



648 N St Andrews Place

Los Angeles, CA 90004

Creative office building w/recording studio

Located in Melrose Hill

PARTNERSCRE
Braverman



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648 N St Andrews Place

The Offering

St. Andrews Studios is a fully renovated, ±4,920 square foot creative office building located in the heart of Melrose Hill. Offered for sale or lease, this freestanding two-story property delivers a rare, turn-key opportunity for owner-users or tenants seeking a high-end, functional workspace in one of LA's most dynamic neighborhoods.

Within the past year, the current owner — a prominent music manager for artists — invested over \$400,000 in capital improvements.

Discreetly tucked behind an unassuming exterior — the building features a fully built-out recording studio with state-of-the-art equipment, four glass-walled offices, a large executive office, a conference room on the 2nd floor, while the bottom floor has an employees lounge and kitchen and secured gated parking. There is also a bonus production space with a Cyc wall that measures over 800 square feet not included in the buildings square footage!

Recent renovations include new wide-plank wood flooring, custom white oak accent walls, a moss wall installation, fully modernized bathrooms, a “cyc wall” for Photo and Video Shoots, new staircases, and advanced security systems including AI cameras, alarm, DoorBird smart entry, and keypad access controls.

Every inch of the property has been meticulously upgraded, offering a sophisticated and functional environment ready for immediate occupancy. An equipment list for the recording studio is available upon request and can be negotiated with the purchase.

At a Glance

Melrose Hill

\$4,250,000

Purchase Price

\$30,000 per Month MG

Lease Price

4,920 SF

Building Size

5,908 SF

Lot Size

2

Number of Stories

C2

Zoning

9

Number of Parking

Creative Office + Recording Studio

Building Type

Highlights

- Brand New State of the Art Recording Studio
- Turn-Key Creative Office Space
- Modern Design & Premium Features
- Prime Melrose Hill Location
- Across the Street from world famous Conway Studios

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

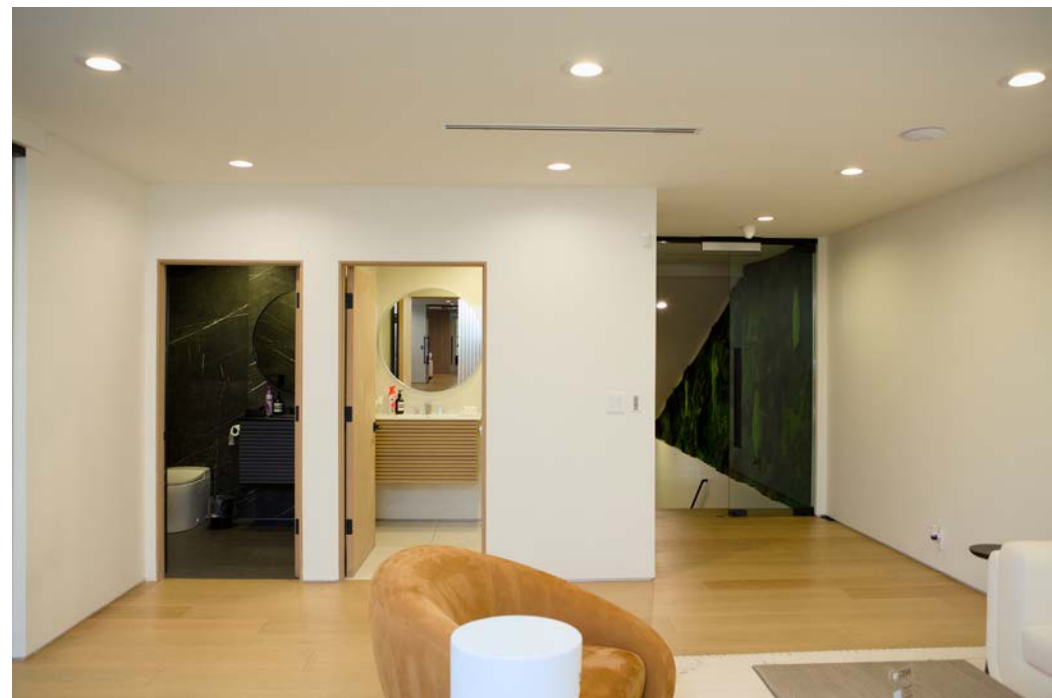
















Shaya Braverman



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Floor Plan - Level 1

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Level 1



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Floor Plan - Level 2

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Level 2



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Area Overview

MELROSE HILL

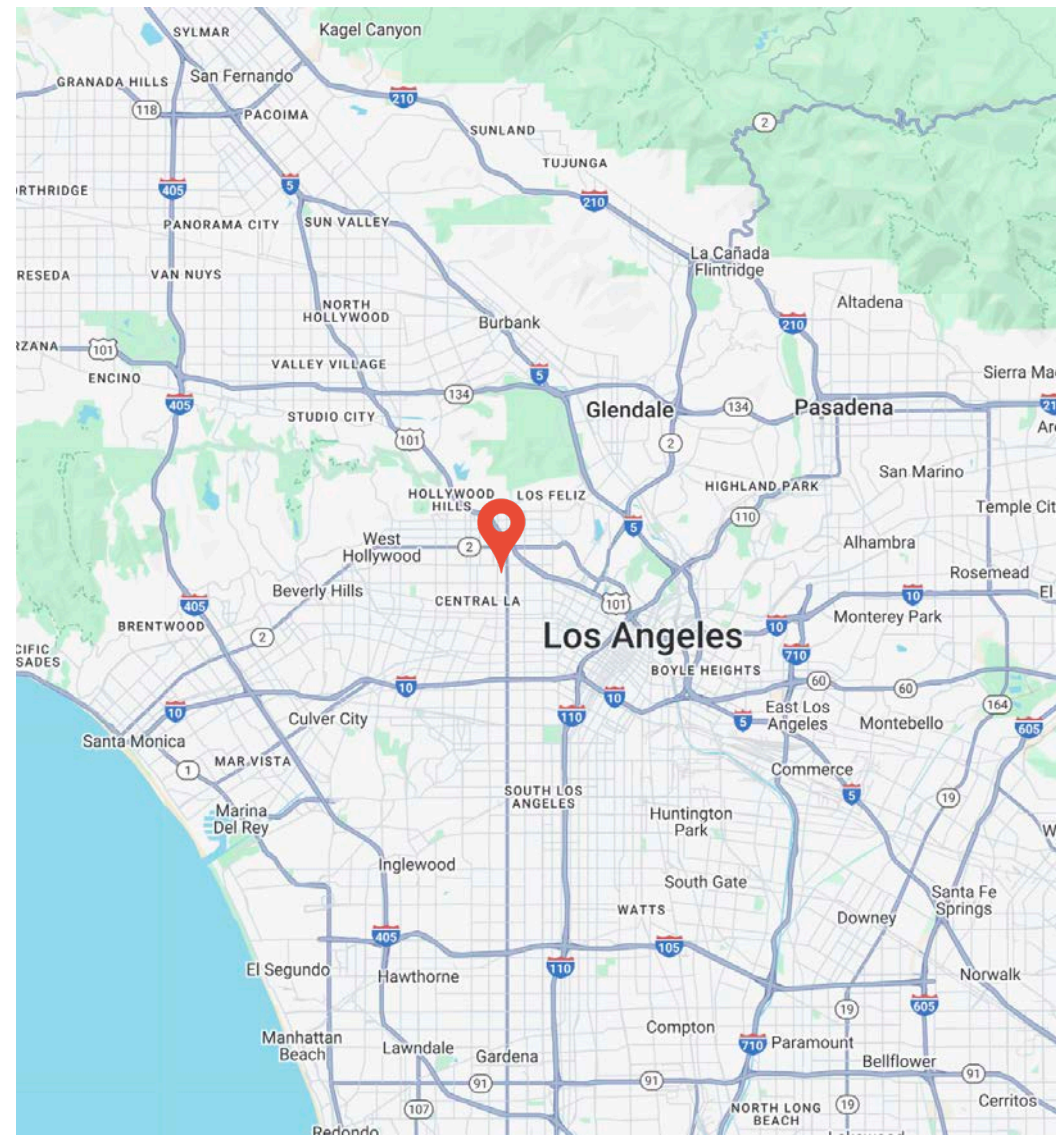
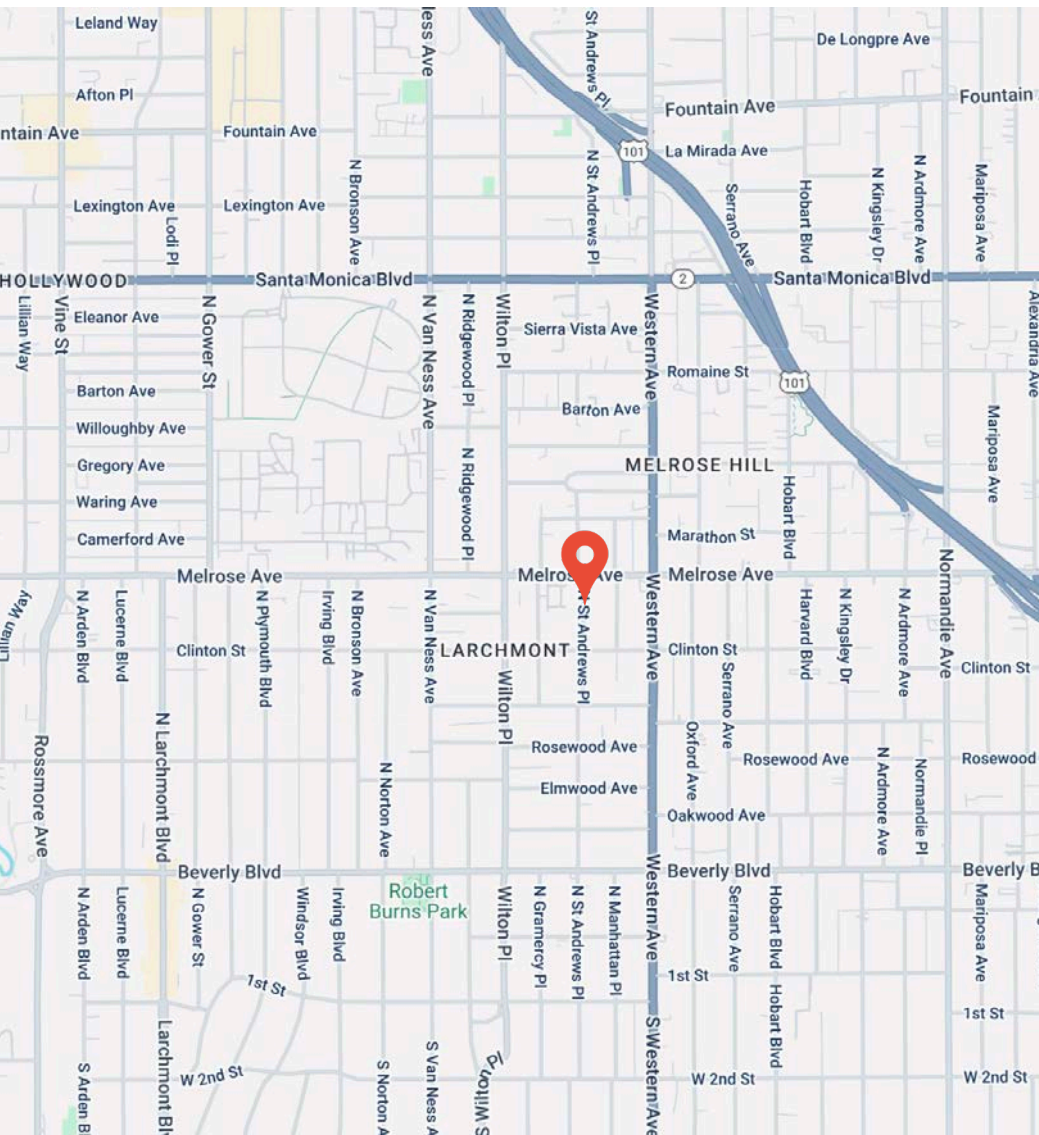
The Melrose and Western corridor is quickly establishing itself as one of Los Angeles' most exciting emerging markets for restaurant and retail-driven real estate investment. Strategically positioned at the crossroads of Hollywood, Koreatown, and East Hollywood, the area benefits from exceptional connectivity, high visibility, and a vibrant surrounding population of young professionals, creatives, and urban tastemakers. The corridor's unique mix of historic charm and urban energy is attracting a new wave of chef-driven restaurants, boutique cafes, and experiential retail concepts seeking authentic, neighborhood-centric spaces. With limited supply, rising consumer demand, and increasing cultural momentum, Melrose and Western presents a rare opportunity to secure a foothold in a market poised for sustained growth. Investors are well-positioned to capitalize on accelerating tenant demand, long-term property appreciation, and the area's continued transformation into one of LA's most sought-after culinary and lifestyle destinations.



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Location Map



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