

VENICE OFFICES FOR LEASE
HAMPTON CREATIVE COMPOUND



HAMPTON CREATIVE COMPOUND - Building & Suites Features

Magnificent creative office compound. Beautiful common area patio courtyard. Operable windows, skylights, secured access, and Covid friendly. Located in the heart of Venice and Silicon Beach. Walk to Abbot Kinney restaurants, retail, services, and to Venice Beach. Easy access to the 10 Freeway, Downtown Santa Monica, Main Street, Abbot Kinney, and Rose Avenue.

612A Hampton - 2,290 SF Creative Offices - \$6.75 + NNN's of \$.96 Per SF

- ◆ **612 A Hampton Drive** – Magnificent, creative space that consists of a large open area with high ceilings, skylights, concrete floors, large office, glass walled conference room, support area, and outdoor patio. The space also contains a Bulthaup kitchen, and bathroom with shower.

612B Hampton - 2,187 SF Creative Offices - \$6.75 + NNN's of \$.96 Per SF

- ◆ Open, creative space with high ceilings and natural light. skylights throughout the space.
- ◆ Cyc stage.
- ◆ Kitchen.
- ◆ Rollup door off the alley.

616 Hampton - 2,751 SF Creative Offices - \$6.75 + NNN's of \$.96 Per SF

- ◆ Open, creative space with high ceilings, skylights, and lots of natural light.
- ◆ Glass conference room with whiteboards.
- ◆ Kitchen.
- ◆ 2 large glass walled open areas.
- ◆ 2 bathrooms.

Spaces can be combined up to a total of 7,228 SF.

Nearby tenants include Google, Gjusta Bakery, Gold's Gym, The Rose Restaurant, Tacos Por Favor, and Paradiso CrossFit.

- \$102,002.00 median household income / 179,007 population / 85,101 daytime employees
- 90,250 households.
- 142,670 daytime employees.
- The average age of people living and working in the area is 42.



Interior Photos & Location Map

612A Hampton

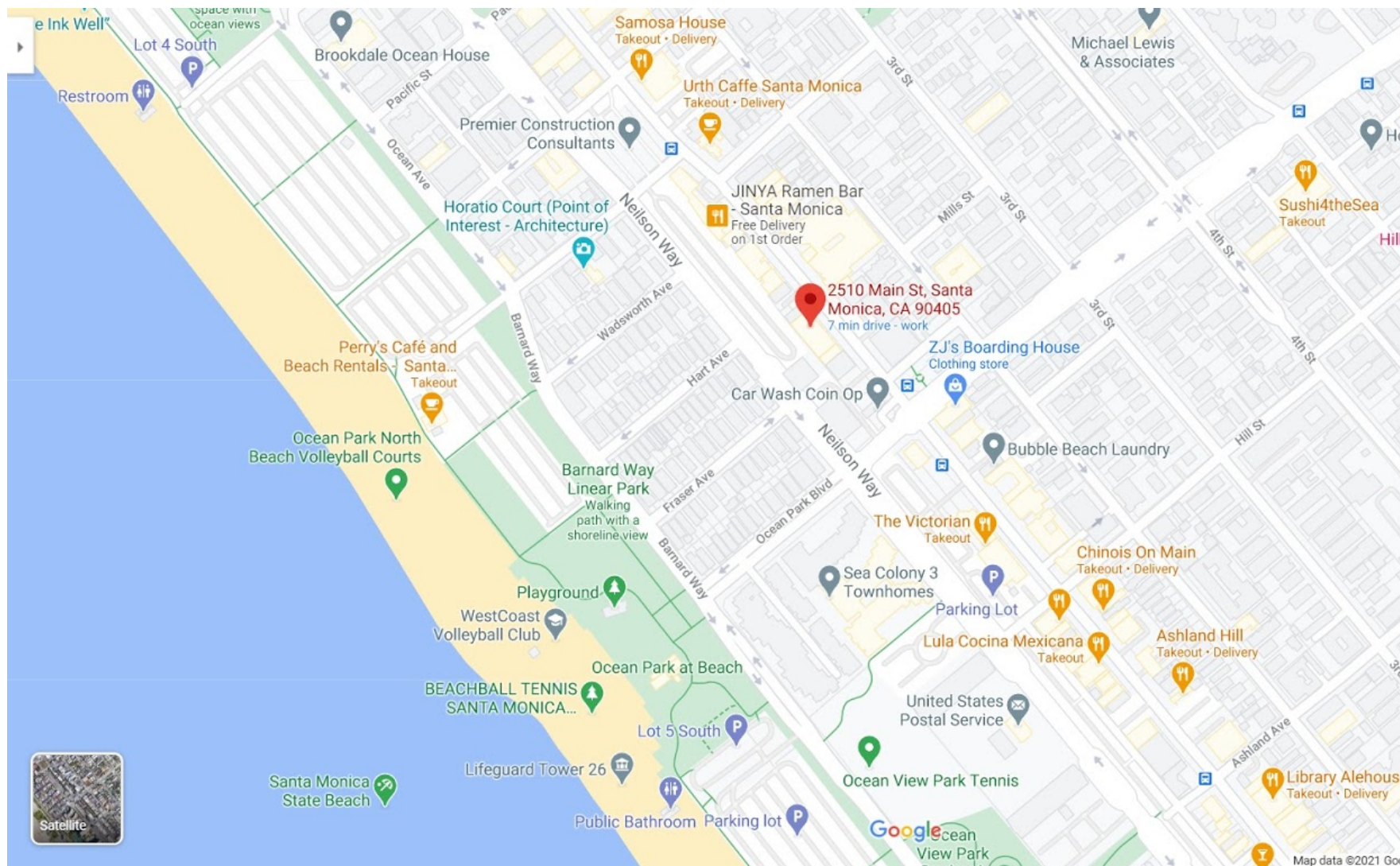


612B Hampton



616 Hampton





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All measurements are approximate and have not been verified by the Broker.

You are advised to conduct an independent investigation to verify all information.