

FOR LEASE
HAMPTON DRIVE CREATIVE OFFICE COMPOUND
VENICE, CA



HAMPTON DRIVE CREATIVE COMPOUND - Building & Suite 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. Short 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 Drive- 2,290 SF Creative Offices - \$6.75 + NNN's of \$.96 Per SF

- ◆ 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 private outdoor patio. The space also contains a Bulthaup kitchen and bathroom with a shower.

612B Hampton Drive - 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 Drive - 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.



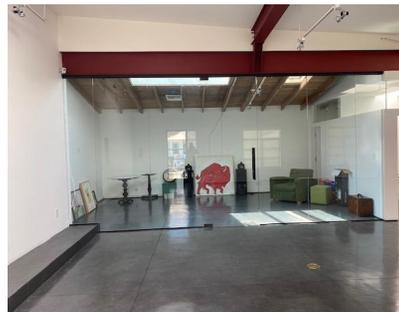
612A Hampton

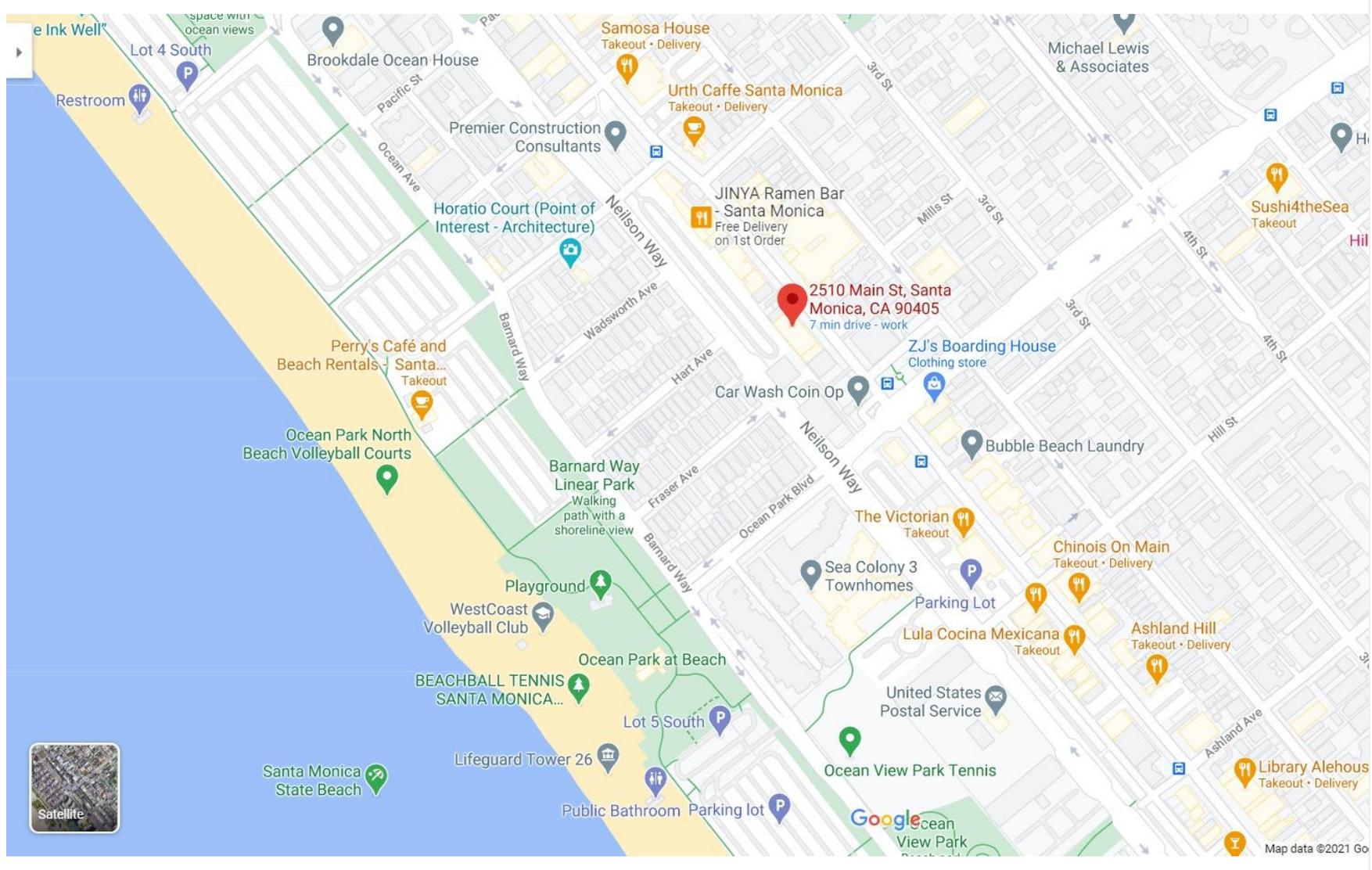


612B Hampton



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.