

Heart of Silicon Beach!
Venice Creative Office Sublease



618-624 Hampton Drive, Venice CA 90291

Creative Office Sublease - In the Heart of Silicon Beach! 3,532 SF - Divisible to 1,364 and 2,168

- ◆ Magnificent creative compound.
- ◆ Great common area patio.
- ◆ Open, creative space with high ceilings, with lots of natural light,
- ◆ Glass conference room.

- ◆ Kitchen.
- ◆ 2 bathrooms.
- ◆ Storage area.
- ◆ 1 unreserved parking space at no additional charge.
- ◆ Located in the heart of Silicon Beach.

- ◆ **\$6.45 per SF + NNN Monthly Cost of \$.89 per SF.**
- ◆ **Sublease expires 12/31/2022. Longer-term available.**
- ◆ **AVAILABLE NOW!**

The Area

- ◆ Walk or bike to Abbot Kinney, Pacific Avenue, Venice, Venice Boardwalk, Venice Beach.
- ◆ Many restaurants and retail in the area.
- ◆ Located in the heart of Venice! Biker's Paradise!
- ◆ A high-income neighborhood within walking distance to Main Street.
- ◆ Easy access to public transportation.

Demographics - 3 Mile Radius

- ◆ \$100,000 median household income.
- ◆ 92,000 households.
- ◆ 142,000 daytime employees.
- ◆ The average age is 42.
- ◆ Walk Score of 92 out of 100





Walk Score

91

Walker's Paradise

Daily errands do not require a car.

Transit Score

55

Good Transit

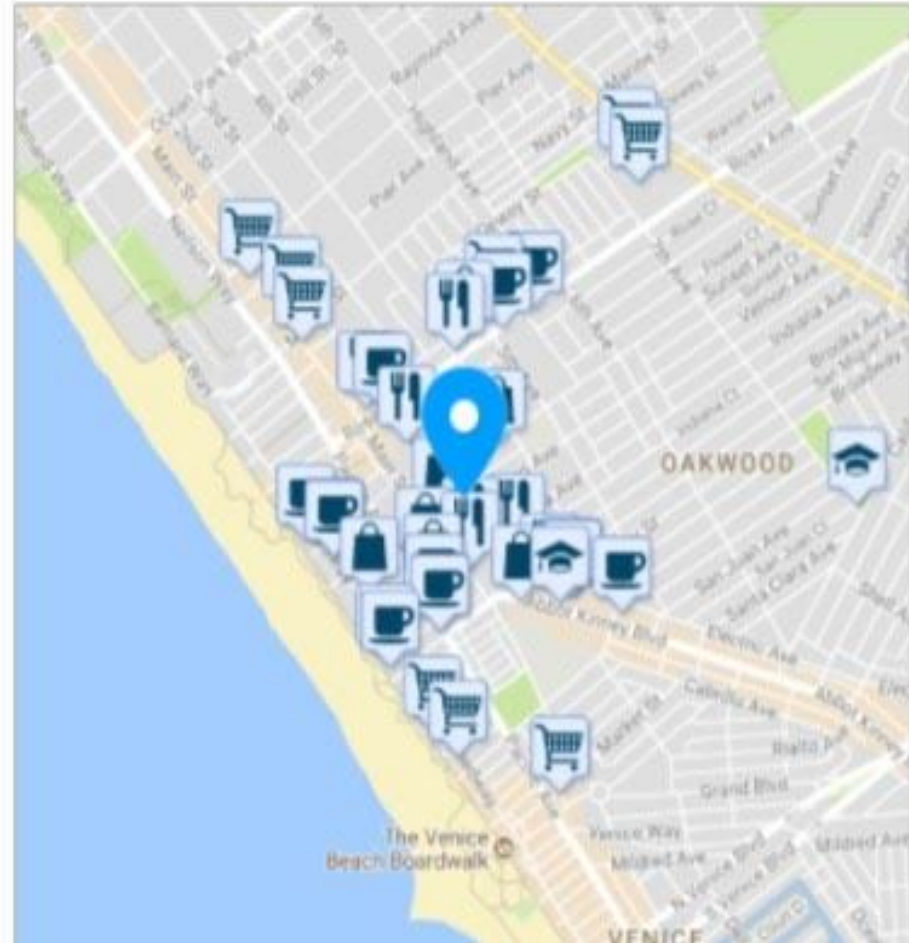
Many nearby public transportation options.

Bike Score

96

Biker's Paradise

Flat as a pancake, excellent bike lanes.



Site Plan

