



**REDUCED RATE! Creative Offices for Lease**  
**616 Hampton Drive**  
**Venice, CA 90291**



**Approximately 2,751 SQ FT SQ FT Creative Office for Lease**

**Address:** 616 Hampton Drive, Venice, CA 90291

- Space Description:**
- ◆ Magnificent, creative office compound.
  - ◆ Approximately 1,600 sq ft common area patio.
  - ◆ Open, creative space with high ceilings, skylights, and lots of natural light.
  - ◆ Glass conference room with whiteboards.
  - ◆ Kitchen.
  - ◆ 1 private office and 2 edit bays.
  - ◆ Large server room.
  - ◆ 2 bathrooms.
  - ◆ Secured access.
  - ◆ Located in the heart of Silicon Beach.
  - ◆ **AVAILABLE NOW!**

**Lease Rate:** ◆ ~~\$7.05~~ **\$6.75/per sq ft NNN.**

**Agent:** Evan Pozarny (310) 458-4100 Ext. 221 DRE# 01304769 [epozarny@muselli.net](mailto:epozarny@muselli.net)

**1513 6<sup>th</sup> Street, Suite 201 A □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100**

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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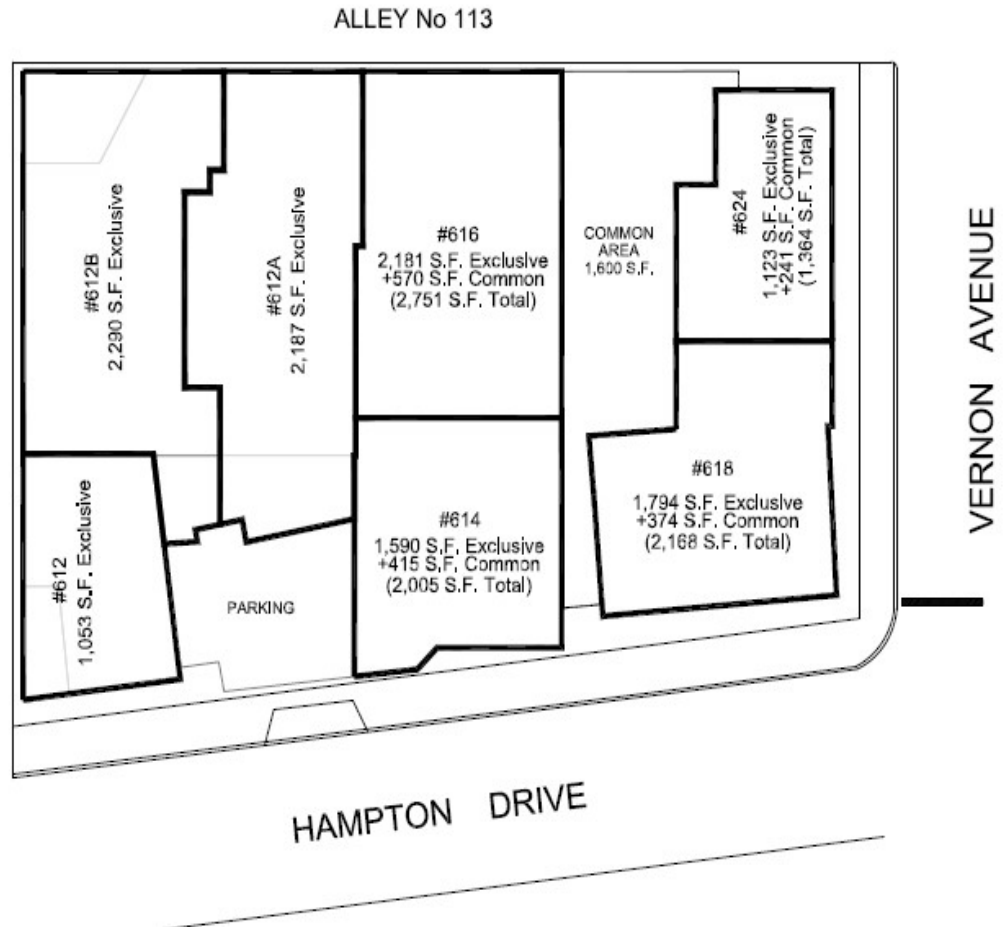


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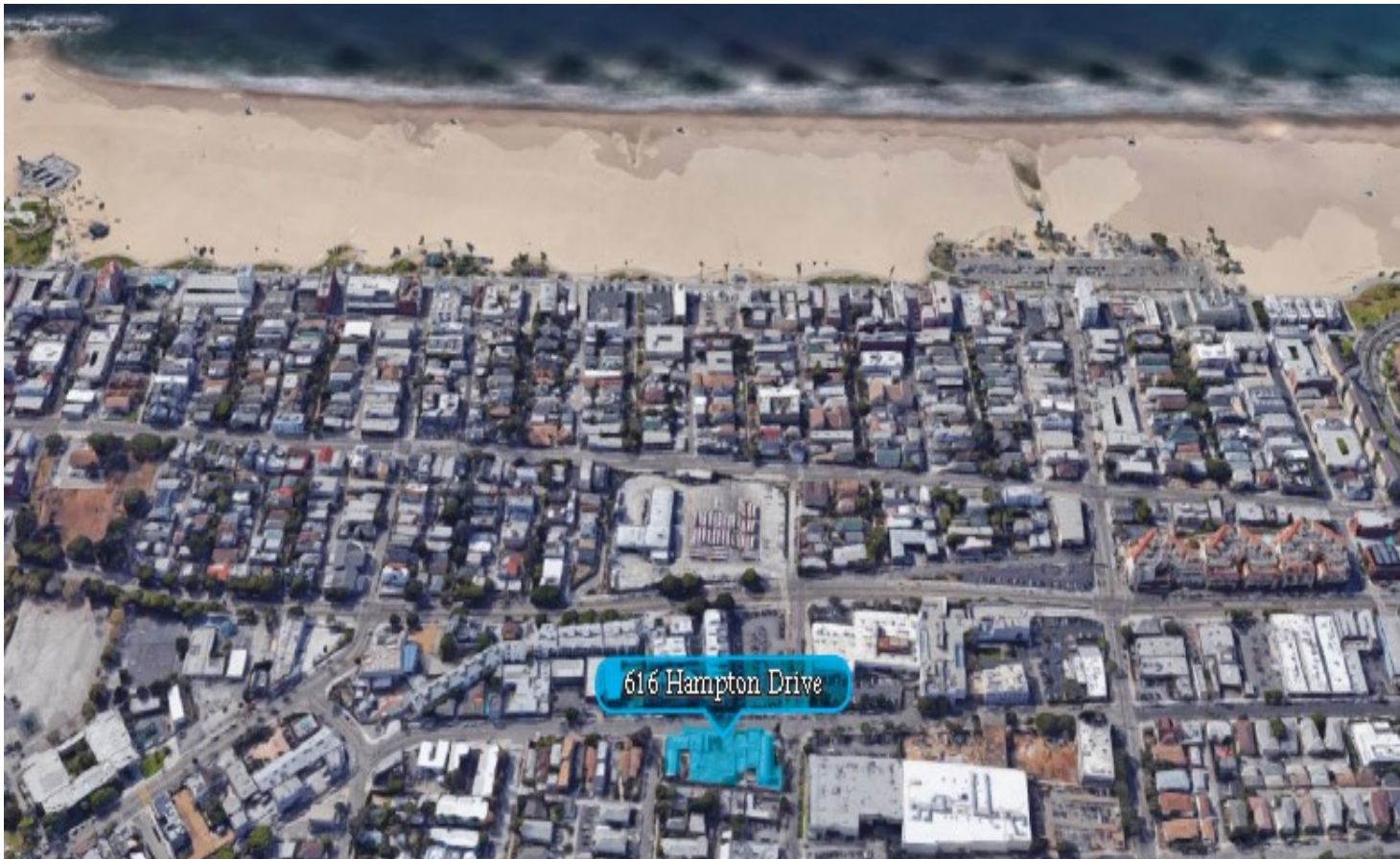
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