

# LANDLORD REPRESENTATION

## Venice Creative Office Space For Lease



**608 Hampton Drive, Venice, CA 90291**



Laura Pozarny, Executive Vice-President  
(310) 458-4100 ext: 222  
[lpozarny@muselli.net](mailto:lpozarny@muselli.net)  
DRE License 02129230

Evan Pozarny, Executive Vice-President  
310-458-4100 ext: 221  
[epozarny@muselli.net](mailto:epozarny@muselli.net)  
DRE License 01304769

608 Hampton Drive in Venice is centrally located in Prime Silicon Beach! Walk, or bike, to Abbot Kinney Boulevard, the Venice Boardwalk, Marina del Rey, and Santa Monica's Main Street. Dozens of cafes, restaurants, shops, and exercise facilities are only steps away.

**Monthly Lease Rate** \$4.75 per SF+ NNN costs of approximately \$0.35 SF.

**Size** 2,000 square feet.

**Lease Term** 3- 5 Year term.

**Highlights**

- Creative office with contemporary build-out.
- Bright and airy open plan creative office.
- Modern contemporary build-out.
- 1 Conference room.
- 1 private office.
- Workstations.
- Polished concrete floors.

- Kitchen area with refrigerator, sink, and cabinets.
- Server room with separate air-conditioning.
- Security System.
- Bathroom with shower.
- Building designed for maximum privacy.
- Excellent signage is available if desired.

**Parking**

- Secured on-site parking at no additional charge.
- You can park 4 cars in 2 tandem parking spaces at no additional charge.
- Parking can be utilized for outdoor patio and events.
- Parking is accessible off the rear alley through a metal rollup door.

**Location**

Walk, or bike, to Abbot Kinney Boulevard, the Venice Boardwalk, Marina del Rey, and Santa Monica's Main Street. Dozens of cafes, restaurants, shops, and exercise facilities are only steps away.

**Tech Neighbors**

Google, Snapchat, Headspace, Hulu, Chow Now, Google, Postmates, System1, and StackCommerce.

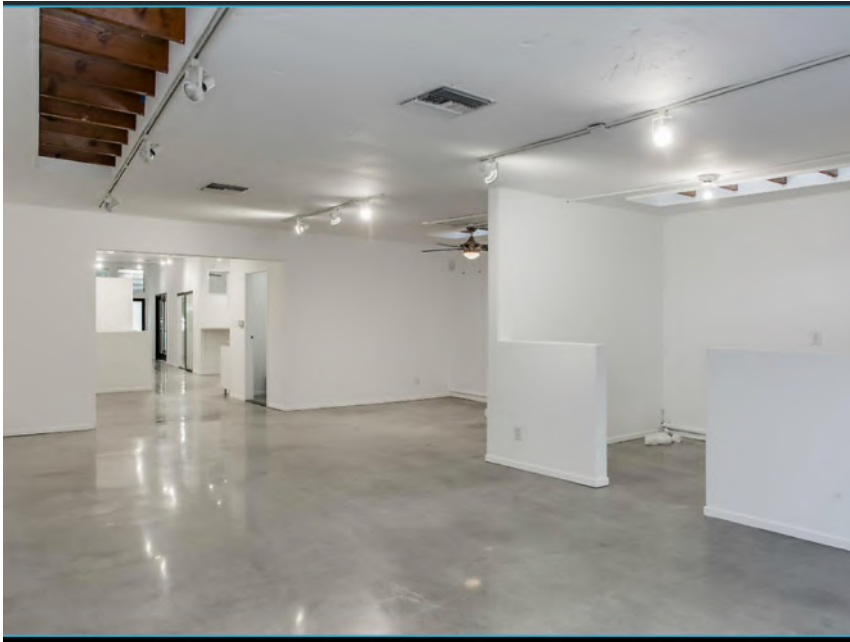
**Tourism** [Click here for information from the Venice Tourism Board.](#)





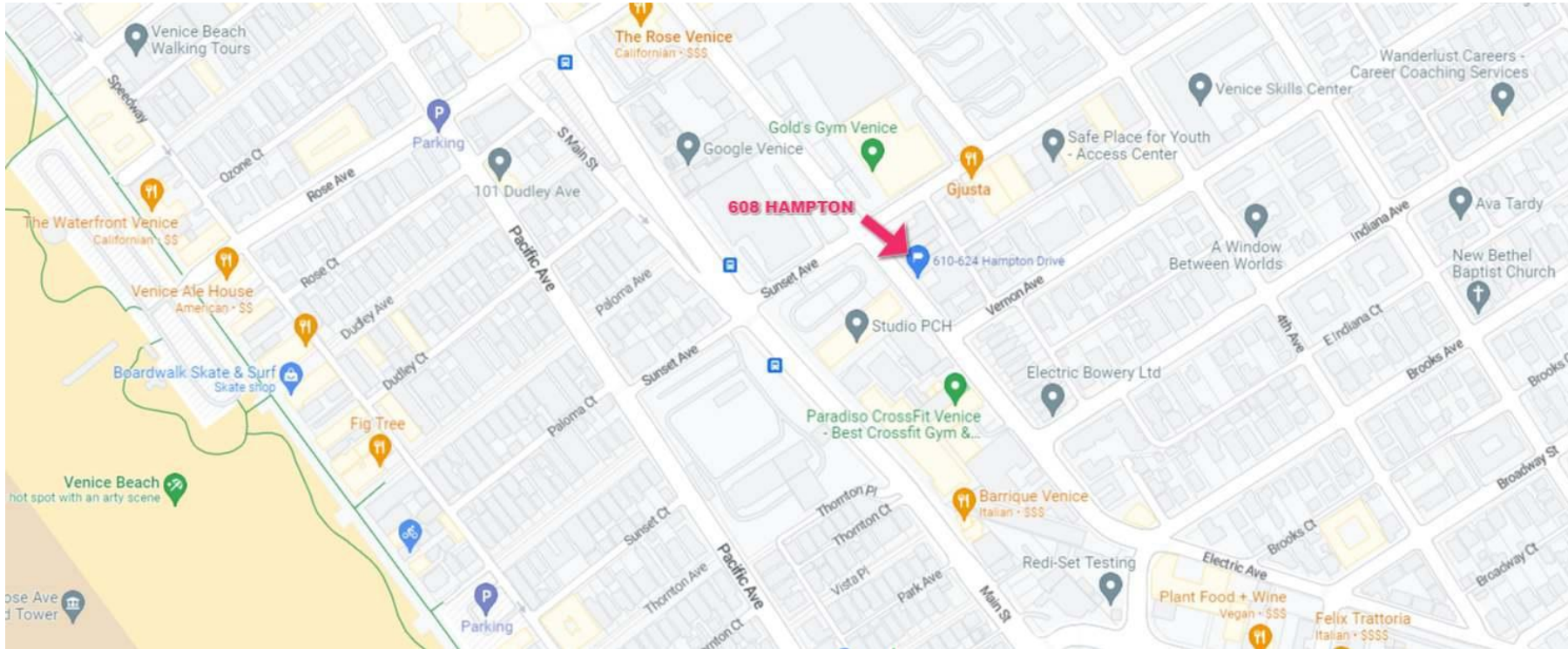
## Photos







## Map View



1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)

DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but 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.