

8271 Melrose Ave

Los Angeles, CA 90046

CREATIVE OFFICE OPPORTUNITY

ON TRENDY MELROSE AVE FOR LEASE

8271



COMMERCIAL
ASSET GROUP

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PROPERTY HIGHLIGHTS

SPACE SIZE

SUITE 101: $\pm 1,143$ RSF (HAS SINK)

SUITE 200: $\pm 1,700$ RSF (HAS SINK & RESTROOM)

RENTAL RATE

NEGOTIABLE

TERM

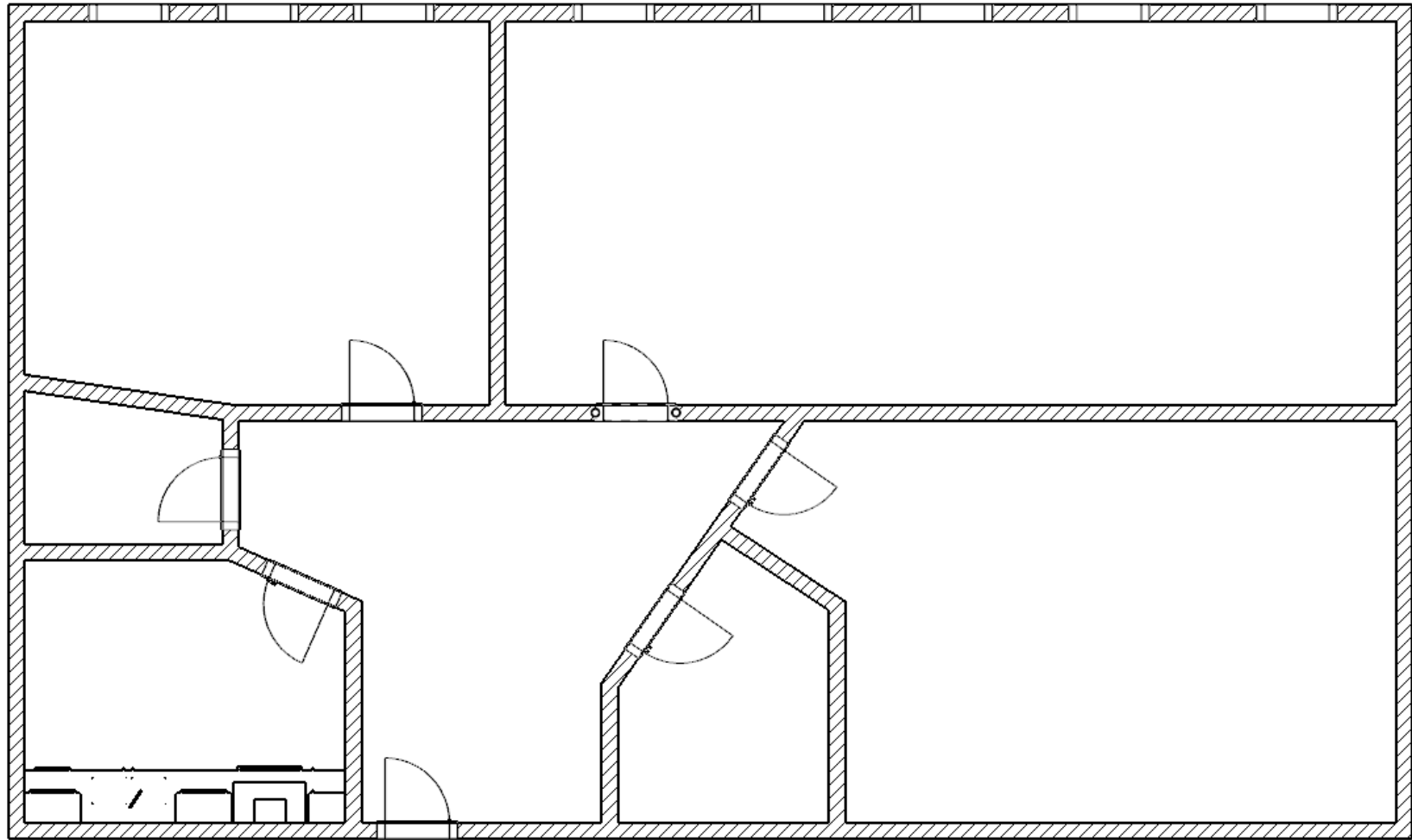
1 - 3 YEARS

PARKING

\$190/MO (TANDEM)

- Executive office, glassed-in conference room, reception, large open space work area, luxury flooring, and operable windows
- Centralized location in Los Angeles, adjacent to West Hollywood, Hollywood, and Beverly Hills
- Quiet, professional office building that caters to all businesses and types of tenants
- Current tenant mix of Therapists, Entertainment Companies, Clothing Designers, and Real Estate Offices
- A multitude of amenities including great restaurants within walking distance
- Small individual office suites are available as well as multi-office larger suites. Ideal opportunity to move your office out of your home. Ability to start small and expand later on
- Janitorial service empties trash cans in suites daily

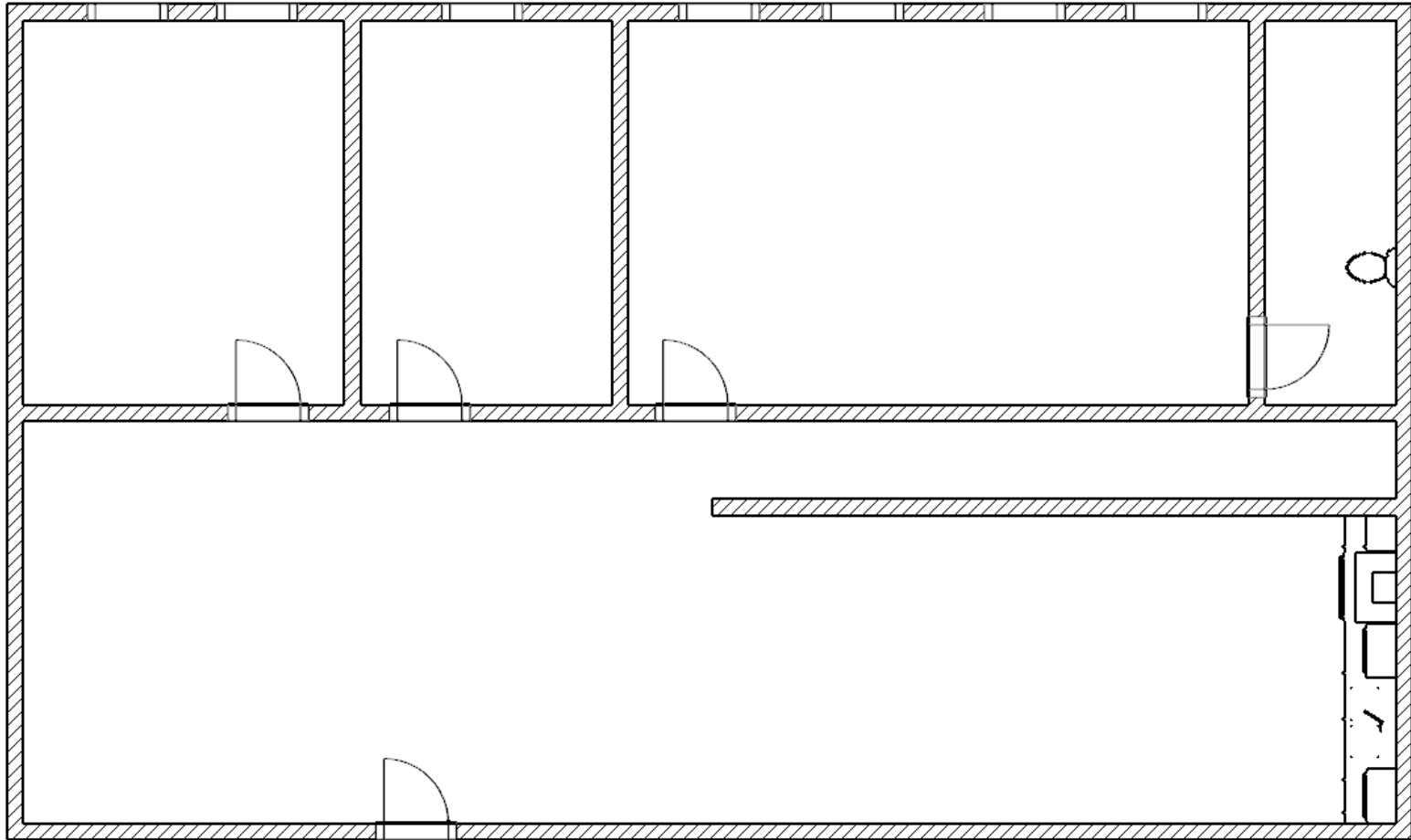
SUITE 101 FLOOR PLAN: $\pm 1,143$ RSF



SUITE 101 PHOTOS



SUITE 200 FLOOR PLAN: ±1,700 RSF



SUITE 200 PHOTOS



AERIAL





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