



FOR LEASE

HAMPTON DRIVE CREATIVE
OFFICE COMPOUND

VENICE
CALIFORNIA

Laura Pozarny, Executive VP
310.458.4100 ext 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive VP
310.458.4100 ext 221
epozarny@muselli.net
DRE License 01304769



AVAILABLE	ALL UNITS ARE AVAILABLE ON AUGUST 1, 2025
PROPERTY HIGHLIGHTS	BEAUTIFUL COMMON AREA PATIO COURTYARD. FLOODED WITH NATURAL LIGHT CREATIVE VENICE VIBE WITH POLISHED CONCRETE FLOORS AND MODERN DETAILS SECURED ACCESS SHARED FURNISHED COURTYARD PREVIOUS TENANTS INCLUDE VIDDY, HEADSPACE, MODERN ANIMAL, WITHIN UNLIMITED, ELODIE GAMES, TWO MOOKTIES, YOUR SUPER, AND FLAT PLANET.
SQUARE FOOTAGE	1,053 SF - 12,218 SF.
PARKING	5 SPACES TOTAL AT NO ADDITIONAL CHARGE.
AREA	LOCATED IN THE HEART OF VENICE AND SILICON BEACH. SHORT WALK TO ABBOT KINNEY RESTAURANTS, MAIN STREET, ROSE AVENUE RETAIL, SERVICES, AND TO VENICE BEACH. NEARBY TENANTS INCLUDE GOOGLE, GIUSTA BAKERY, GOLD'S GYM, THE ROSE RESTAURANT, TACOS POR FAVOR, AND PARADISO CROSSFIT.
DEMOGRAPHICS	\$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.



UNIT DETAILS

UNIT #	SQUARE FEET	RENT	DESCRIPTION
610	1,053 SF	\$5.75 + NNN'S OF \$1.77 PER SF	BEAUTIFULLY BUILT OUT CREATIVE OFFICE. PRIVATE PATIO. KITCHEN. 2 BATHROOMS (1 WITH A STEAM SHOWER). SECURED ACCESS.
612 A	2,290 SF	\$5.75 + NNN'S OF \$1.77 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.
612 B	2,187 SF	\$5.75 + NNN'S OF \$1.77 PER SF	OPEN, CREATIVE SPACE WITH HIGH CEILINGS AND NATURAL LIGHT. SKYLIGHTS THROUGHOUT THE SPACE. CYC STAGE. KITCHEN. ROLLUP DOOR OFF THE ALLEY.

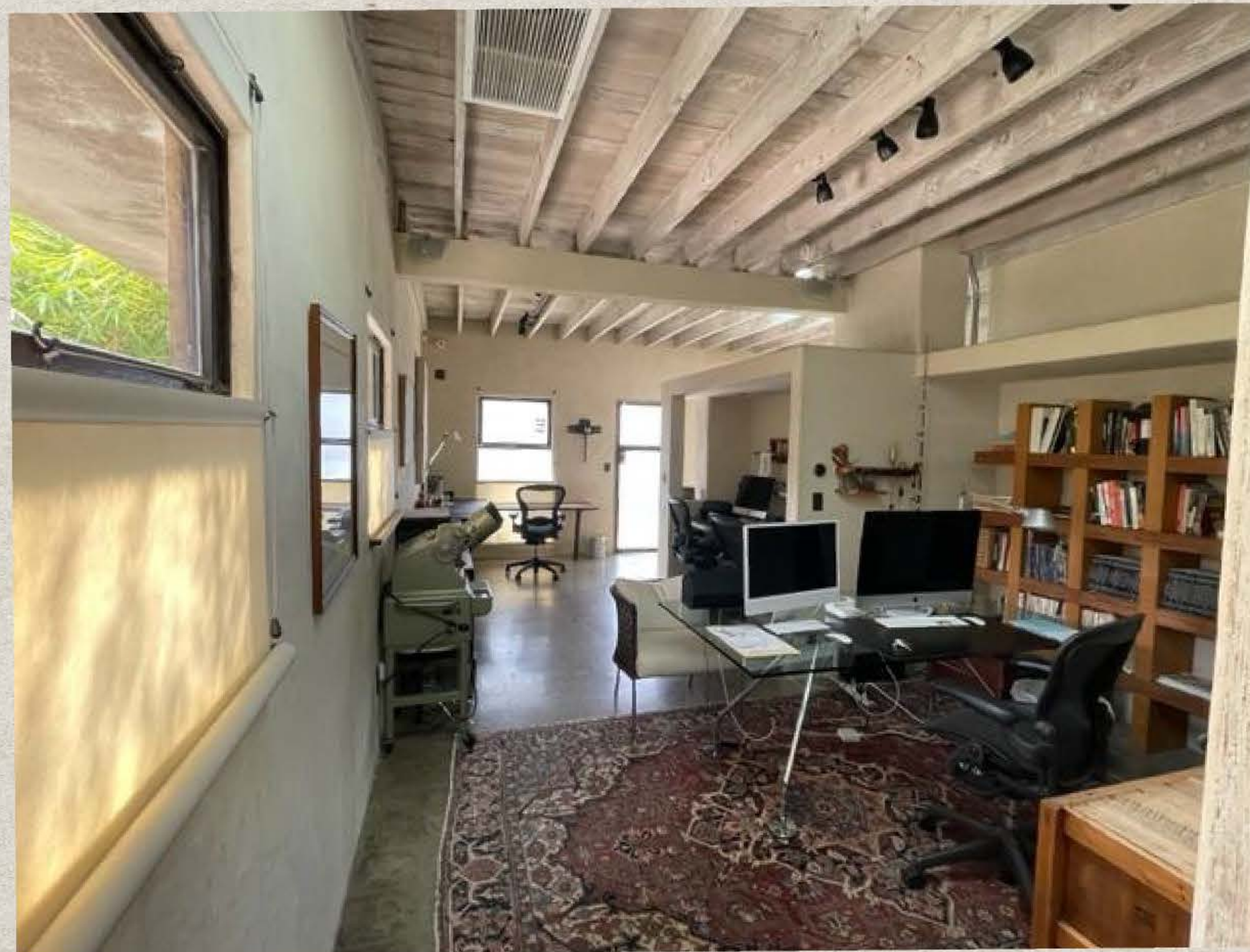


UNIT DETAILS (CONT'D)

UNIT #	SQUARE FEET	RENT	DESCRIPTION
614	2,187 SF	\$5.75 + NNN'S OF \$1.77 PER SF	OPEN, CREATIVE SPACE WITH HIGH CEILINGS AND NATURAL LIGHT. SHARED COMMON AREA PATIO. KITCHEN. 2 BATHROOMS.
616	2,7515 SF	\$5.75 + NNN'S OF \$1.77 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.
618-624	3,532 SF	\$5.75 + NNN'S OF \$1.77 PER SF	OPEN, CREATIVE SPACE WITH HIGH CEILINGS, SKYLIGHTS, AND LOTS OF NATURAL LIGHT. GLASS CONFERENCE ROOM. KITCHEN. 2 BATHROOMS. STORAGE AREA.

MUSELLI COMMERCIAL REALTORS INTERIOR PHOTOS

610 HAMPTON



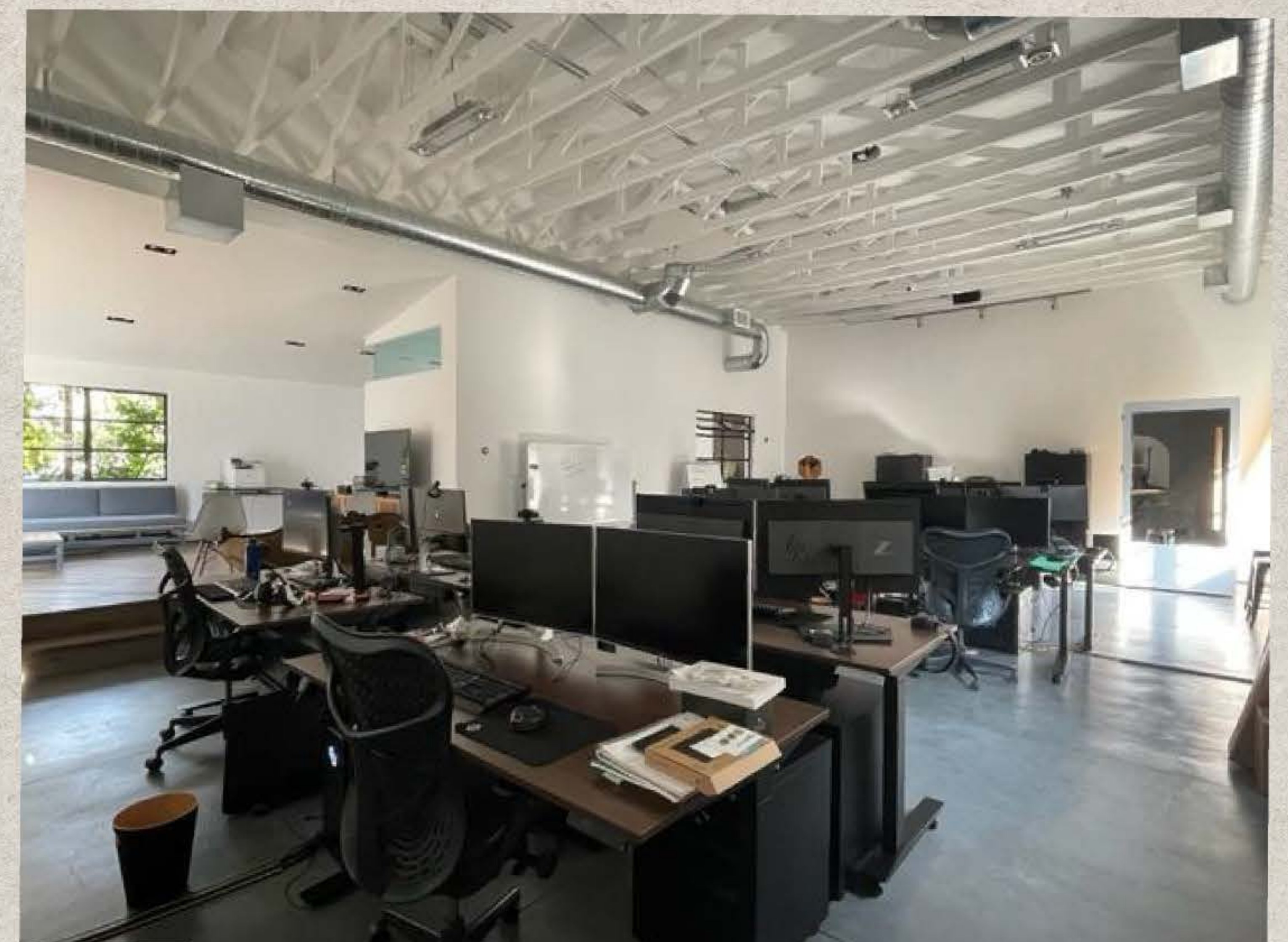
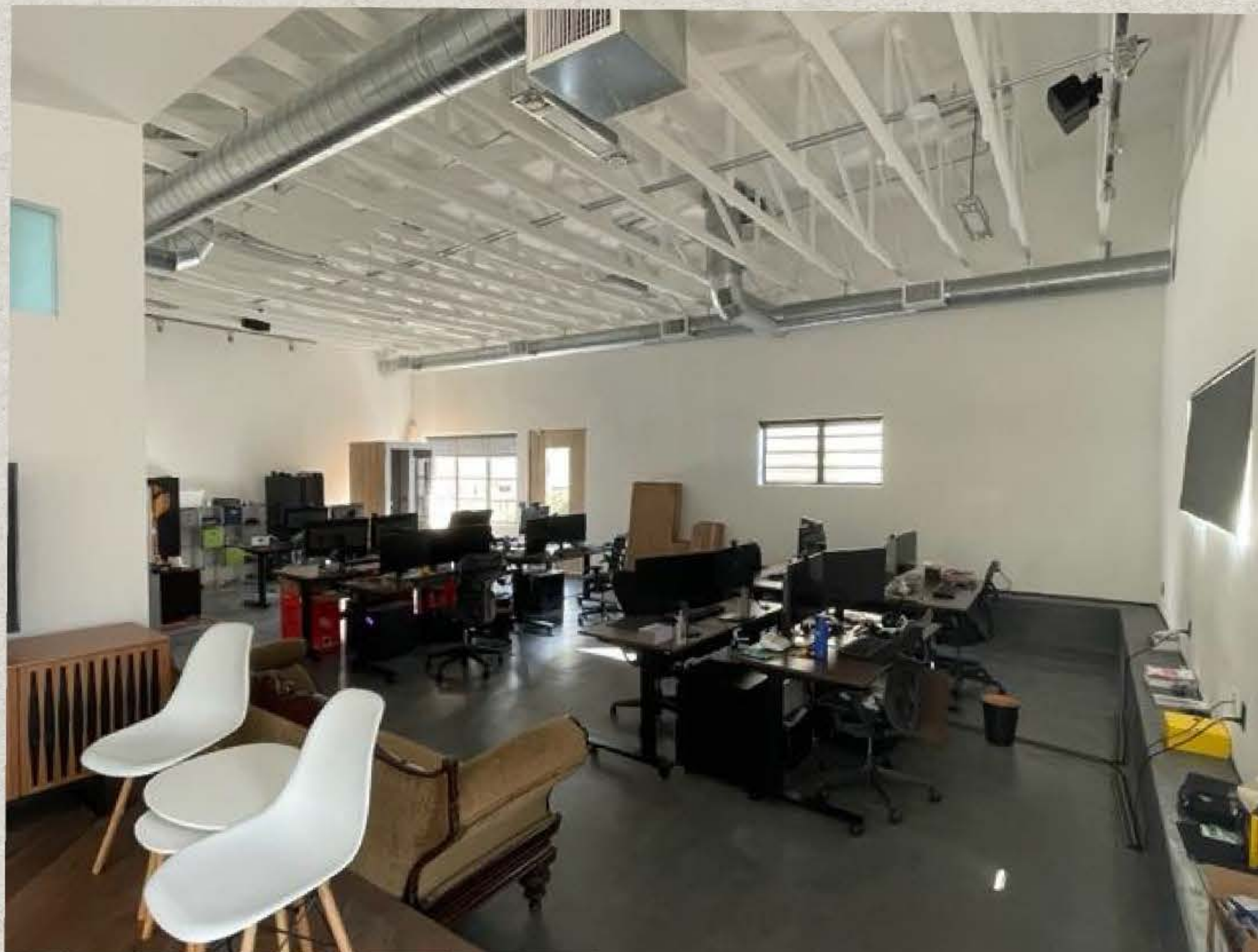
612 A HAMPTON



612 B HAMPTON



614 HAMPTON



616 HAMPTON



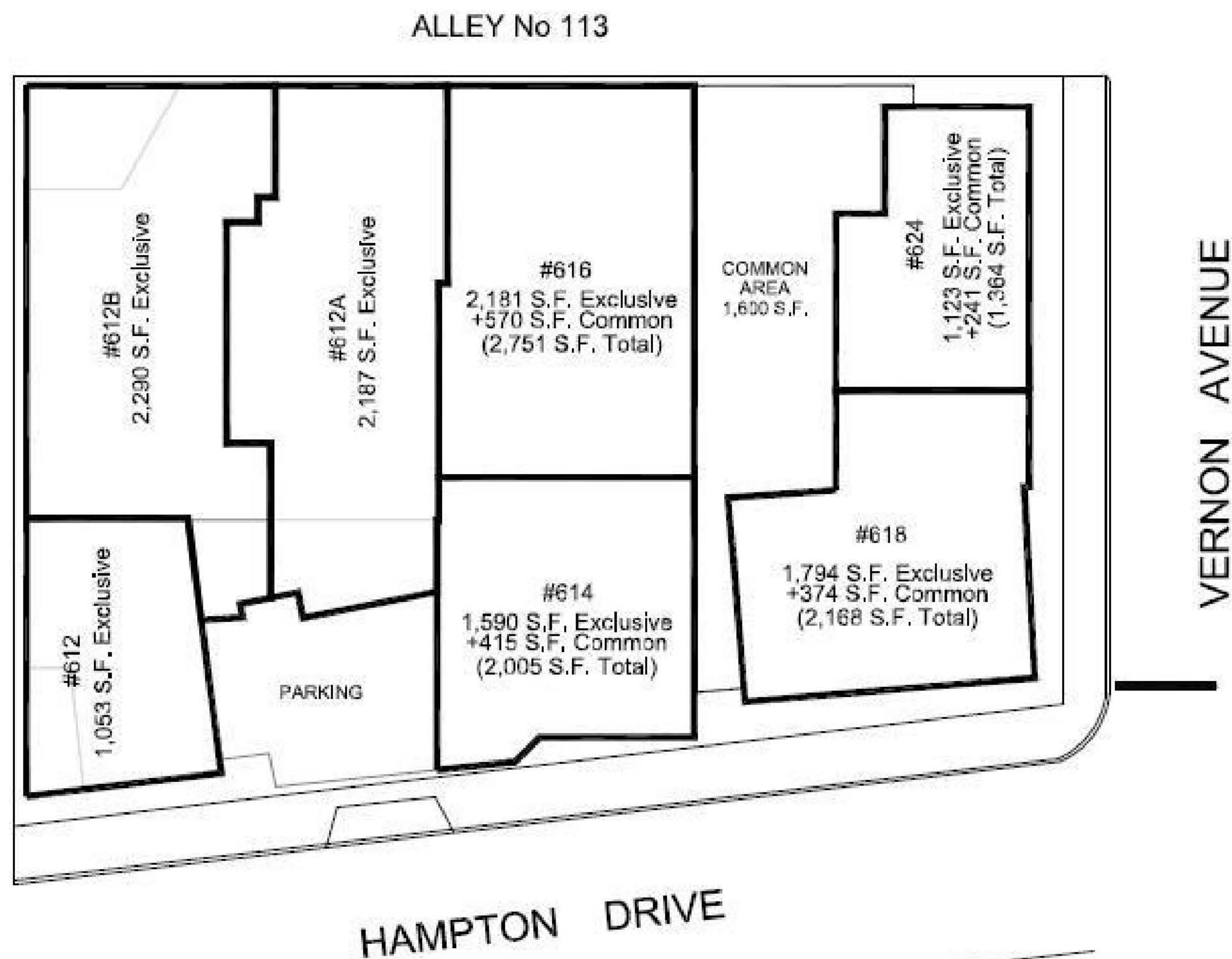
618-624 HAMPTON





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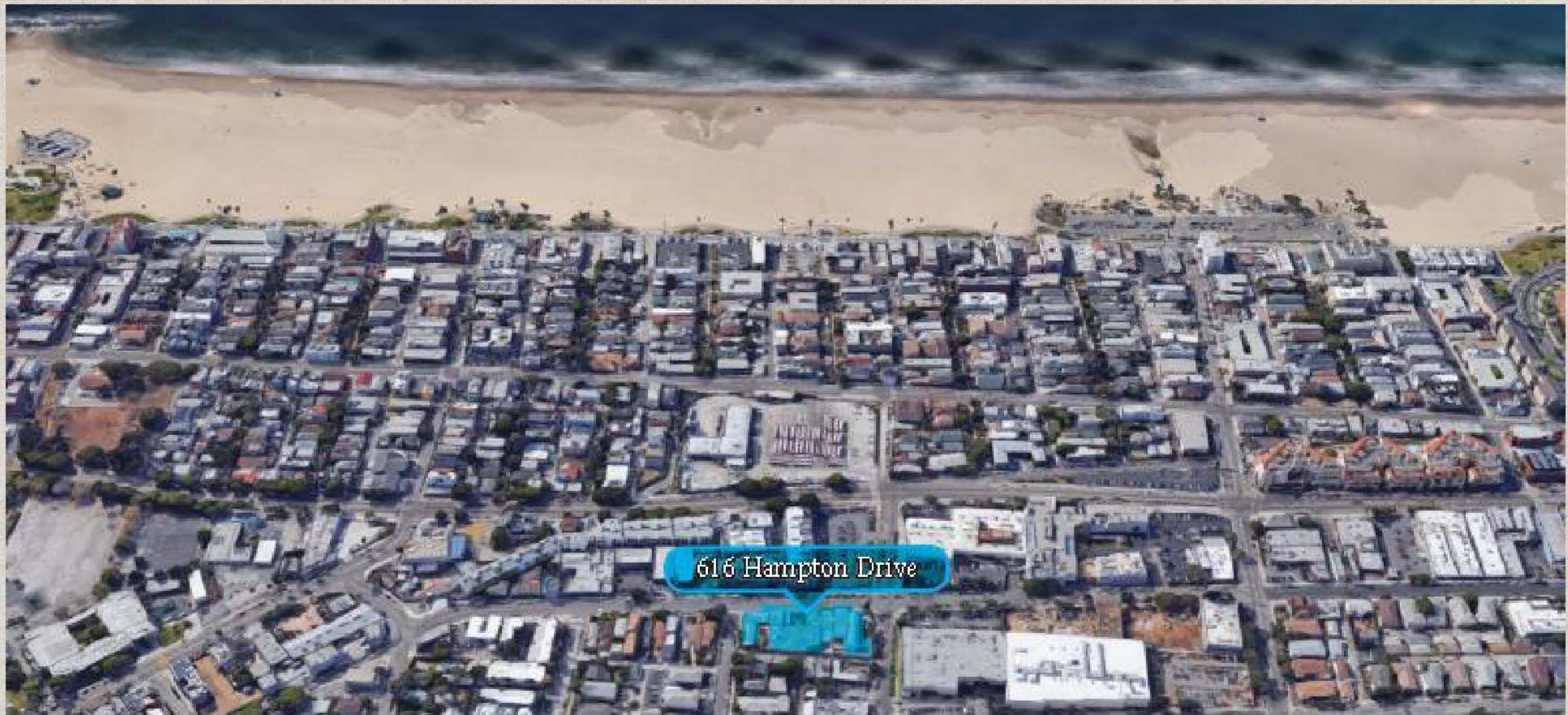
BUILDING & SUITE LAYOUT





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LOCATION MAP



1513 6TH STREET, SUITE 201 A • SANTA MONICA, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 WWW.MUSELLI.NET
DRE BROKER # 00825237

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