

CREATIVE OFFICE OPPORTUNITY

ON TRENDY MELROSE AVE FOR LEASE

8271 MELROSE AVENUE, LOS ANGELES, CA 90046



COMMERCIAL
ASSET GROUP

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PROPERTY HIGHLIGHTS

SPACE SIZE

SUITE 107: ±569 RSF
SUITE 207: ±1,679 RSF

TERM

1 - 3 YEARS

RENTAL RATE

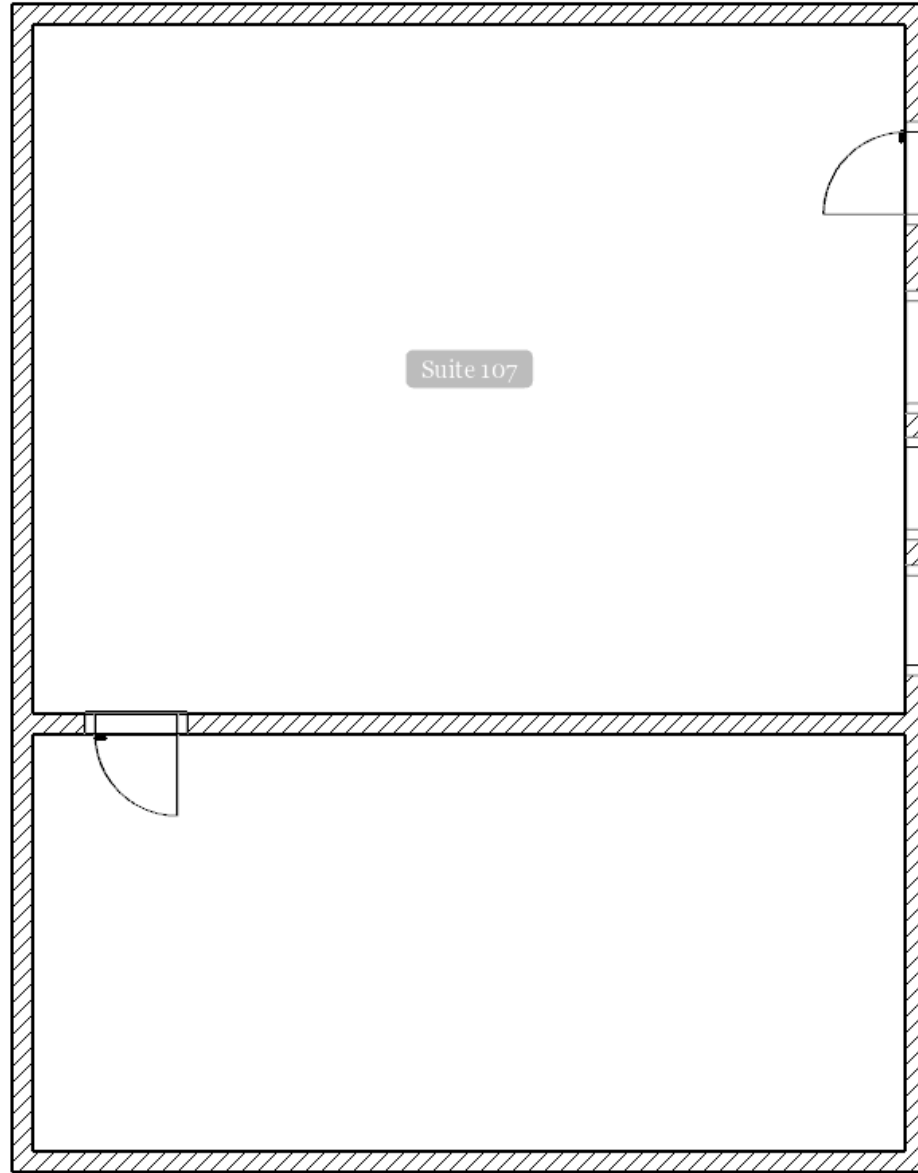
NEGOTIABLE

PARKING

\$90/CAR/MO

- 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

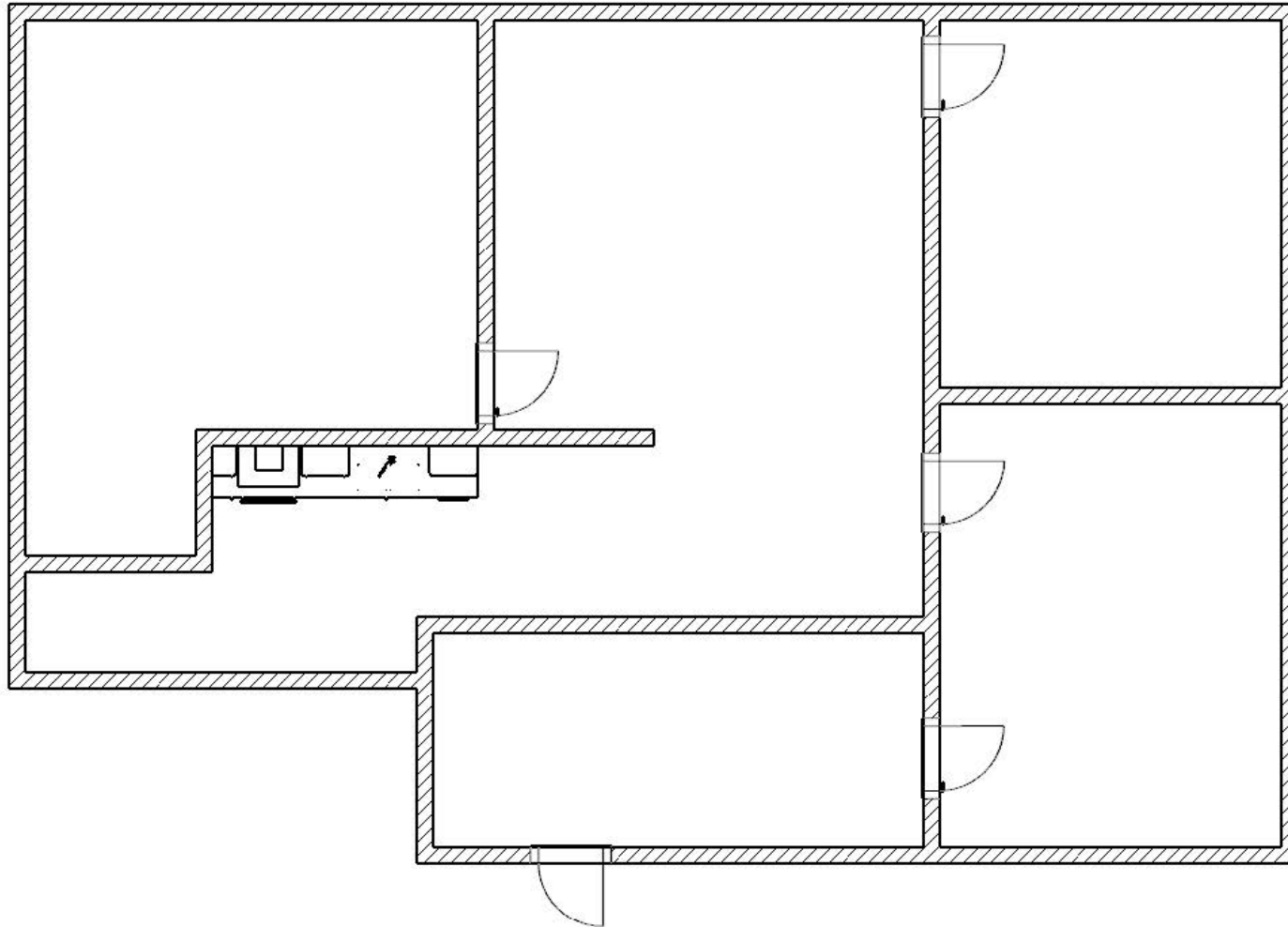
SUITE 107 FLOOR PLAN - ±569 RSF



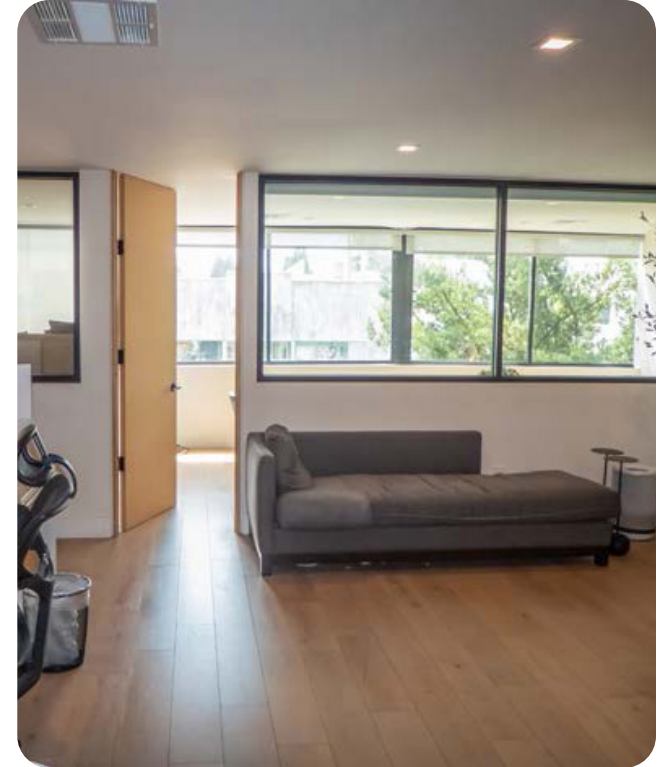
SUITE 107 PHOTOS



SUITE 207 FLOOR PLAN - ±1,679 RSF



SUITE 207 PHOTOS



AERIAL

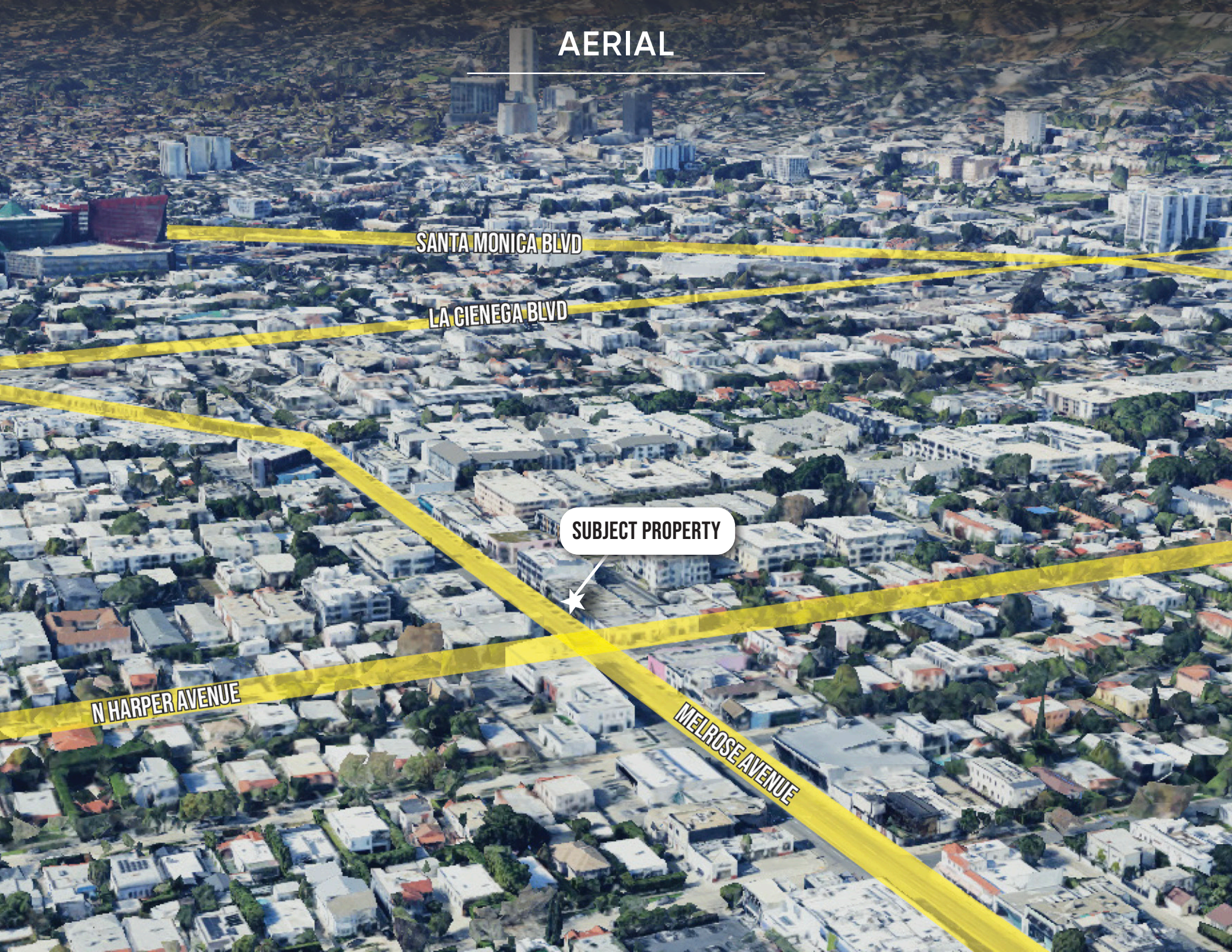
SANTA MONICA BLVD

LA CIENEGA BLVD

SUBJECT PROPERTY

N HARPER AVENUE

MELROSE AVENUE





Managed and Leased by

3274
PROPERTY

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