

CREATIVE OFFICE FOR LEASE

610-624 Hampton Drive, Venice, CA 90291



HAMPTON DRIVE CREATIVE
OFFICE COMPOUND

VENICE
CALIFORNIA

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CREATIVE OFFICE COMPOUND

AVAILABLE	All units are available August 1, 2025.
PROPERTY HIGHLIGHTS	Hampton Properties has been home and headquarters to SONY/Grand Turismo, Headspace, Elizabeth Murdoch's Vertical, Matt Tolmach Productions, CMI Films, Modern Animal, and META. META is leaving July 31. After that, it can be home to YOU! Inside there are creative offices, sound stages, blue screen stages, and just as important, several creative kitchens.
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, Gjusta Bakery, Gold's Gym, 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
612	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	2,7,515 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.

612 HAMPTON



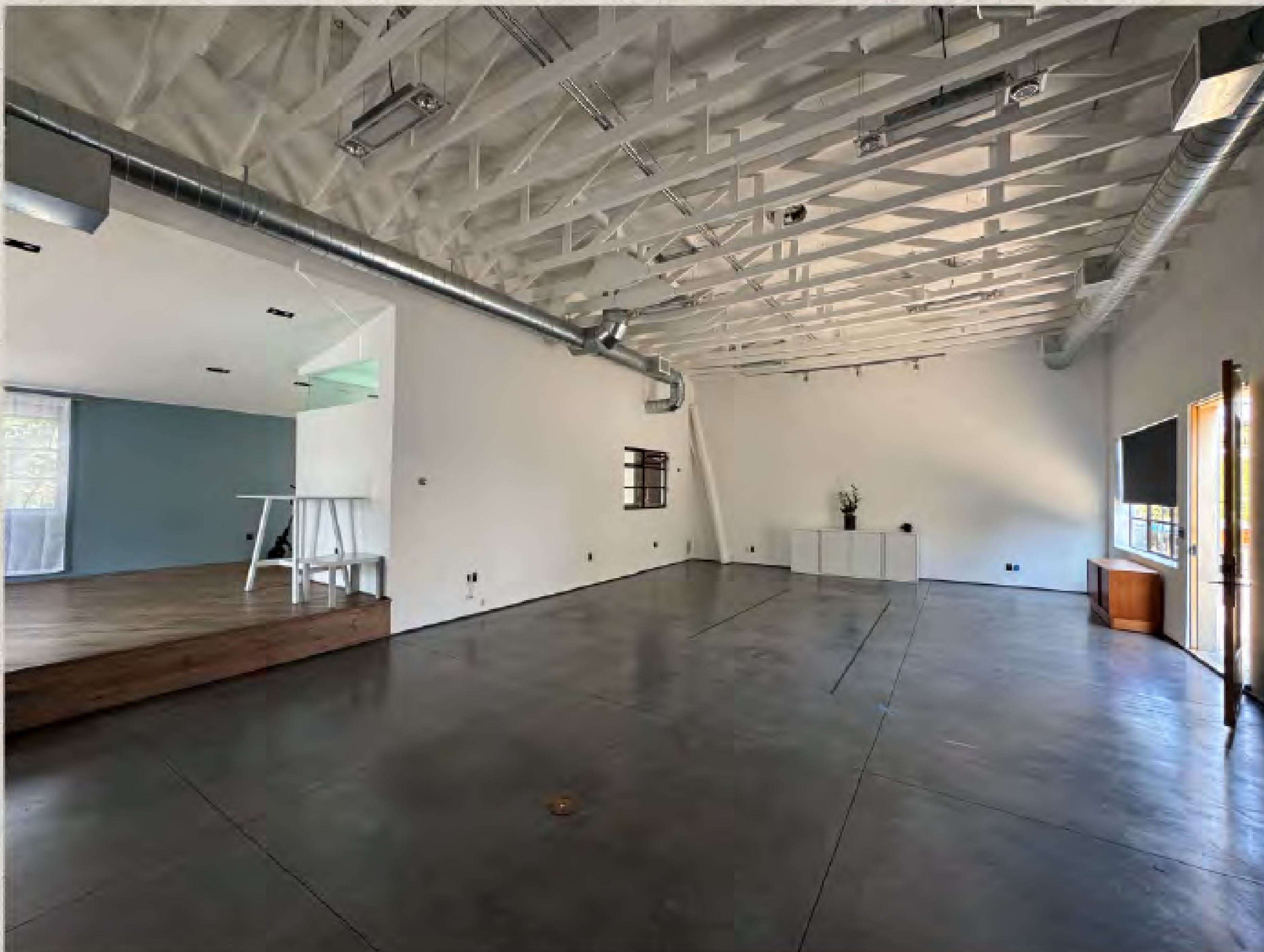
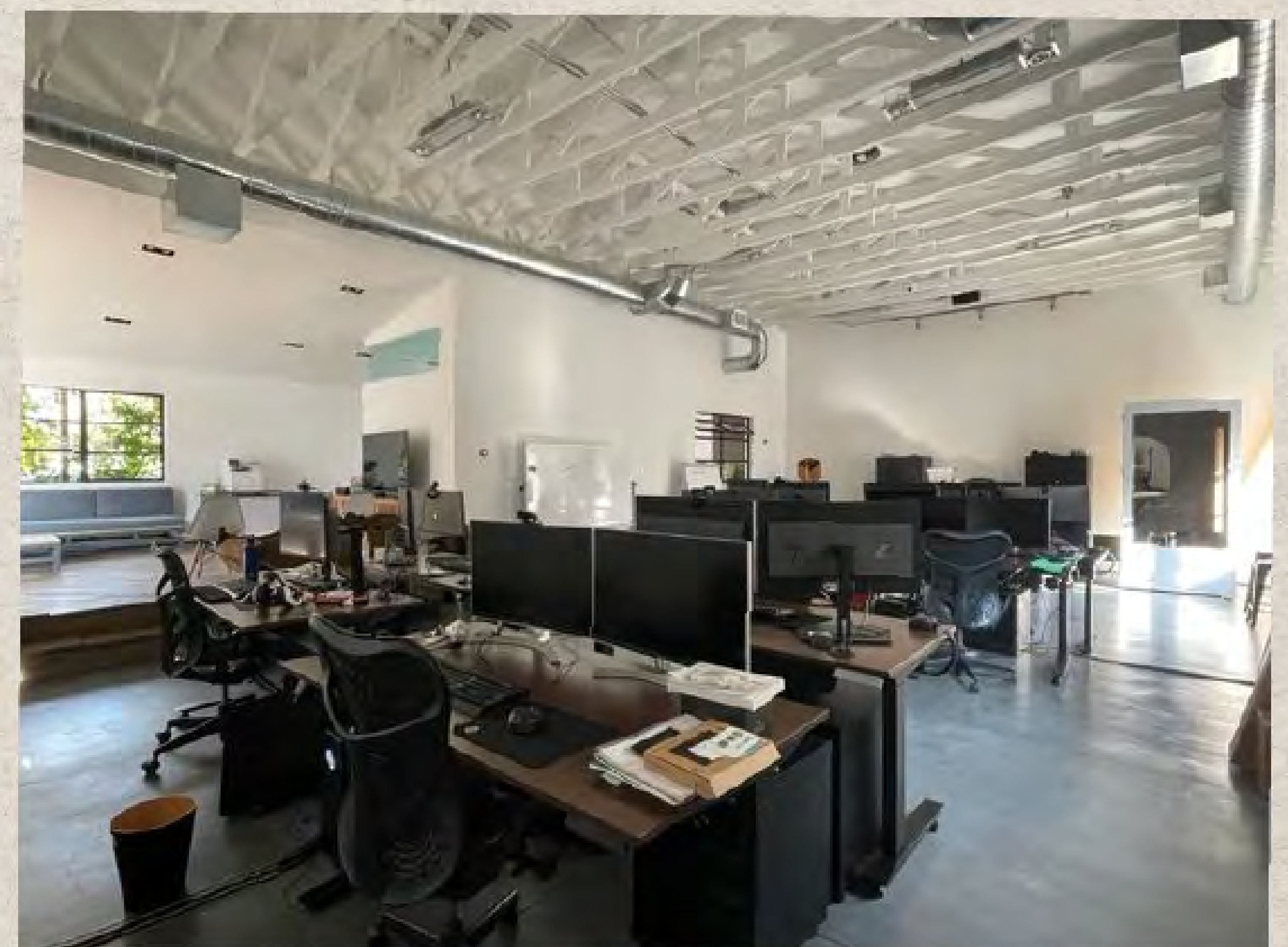
612 A HAMPTON



612 B HAMPTON



614 HAMPTON



616 HAMPTON



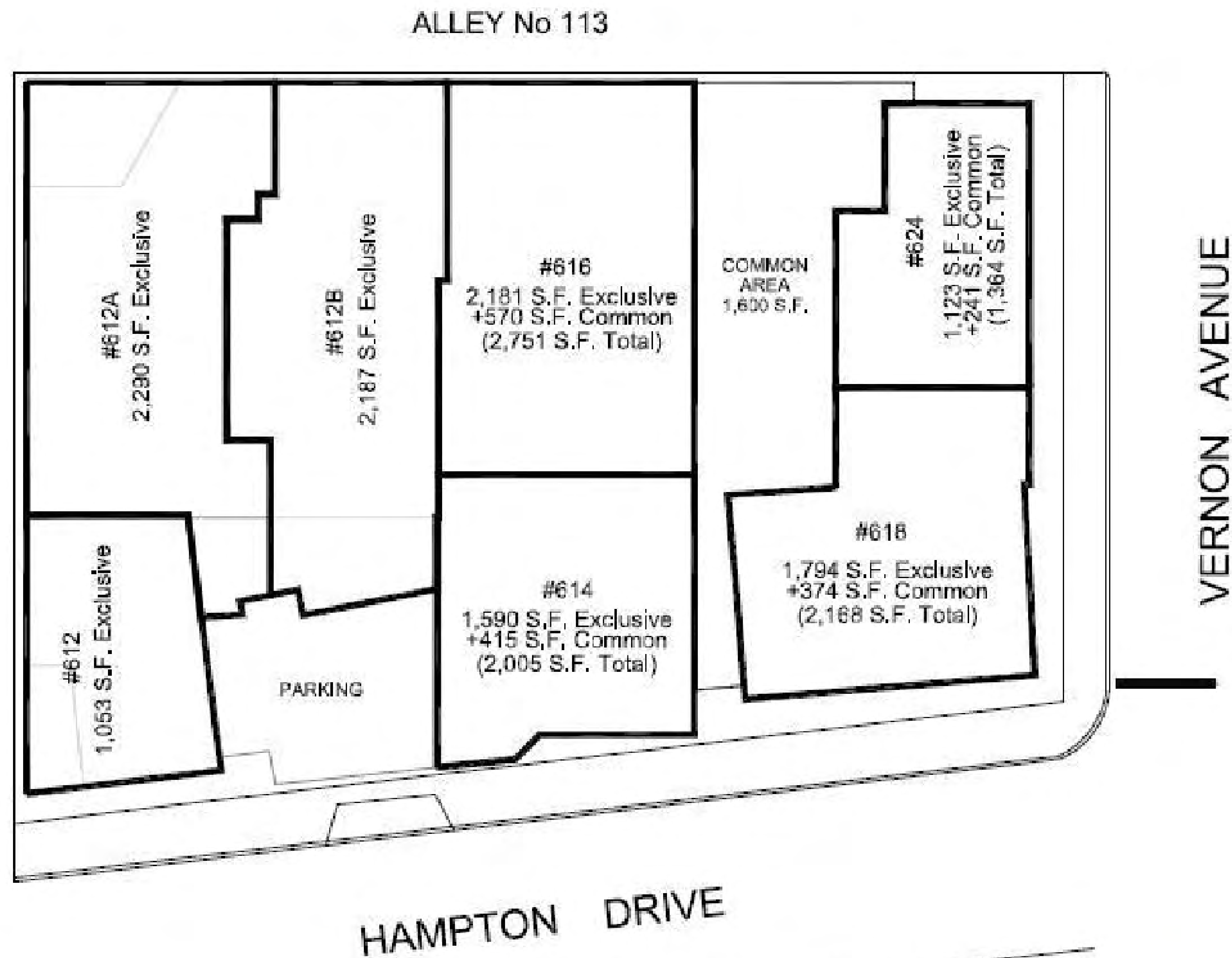
618-624 HAMPTON





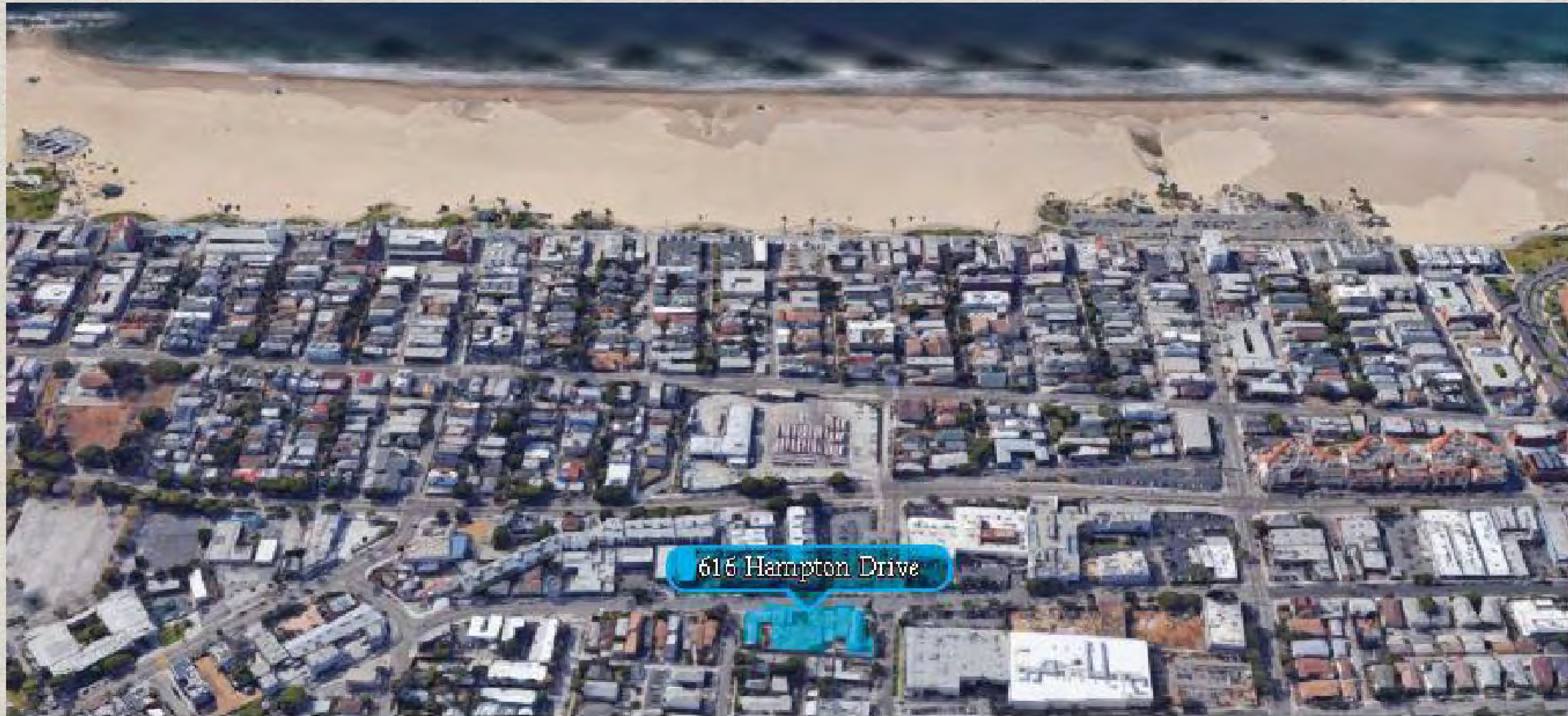
MUSSELLI
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BUILDING & SUITE LAYOUT





LOCATION MAP



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All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 the Broker.
You are advised to conduct an independent investigation to verify all information.