



# Creative Offices for Lease

## 612 Hampton Drive

### Venice, CA 90291



**2,100 sq ft office space for lease – Available September 2011**

**Address:** 612 Hampton Drive, Venice, CA 90291

**Space Description:**

- ◆ ~~612 Hampton Drive~~—Magnificent, creative space approximately 2,100 sq ft consisting of 2 large open rooms with high ceilings and concrete floors. The space also contains a 1,000 sq ft insert stage, bolthaupt kitchen, and bathroom. ~~—\$4.00/per sq ft NNN LEASED!~~
- ◆ ~~616 Hampton Drive~~—2,181 sq ft consisting of large reception area, kitchen, full bath, server room, glass walled office, open area, 2 edit bays/support rooms, 2 large offices or possible conference room, and a shared outdoor patio. ~~—LEASED!~~
- ◆ ~~624 Hampton Drive~~—1,009 sq ft consisting of wood floors, large open, bright space, bathroom, and a 172 sq ft private patio. ~~—\$3.50/per sq ft NNN LEASED!~~

**NNN Charges** ◆ NNN charges are approximately \$.82/per sq ft, which include property taxes, insurance on the building, CAM charges, electric, and water. Tenant is responsible for phone, internet, and janitorial.

**Parking:** ◆ 1 space per suite at no additional charge. Additional parking available at Gold's Gym.

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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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**612 Hampton Drive, Venice, CA 90291**



**612 Hampton – Exterior**



**612 Hampton - Insert Stage and open area**



**612 Hampton – Bolthaup Kitchen**



**612 Hampton – Front Room**



**612 Hampton – Front Room**



**612 Hampton – Back Room**