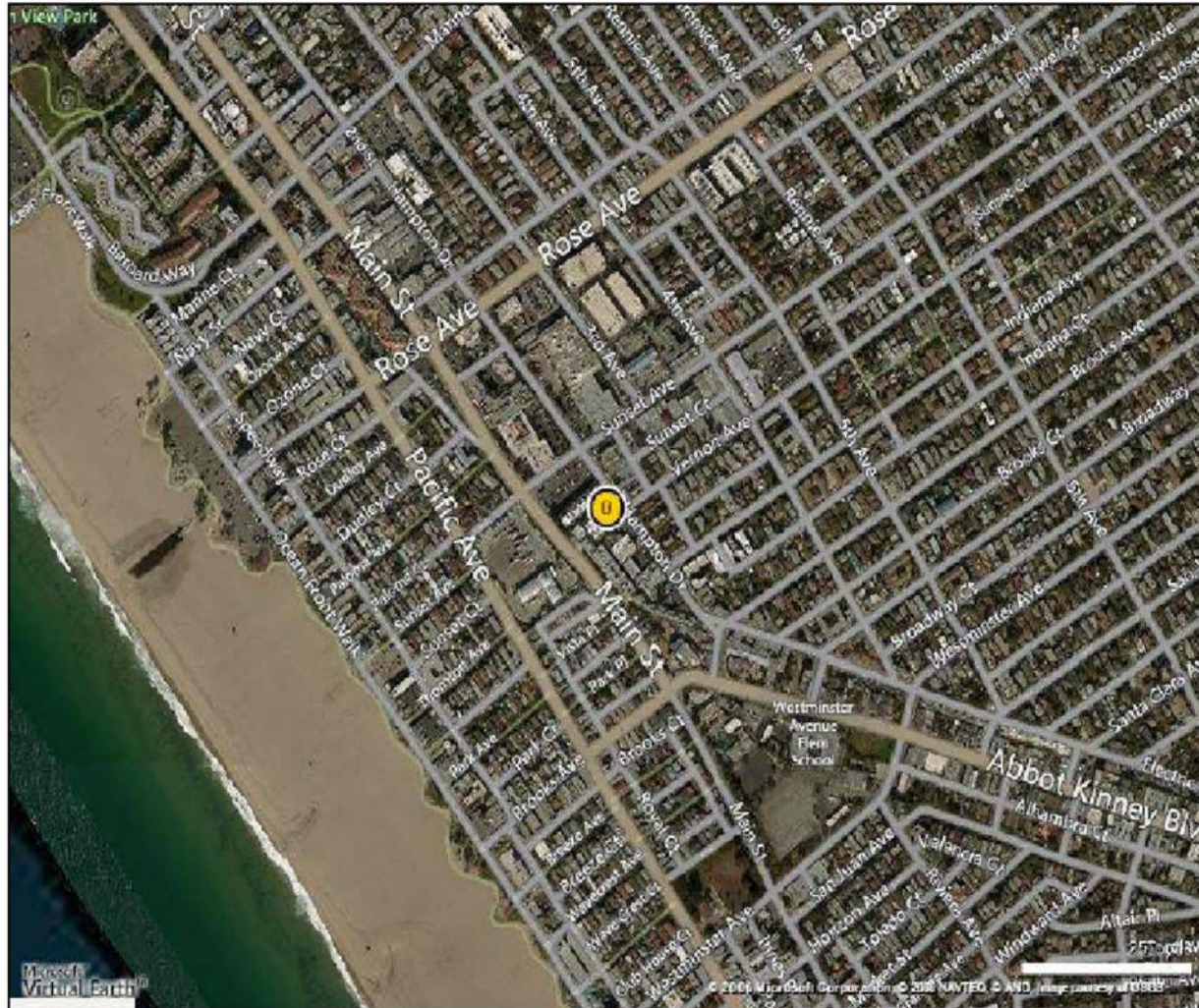






## Hampton 615 Aerial View

615 Hampton Dr, Venice, CA 90291



1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://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.