



# **RATE REDUCTION!**

## **LIVE/WORK CREATIVE LOFT FOR LEASE**

### **VENICE, CA**



**Address:** **615 Hampton Drive, Suite D301, Venice, CA 90291**

**Building Size:**

Approximately 1,762 Square Feet.

**Rental Rate:**

~~\$5.50~~ **\$4.95** sq ft NNN

**Date Available:**

July 1, 2019

**Lease Length:**

3 – 5 years.

**Parking:**

- ◆ 1 gated tandem parking space included at no additional charge.

**Description:**

- ◆ 2 story open, creative space with a lot of natural light.
- ◆ Glass conference room.
- ◆ Concrete floors.
- ◆ Full Kitchen.
- ◆ 2 Bathrooms with Showers.
- ◆ 2 Outdoor Patios.
- ◆ NNN's are approximately \$1.03/sq ft.

**Area:**

- ◆ Prime Venice location in the heart of Silicon Beach.
- ◆ A few blocks from Google, Abbot Kinney, and Santa Monica.

**Agent:**

Evan Pozarny (310) 458-4100 Ext. 221 DRE # 01304769 [epozarny@muselli.net](mailto:epozarny@muselli.net)

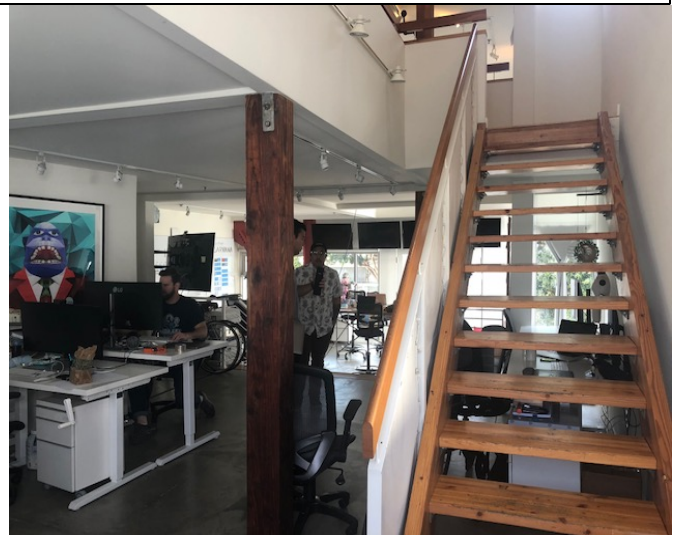
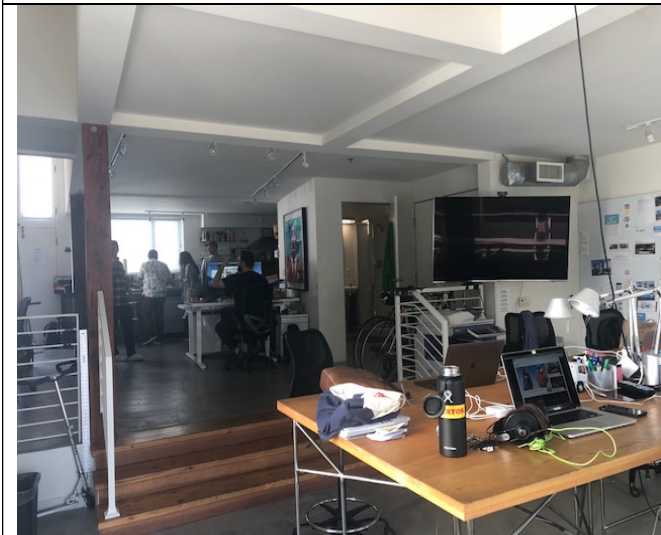
**1513 6<sup>th</sup> Street, Suite 201 A □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100**

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

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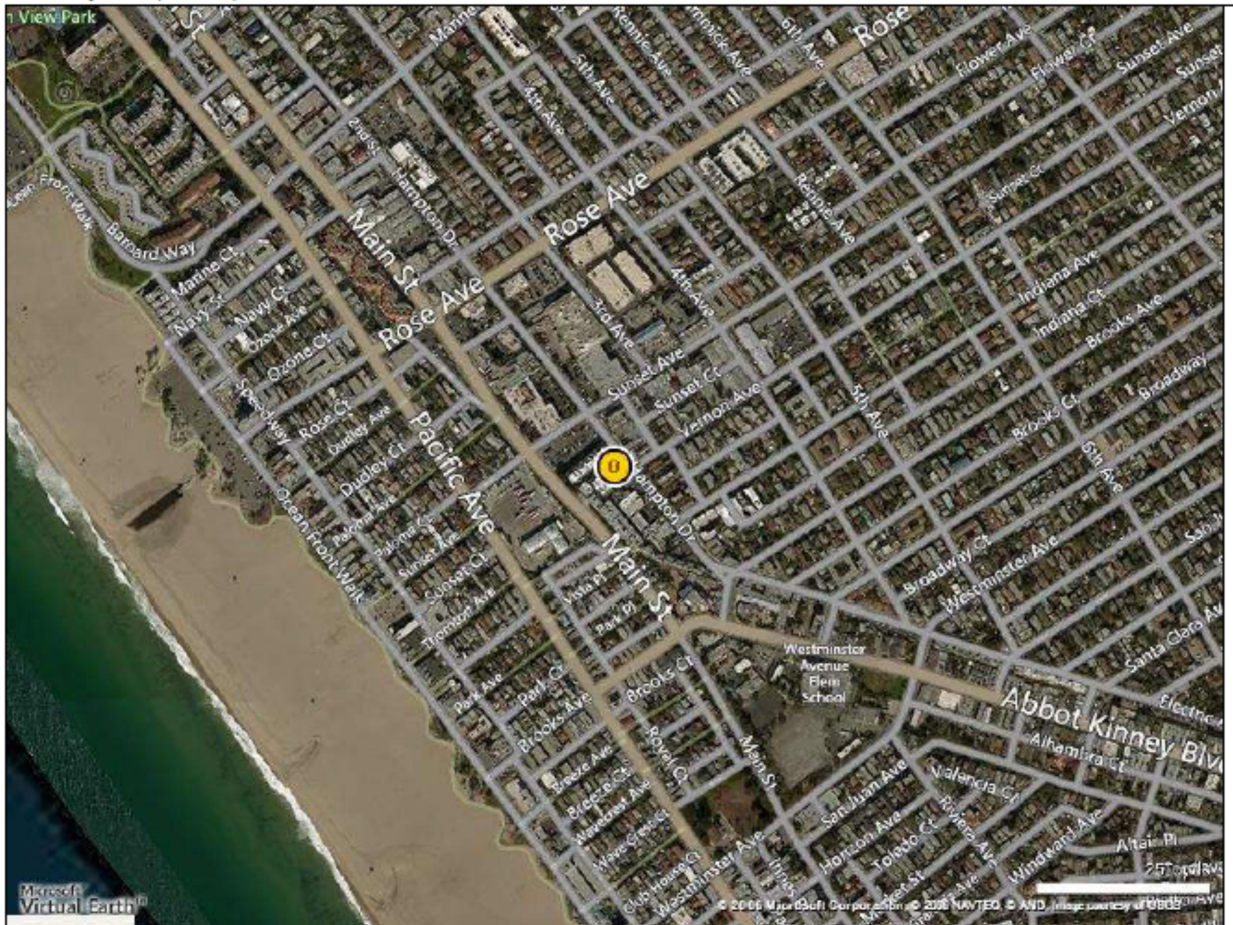




# 615 Hampton Drive, Suite D301, Venice, CA 90291 Aerial View

Hampton 615 Aerial View

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