

LEASED!

Live/Work Loft in Venice, CA



615 Hampton Drive Unit D 301, Venice, CA 90291



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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.

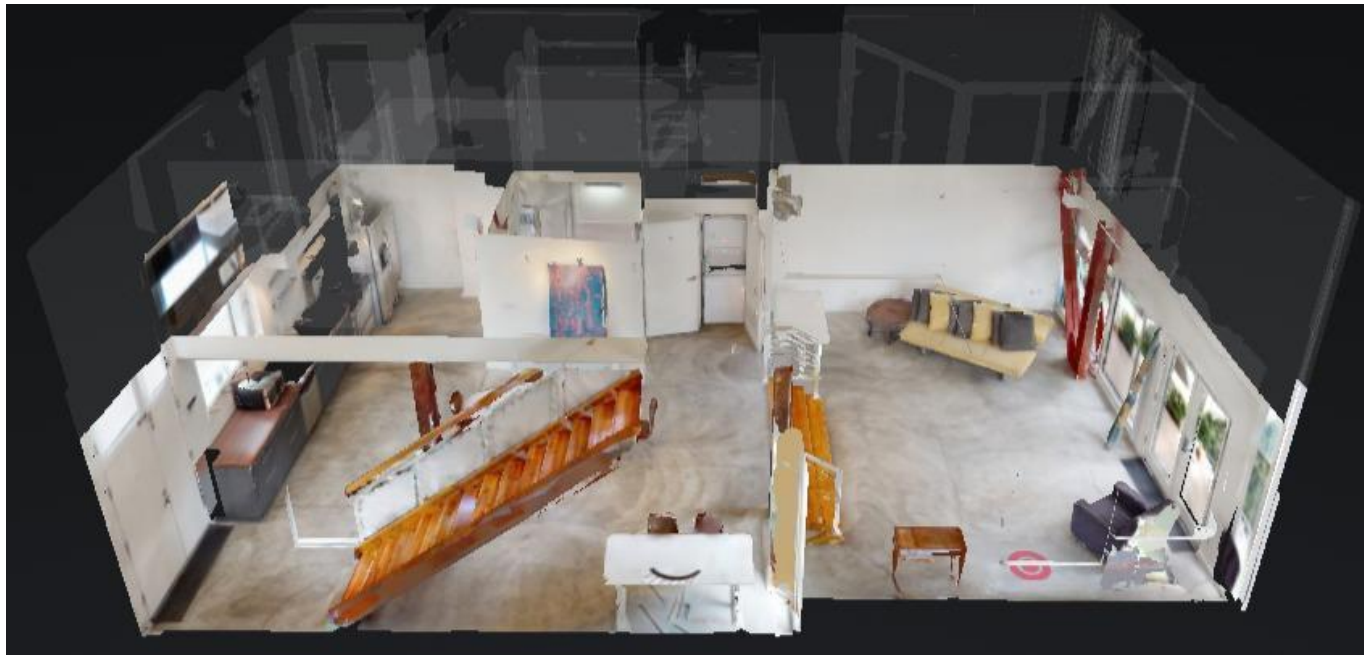
Sale Price	\$1,900,00.00
Lease Rate	\$3.75 \$3.25 \$2.85 /sf NNN. NNN's are approximately \$1.08/sf
Term	3- 5 Year Term
Space Highlights	Approximately 1,762 SF rentable square feet 2 story open floor plan Creative space with a lot of natural light Glass conference room Concrete floors Only 1 shared wall 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.

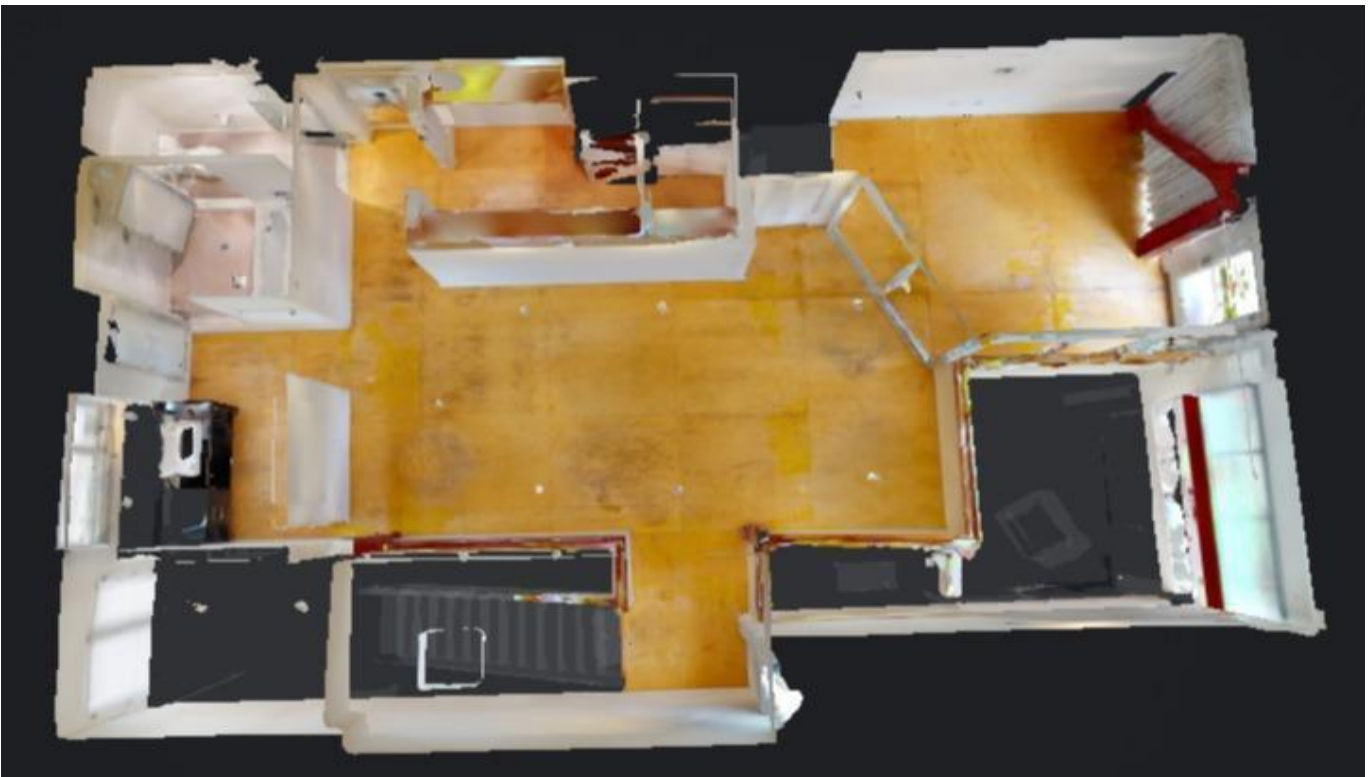


Photos / Floor Plan / Map View



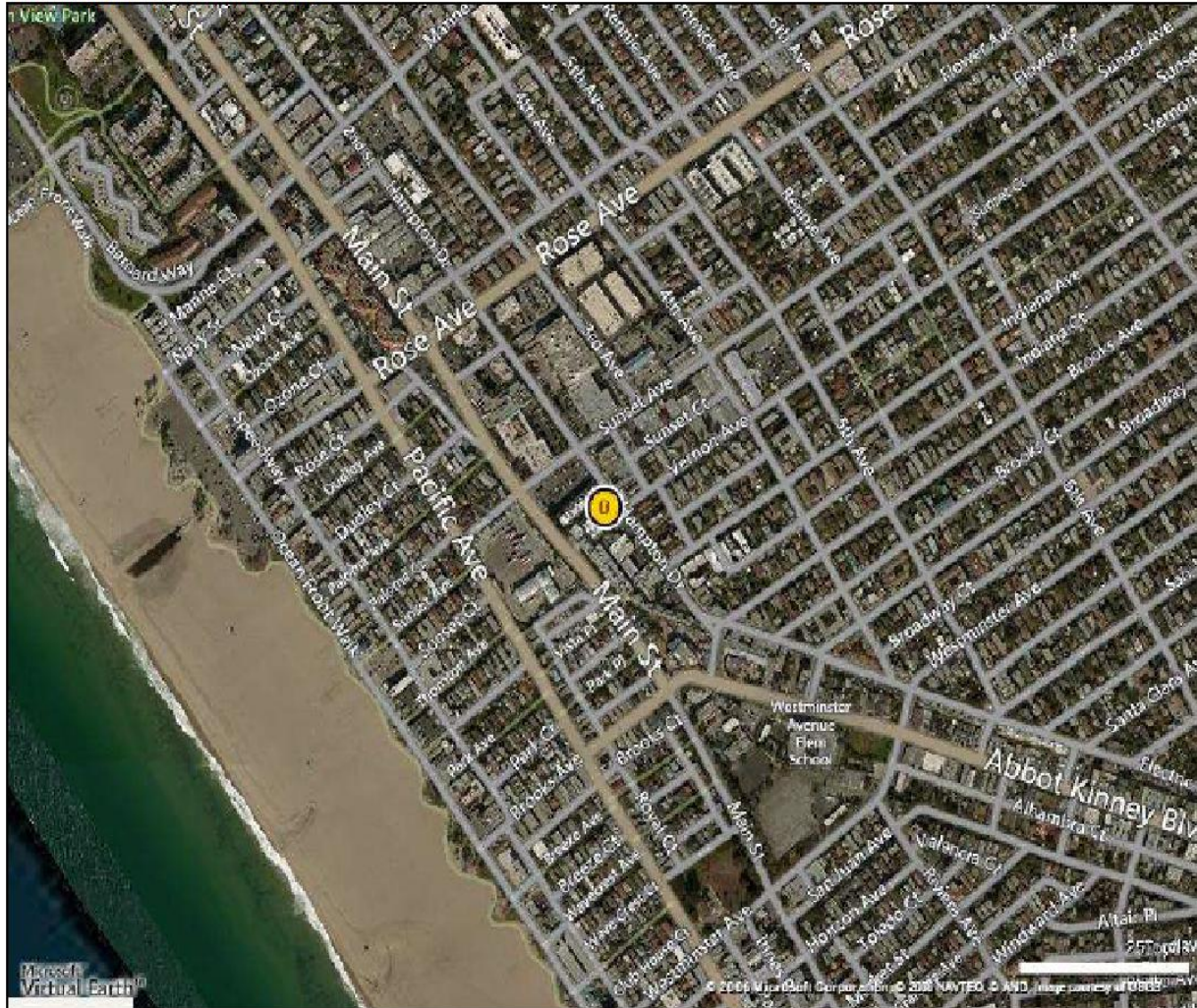






Hampton 615 Aerial View

615 Hampton Dr, Venice, CA 90291



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