



## OFFICE / RETAIL SPACE FOR LEASE

7207 MELROSE AVE. *LOS ANGELES, CA 90046*



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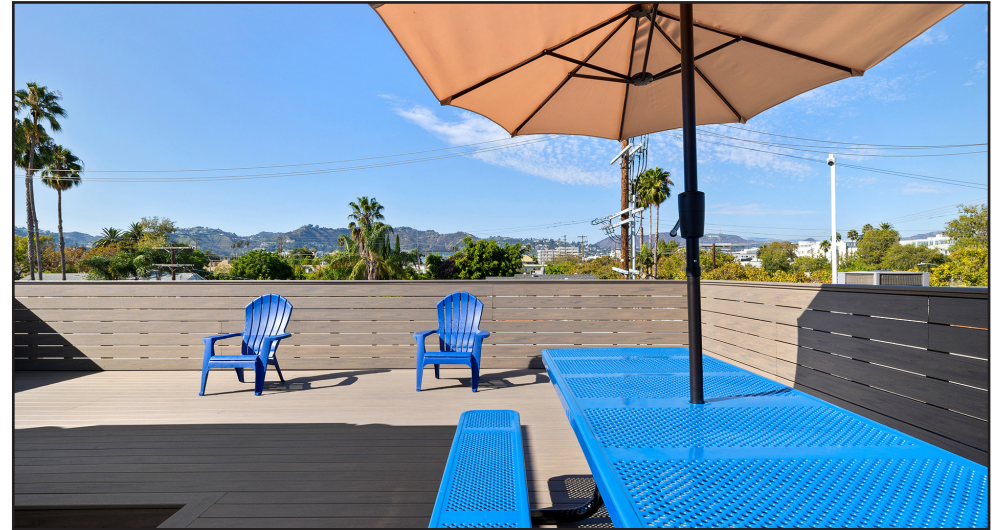
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# PROPERTY FEATURES

7207 MELROSE AVE. *LOS ANGELES, CA 90046*



## 4,183 SQFT OF OFFICE / RETAIL SPACE

- ◆ PRIME MELROSE LOCATION WITH STRONG FOOT TRAFFIC
- ◆ NEWLY RENOVATED PROPERTY WITH DESIGNER FINISHES AND HIGH CEILINGS
- ◆ ULTRA SECURED BUILDING WITH CAMERAS THROUGHOUT
- ◆ ROOFTOP DECK WITH VIEWS AND PERFECT FOR ENTERTAINING
- ◆ SECURED PARKING LOT AND PLENTIFUL OFF-STREET PARKING
- ◆ ONE LARGE CONFERENCE ROOM & ONE MEETING ROOM
- ◆ FOUR OTHER PRIVATE OFFICES & THREE CALL BOOTHS
- ◆ SEVERAL OPEN WORK AREAS THROUGHOUT; ONE WITH BUILT-IN WORK STATIONS
- ◆ BEAUTIFUL KITCHEN WITH ISLAND AND TWO SUB-ZERO REFRIGERATORS
- ◆ FOUR PRIVATE BATHROOMS (ADA COMPLIANT)
- ◆ HIGH-SPEED FIBER WITH CAT-6 WIRING
- ◆ ROLL-UP DOOR ACCESSIBLE FROM THE REAR ALLEY
- ◆ SPACE CAN BE DELIVERED AS CURRENTLY FURNISHED
- ◆ **PERFECT FOR MOST RETAIL & OFFICE USES:** CREATIVE OR SHARED OFFICE SPACE(S), ART GALLERY, FASHION SHOWROOM, AD AGENCY, TATTOO/BARBER/SALON, SCHOOL & MANY OTHER USES



# INTERIOR PHOTOS

7207 MELROSE AVE. *LOS ANGELES, CA 90046*





# AERIAL MAP

7207 MELROSE AVE. LOS ANGELES, CA 90046



## NEARBY FAVORITES IN THE AREA...AND PLENTY MORE TO DISCOVER!

### ◆ FEATURED BUSINESSES:

LALA'S ARGENTINE GRILL, FLOWIN CAFE, LUCIFERS PIZZA, MILK BAR, TATSU RAMEN, PINK'S HOT DOGS, CHIPOTLE, HOT WINGS CAFE, BLU JAM CAFE, CALIFORNIA CHICKEN CAFE, TARGET, BEST BUY, RALPHS, TRADER JOE'S, SPROUTS

### ◆ NEARBY TRANSPORTATION:

SUBWAY—HOLLYWOOD/HIGHLAND, HOLLYWOOD/VINE, HOLLYWOOD/WESTERN, WILSHIRE/WESTERN, WILSHIRE/NORMANDIE

COMMUTER RAIL—UNION STATION, GLENDALE, DOWNTOWN BURBANK, BURBANK-BOB HOPE AIRPORT