
OFFERING MEMORANDUM

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FOR LEASE

7207 MELROSE AVE

LOS ANGELES, CA 90046

\$4.50 MG PER MONTH

PROPERTY DESCRIPTION

Ultra-private, unassuming building with luxury, high-end interior features, and high-security design. Great spaces for entertaining, premium furnished conference rooms, and multiple private offices. Also available is a retail space on Melrose, not included in this unit. Building is fully upgraded with Fiber internet to the building, a redundant CAT 6 network to 72 workstations. Built-in custom furniture to maximize use of space.

Kitchen and Bathrooms are ultra high-end and made for clientele that expect a premium experience. It would be a great space for a technology or entertainment company in need of fast internet and a high networked, hard wired capability/server room. Also, a great space as a showroom for all types of client hosting needs. One of the only buildings with legal, zoned entertainment space on roof deck with views of the Hollywood Hills with full A/V setup. Located in the Melrose Arts District, listed privately, the owner prefers discretion and is looking for the right tenant. Owner will keep second unit in the space.

Please call Chris Mara at 310.927. 5865 to discuss.



BUILDING SIZE

± 6,500* SF

AVAILABLE CONTIGUOUS SPACE

± 5,000* SF

PROPERTY TYPE

Office/Retail

SUBTYPE

Creative Office

TOTAL BUILDING SUITES

2

TENANCY

Multiple (2 Units)

BUILDING HIGHLIGHTS

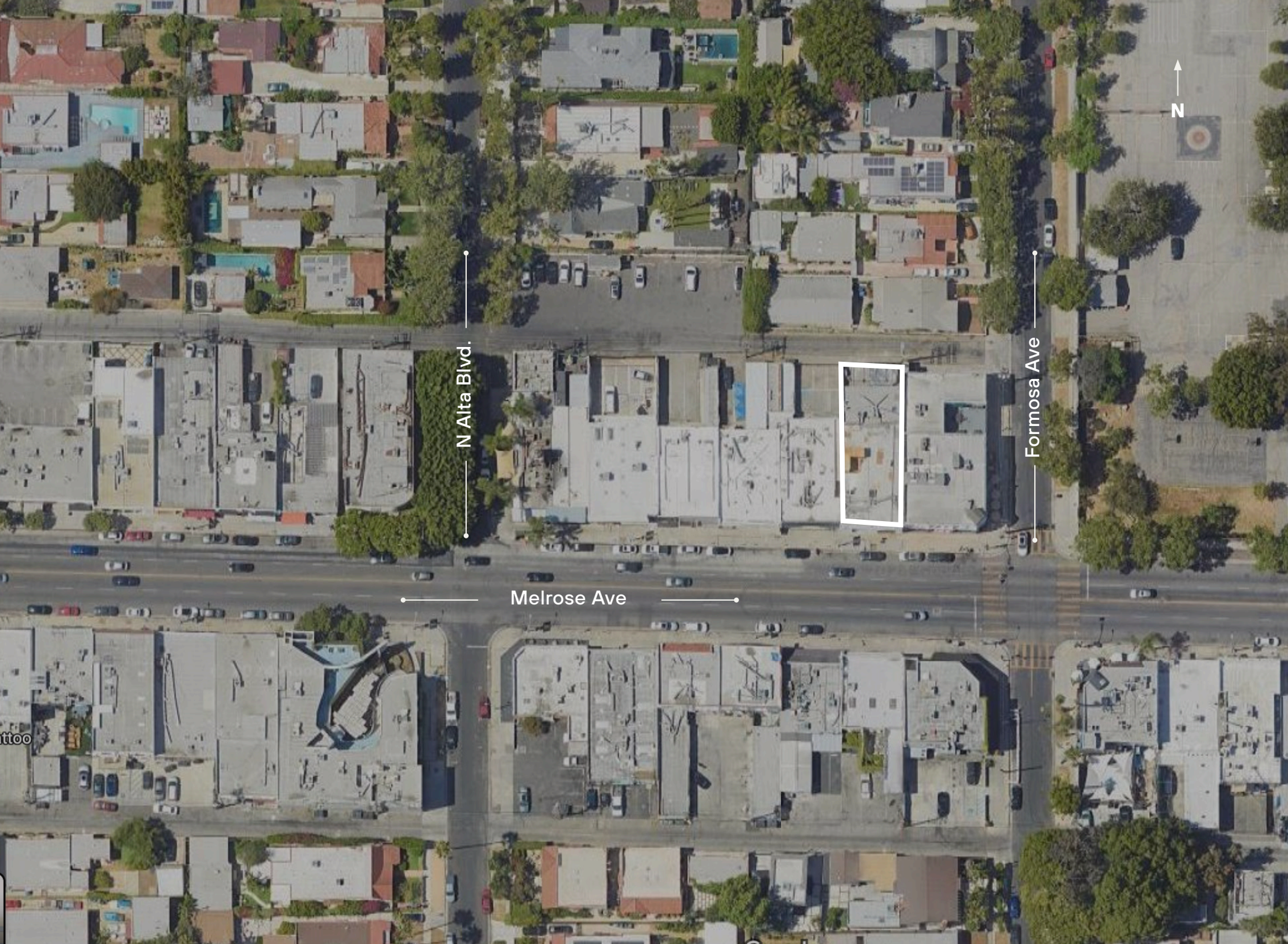
- NATURAL LIGHT
- PRIVATE BATHROOMS
- SURROUNDED BY A PREMIER COLLECTION OF BOUTIQUES, RESTAURANTS, AND ART GALLERIES
- ADVANCED SECURITY BUILDING
- CAMERA-MONITORING THROUGHOUT BUILDING
- HIGH-END HOSTING/ENTERTAINING KITCHEN, 2 SUB-ZERO REFRIGERATORS, 2 MICROWAVES, FULL QUARTZITE COUNTERS AND BACKSPLASH, OVERSIZED SINK, BUILD OUT BREAKFAST NOOK FOR FILTERED WATER, COFFEE, AND APPLIANCES, AS WELL AS SNACK SHELVES
- 4 PRIVATE OFFICES
- 2 LARGE CONFERENCE ROOMS
- 2 OPEN WORK PIT/LOFT AREAS WITH 30+ NETWORKED STATIONS
- 4 BATHROOMS
- 3 STORAGE CLOSETS
- UPGRADED CAT-6 WIRING THROUGHOUT, FROM SERVER ROOM TO 72 WIRED CAT-6 PLUGS PERFECT FOR HIGH SPEED INTRANET SETUP, ALSO HIGH-SPEED WIRELESS UNIQUITY SYSTEM THROUGHOUT
- BUILT IN CUSTOM DESKS
- INTERNET: FIBER
- FURNISHED CONFERENCE ROOMS WITH BRAND-NEW TECHNOLOGY (AVAILABLE AS PART OF LEASE)
- ALL OFFICE CHAIRS AND FURNITURE ALSO AVAILABLE WITHIN LEASE
- SURROUND SOUND SYSTEM THROUGHOUT ROOFTOP DECK WITH PERGOLA (VIEW OF THE HOLLYWOOD SIGN AND A/V SETUP)
- ROLL-UP DOOR FOR EASY LOAD IN
- 4 GATED PARKING SPOTS









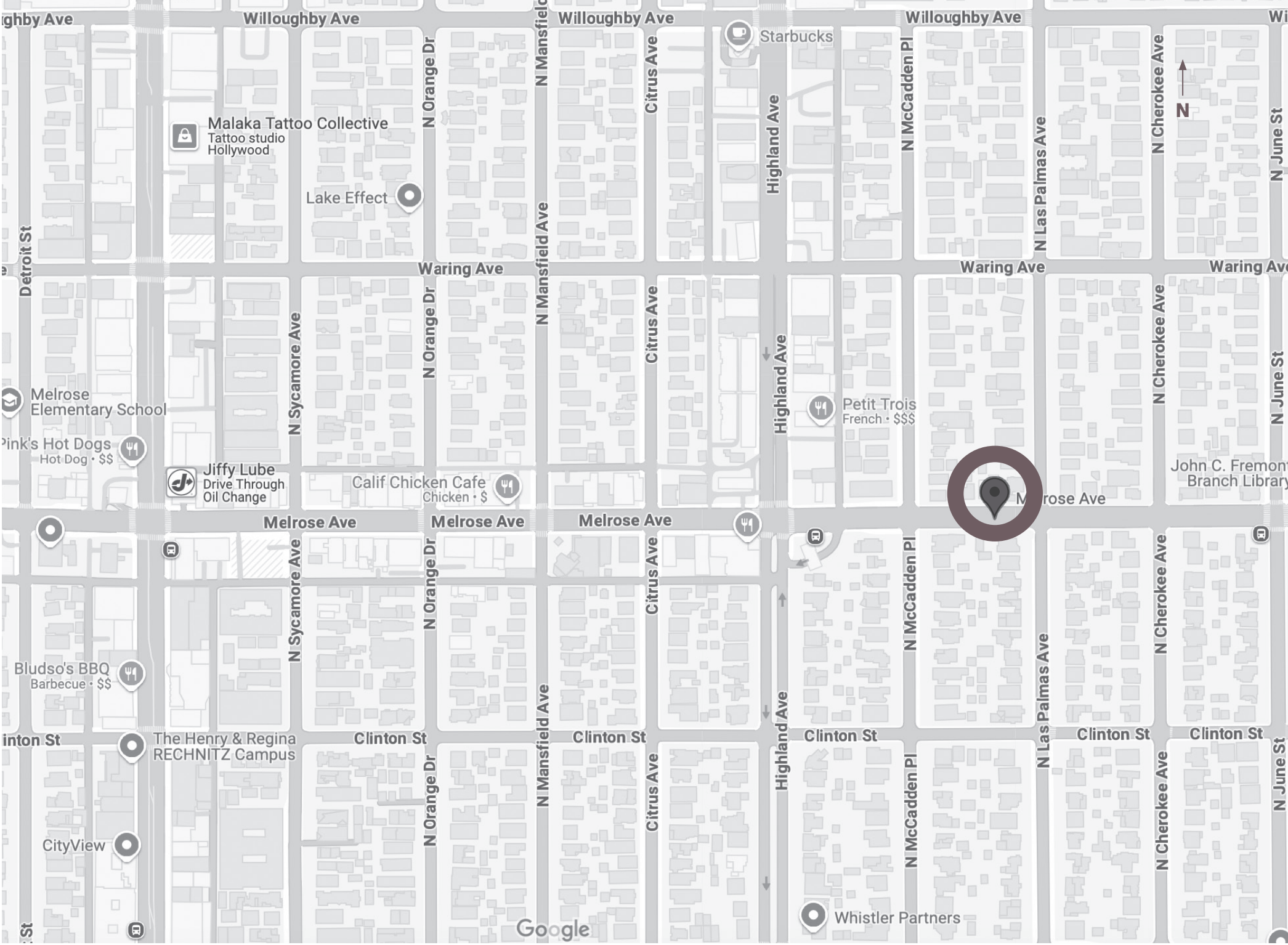


N Alta Blvd.

Melrose Ave

Formosa Ave

N







Nichols Canyon

Sunset Blvd

Crossroads

7207 Melrose Ave

Melrose
Elementary School

Blue Jam Cafe

The Groundlings

Milk Bar

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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