



# 50% Rent Reduction - First 6 Months!

## LIVE/WORK CREATIVE LOFT

### VENICE, CA



**Address:** 615 Hampton Drive, Suite D301, Venice, CA 90291

**Building Size:**  
Approximately 1,762 Square Feet.

**Rental Rate:**  
~~\$5.50~~/**\$3.55** sq ft NNN

**Sale Price:**  
~~\$1,950,000.00~~ **\$1,699,000.00**

**Lease Length:** 3 – 5 years.

**Parking:** ♦ 1 gated tandem parking space included at no additional charge.

**Description:**

- ♦ **50% RENT REDUCTION FOR THE FIRST 6 MONTHS!**
- ♦ 2 story open, creative space with a lot of natural light.
- ♦ Glass conference room.
- ♦ Concrete floors.
- ♦ Full Kitchen.
- ♦ Only 1 shared wall.
- ♦ Above 2 commercial units
- ♦ 2 Bathrooms with Showers.
- ♦ 2 Outdoor Patios overlooking Main Street.
- ♦ NNN's are approximately \$1.03/sq ft.

**Area:**

- ♦ Prime Venice location in the heart of Silicon Beach.
- ♦ A few blocks from Google, Abbot Kinney, and Santa Monica.

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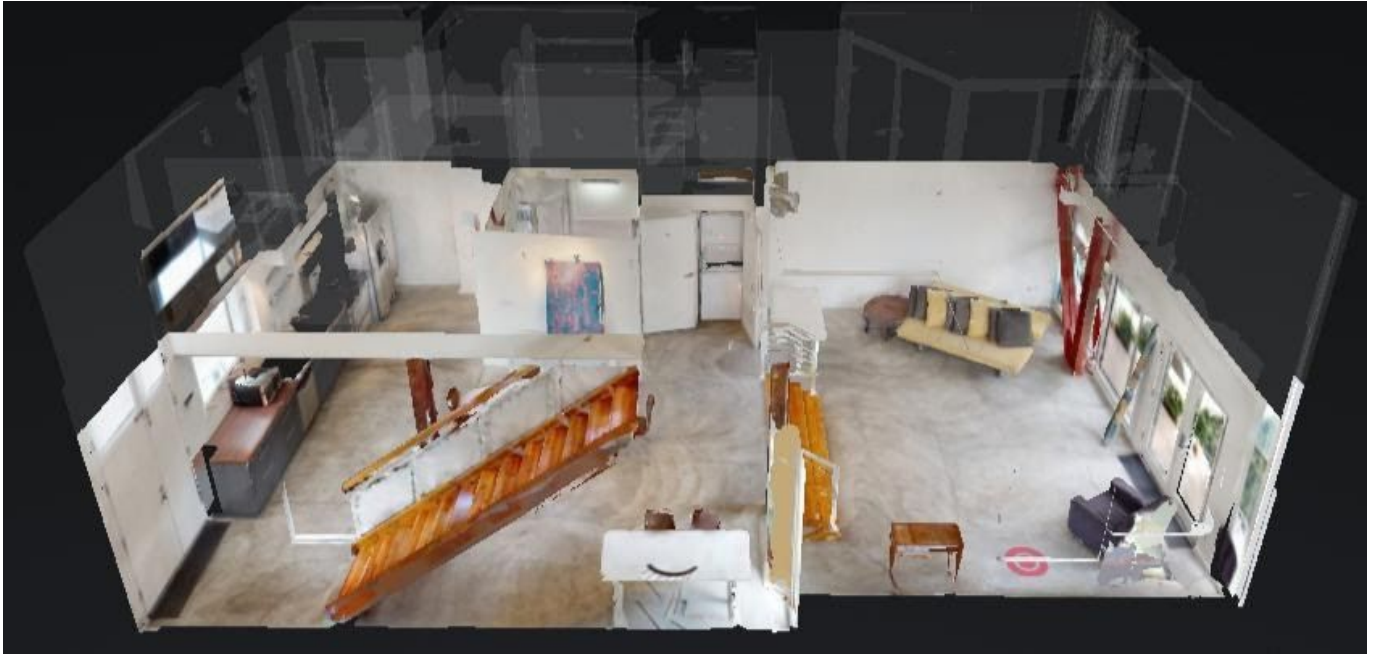
All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

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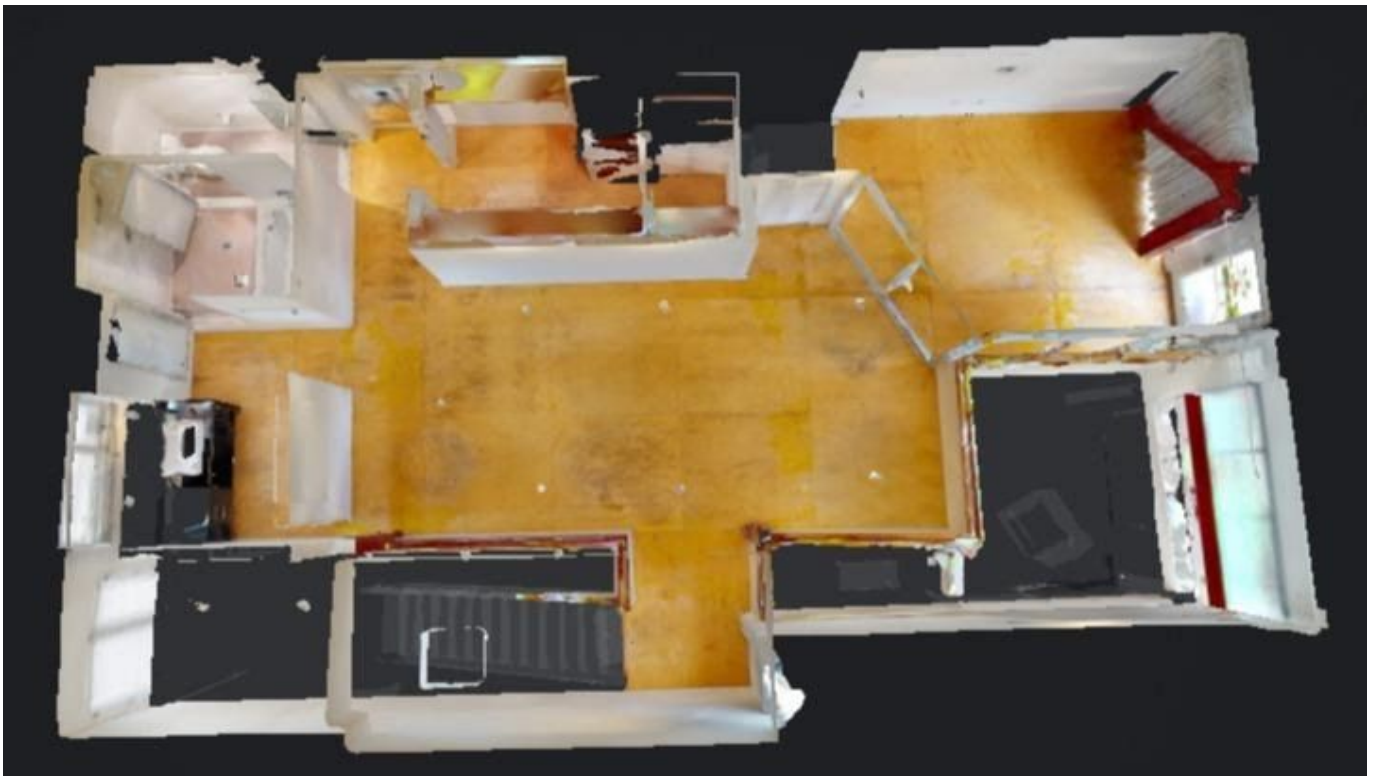




615 Hampton Drive, Suite D301, Venice, CA 90291  
1st and 2nd Floor Layout



First Floor



2nd Floor

### Hampton 615 Aerial View

615 Hampton Dr, Venice, CA 90291

