## CREATIVE OFFICE FOR LEASE

624 Hampton Drive, Venice, CA 90291



HAMPTON CREATIVE COMPOUND

VENICE CALIFORNIA

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### CREATIVE OFFICE COMPOUND

AVAILABLE

August 1, 2025

PROPERTY HIGHLIGHTS

Hampton Properties has been home and headquarters to SONY /Grand Tourismo, Headspace, Elizabeth Murdoch's Vertical, Matt Tomach Productions, CMI Films, Modern Animal, and most recently META.

The office offers an open, creative space with high ceilings, skylights, and lots of natural light. Features a glass conference room, kitchen, two bathrooms and storage area.

SQUARE FOOTAGE

3,532 SF

RENT

\$6.27 + NNN'S OF \$1.77 PER SF

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.



## IUNIT PHOTOS I









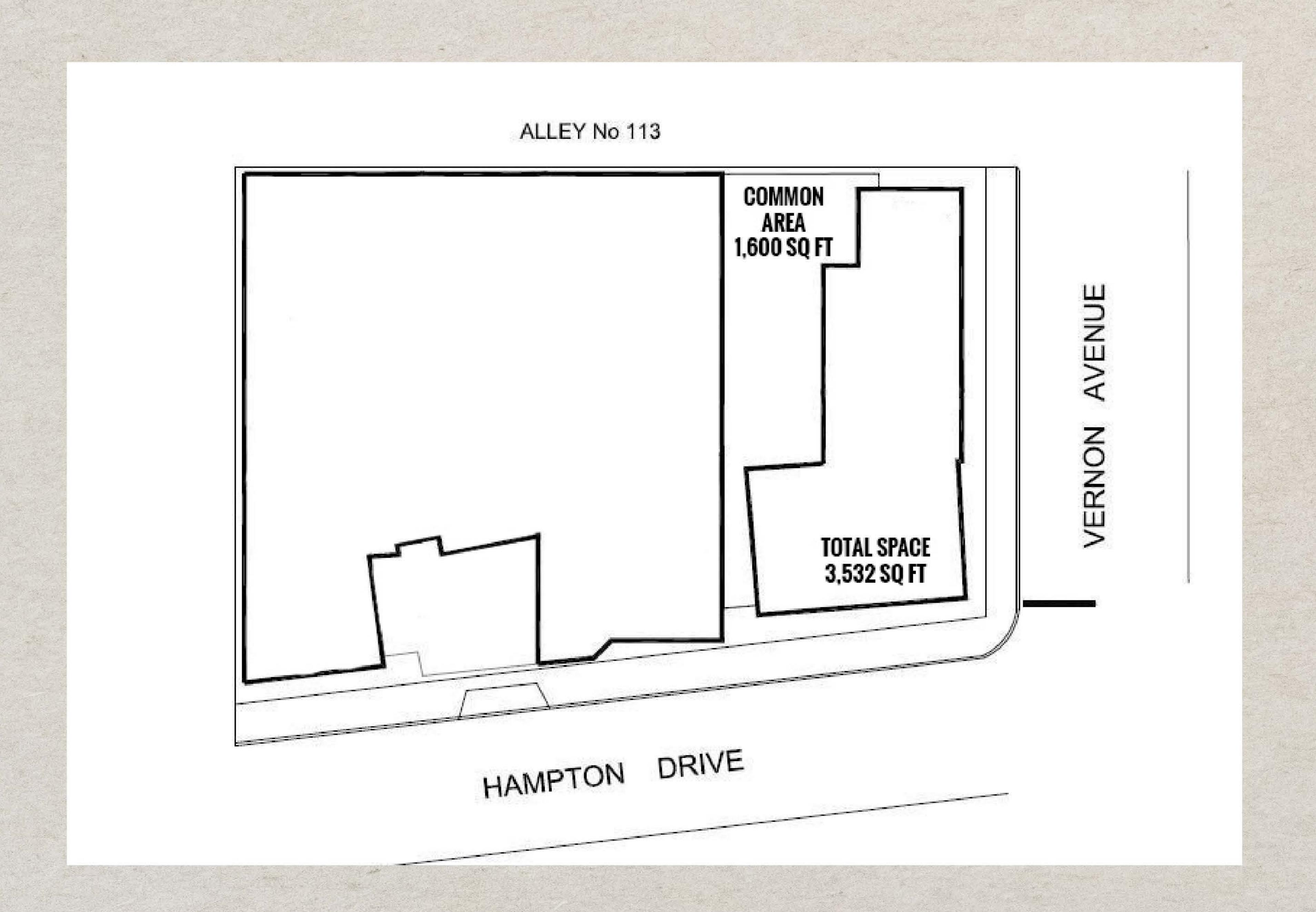






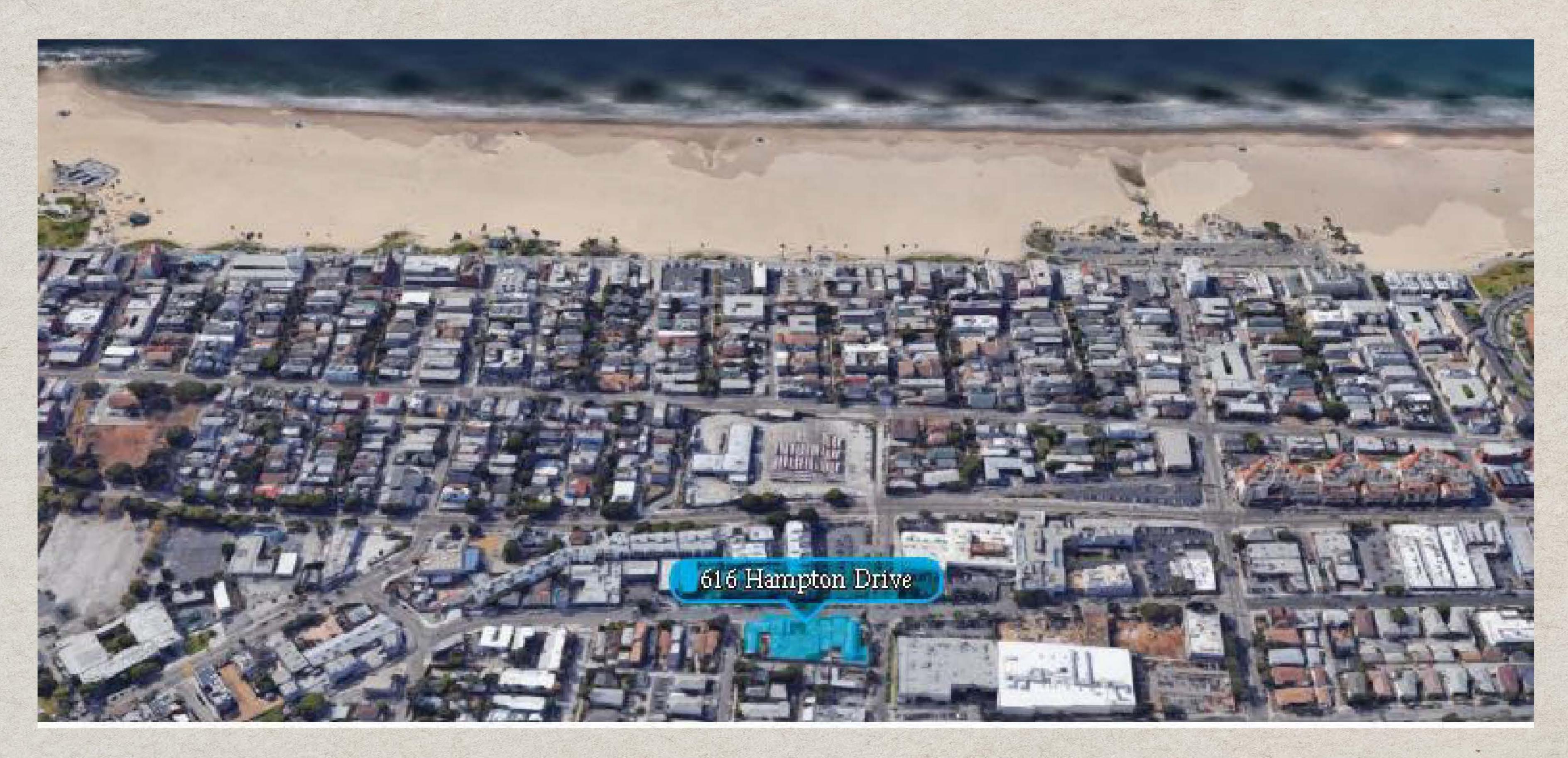


# MUSELLI BUILDING & SUITE LAYOUTI COMMERCIAL REALTORS





#### LOCATION MAP



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All measurements are approximate and have not been verified by the Broker.

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