

SMALL OFFICE FOR LEASE ON MELROSE AVE

DIRECT OUTDOOR ACCESS TO 2ND FLOOR



PRIVATE REAR
ENTRANCE

8127 MELROSE AVE
LOS ANGELES, CA 90046



COMMERCIAL
ASSET GROUP



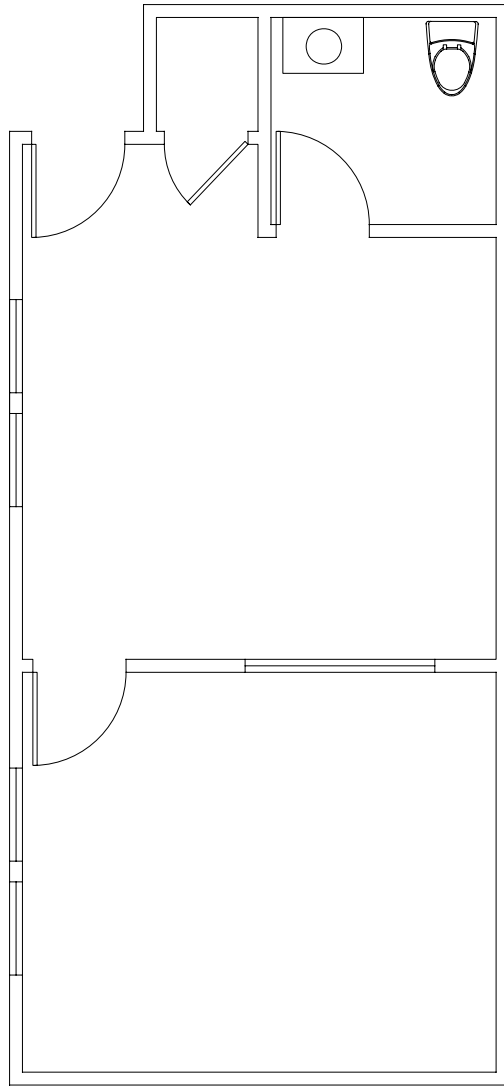
SUITE
PENTHOUSE ±503 SF

RENTAL RATE
\$4.00 PSF
(MODIFIED GROSS)

AVAILABLE
IMMEDIATELY

- MELROSE AVENUE LOCATION BETWEEN JUST WEST OF CRESCENT HEIGHTS, SURROUNDED BY MANY WELL-KNOWN RESTAURANTS, CAFES, STORES AND SALONS SUCH AS RED -O, THE HOLLYWOOD IMPROV, PAUL FRANK, FRED SEGAL, & JONATHAN ADLER
- PRIVATE REAR ENTRANCE DIRECTLY ACCESSIBLE FROM OUTDOORS
- THE HEART OF THE MELROSE FASHION AND DESIGN DISTRICT
- BRAND NEW FLOORS, CENTRAL HVAC, HIGH CEILINGS, RESTROOM AND 2 SIDES OF WINDOWS ALLOWING FOR AMAZING NATURAL LIGHT

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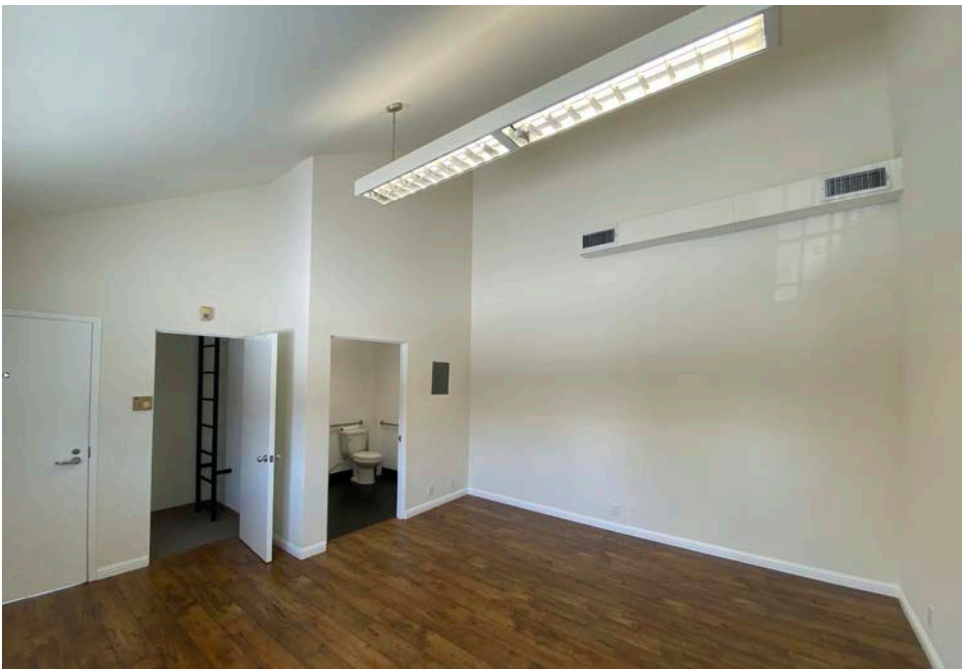


RENTABLE AREA 503 SQ FT

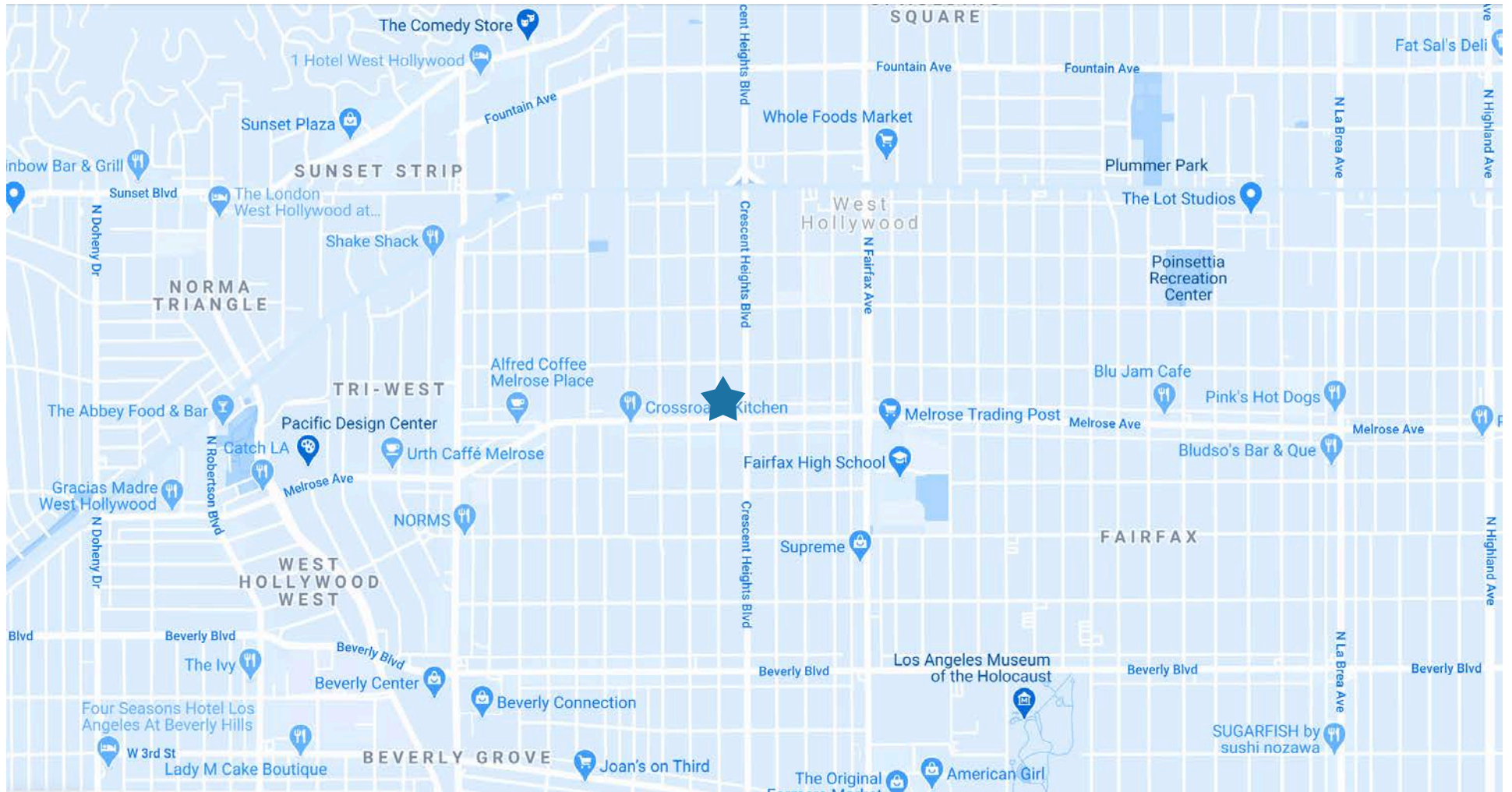


8117 MELROSE AVE
LOS ANGELES, CA
PENTHOUSE

PENTHOUSE FLOOR PLAN



SPACE PHOTOS



MAP



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