

825 HAMPTON DRIVE

— VENICE, CA 90291 —

THE GATEWAY TO ABBOT KINNEY



CREATIVE OFFICE COMPOUND FOR LEASE OR SALE



ADDRESS

825 Hampton Drive
Venice, CA 90291

USE

Creative Office Compound

SIZE

BUILDING A:	±140 SF
BUILDING B:	±640 SF
BUILDING C:	±480 SF
BUILDING D:	±1,500 SF
BUILDING E:	±630 SF
BUILDING F:	±516 SF
BUILDING G:	±960 SF
BUILDING H:	±640 SF
TOTAL:	±5,506 SF

PRICE

Available upon Request

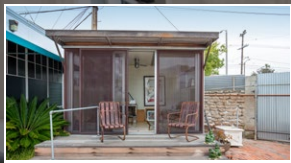
LOT SIZE

±18,487 SF/±0.42 AC

HIGHLIGHTS

- This creative compound consists of: five office structures, 10 container units remodeled as luxury post production edit bays, a garden, projector wall, recreation areas, and ample space for parking
- Gated spacious compound
- Located on the corner of Hampton Dr/Electric Ave and Brooks Ave, just north of Abbot Kinney Blvd
- Close to many restaurants and retail stores on Abbot Kinney Blvd
- Approximately a six minute walk from the Venice Boardwalk (0.3 miles away)





BUILDING A: ±140 SF



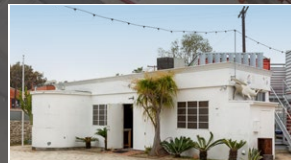
**BUILDING B: ±640 SF
BUILDING C: ±480 SF**



BUILDING D: ±1,500 SF



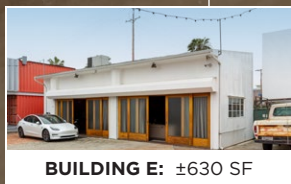
PATIO AREA



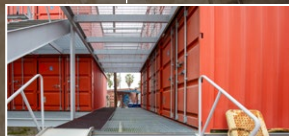
BUILDING F: ±516 SF



BAR AREA

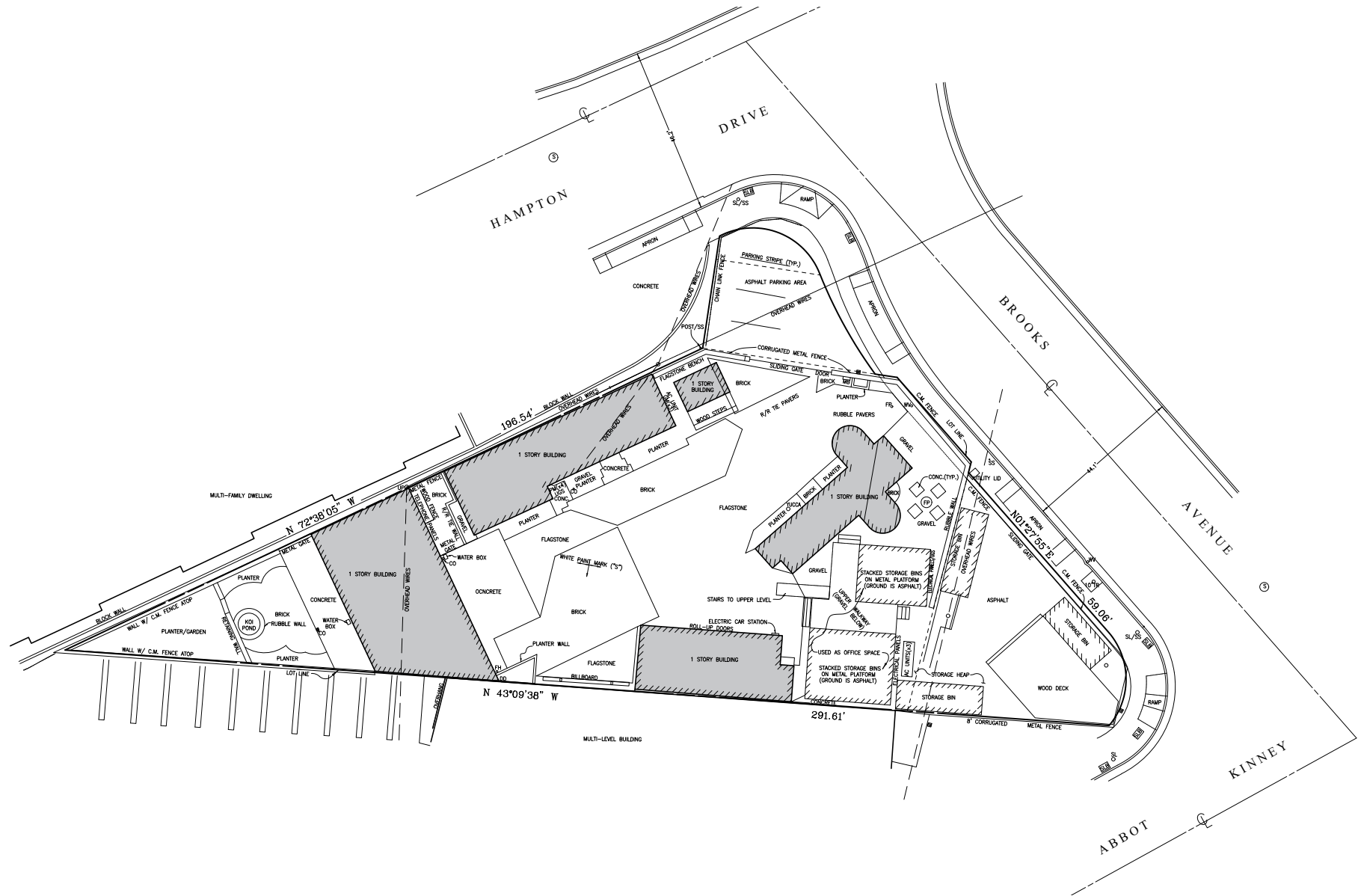


BUILDING E: ±630 SF



**BUILDING G: ±960 SF
BUILDING H: ±640 SF**

**STACKED STORAGE
CONTAINERS**

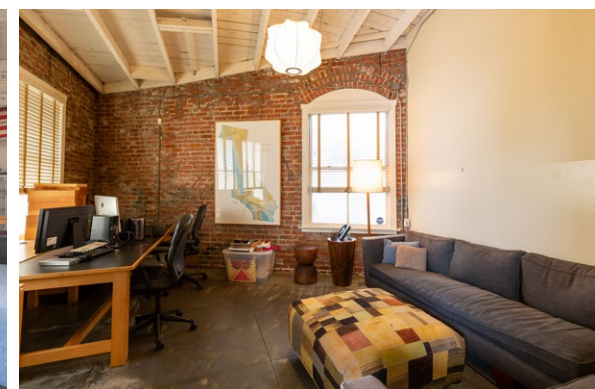




BUILDING B & C

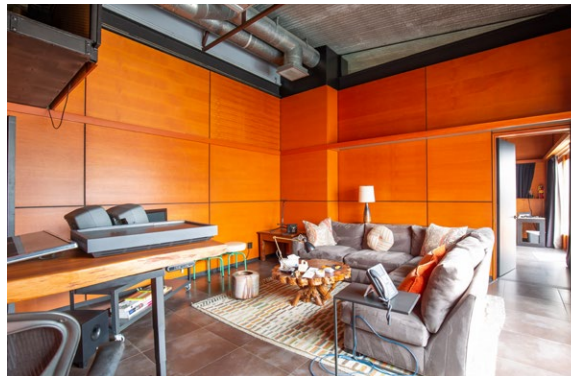


BUILDING D

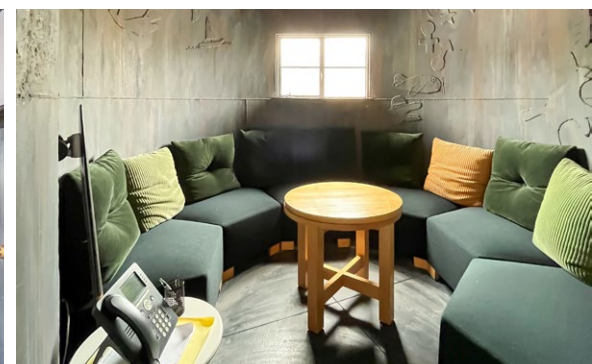
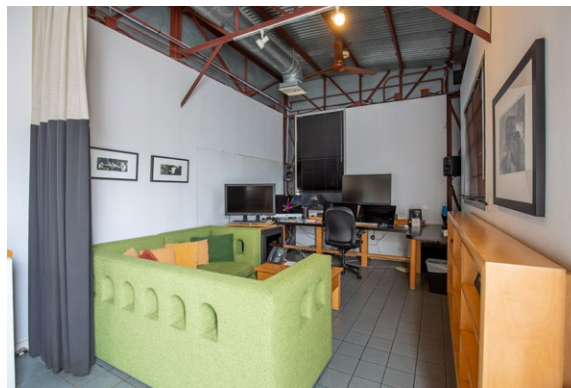




BUILDING E



BUILDING F





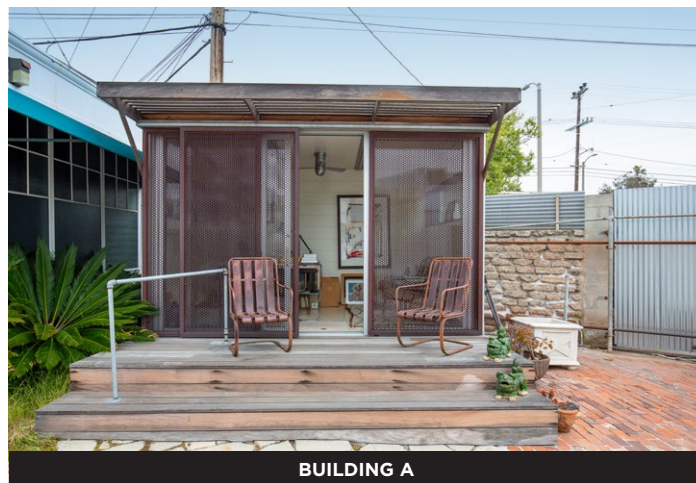
STREET VIEW FROM HAMPTON DR/ELECTRIC AVE



STREET VIEW FROM BROOKS AVE



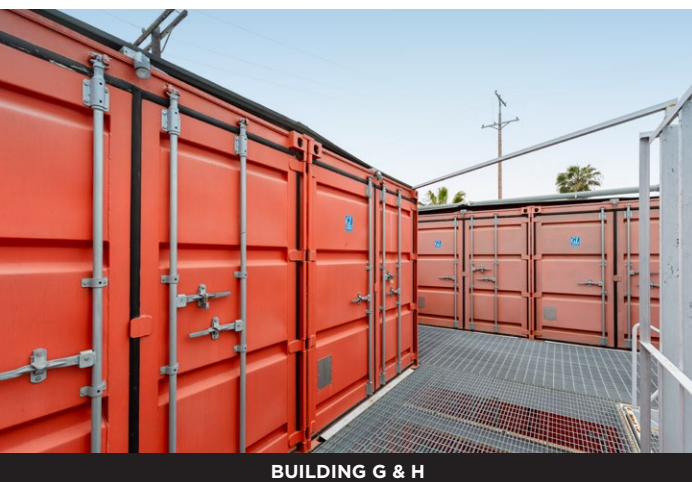
PATIO AREA



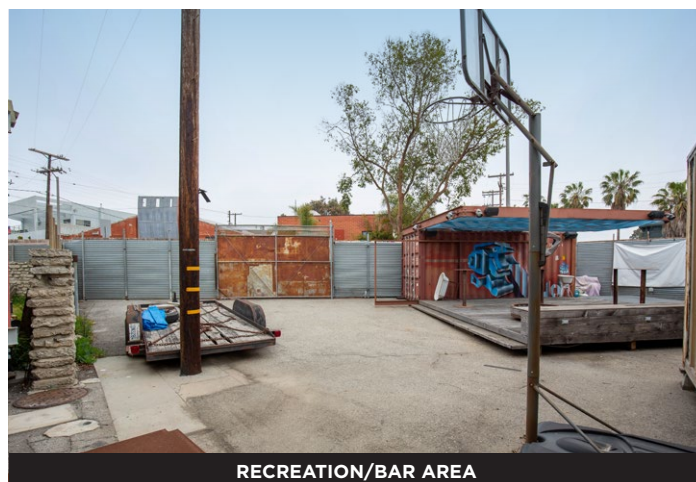
BUILDING A



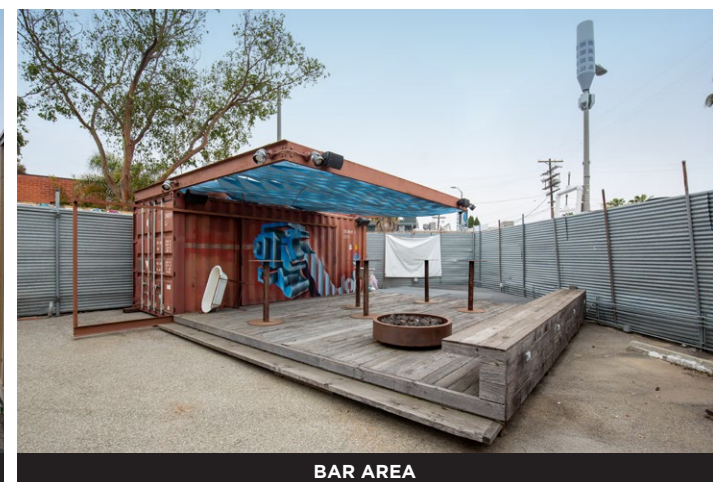
PATIO AREA



BUILDING G & H



RECREATION/BAR AREA



BAR AREA



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