

FOR LEASE

±6,055 RSF OF
SINGLE TENANT OFFICE
+ RETAIL SPACE
WITH LARGE PRIVATE
OUTDOOR AREA

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629 N WESTERN AVE

MELROSE HILL / LOS ANGELES



A RESTORED 1923 BRICK BUILDING IN MELROSE HILL

AVAILABLE FOR LEASE

629 N WESTERN AVE

Melrose Hill
Los Angeles 90004

629 N Western Ave is ±6,055 RSF of single-tenant office and retail space in a restored 1923 brick masonry building on N Western Ave. The ground floor offers large glass storefront exposure onto N Western Ave, and the second floor is currently demised as private office and meeting space. A large private outdoor area sits at the rear of the building, with a shared paseo connecting to 619 N Western Ave.

The building retains its original brick and wood ceiling structure throughout, along with new HVAC and recently restored windows. It sits next to Corridor 109 and directly across from Bar Etoile, steps from Melrose Hill's newest restaurants, galleries, and shops.



AVAILABLE SPACE & DETAILS

1st Floor + 2nd Floor		±6,055 RSF
Occupancy		Immediate
Construction	Brick Masonry, Concrete, Wood	
Year Built		1923
Power	Actively Upgrading to 600 Amps	
Zoning		C2-1
HVAC		Yes

FEATURES

- ±12' Clear Ceiling Heights
- Large Private Outdoor Space
- Large Window Storefront
- Recently Restored Windows Throughout
- Next to Corridor 109 and across from Bar Etoile (among others)
- Exposed Brick + Original Wood Ceiling Structure Throughout
- Ground-Floor Retail Frontage on N Western Ave
- At the Center of Melrose Hill's Restaurant, Gallery + Retail Corridor

HIGHLIGHTS

±6,055 RSF of Single-Tenant
Office + Retail



Restored 1923 Brick Masonry Building



Large Private Outdoor Area



Large Glass Storefront +
Recently Restored Windows



Surrounded by the Exceptional Amenities
of the Melrose Hill Neighborhood



Easy Access to the 101 Freeway





● Sweeping view of the ground floor looking toward N Western Ave, filled with natural light



- Bright ground-floor retail storefront with views of Bar Etoile and N Western Ave



● View toward the private outdoor area and the stairs leading to the second floor



● Ground floor looking north toward N Western Ave



● View toward the two entryways to the private outdoor area



● Ground floor looking south toward the shared paseo with 619 N Western Ave



- Second-floor landing overlooking the temporarily demised office areas



- Exposed brick, stairway, and original wood beams on the second floor



- Expansive second-floor space with windows facing west toward N Western Ave



- Second-floor office space as currently demised



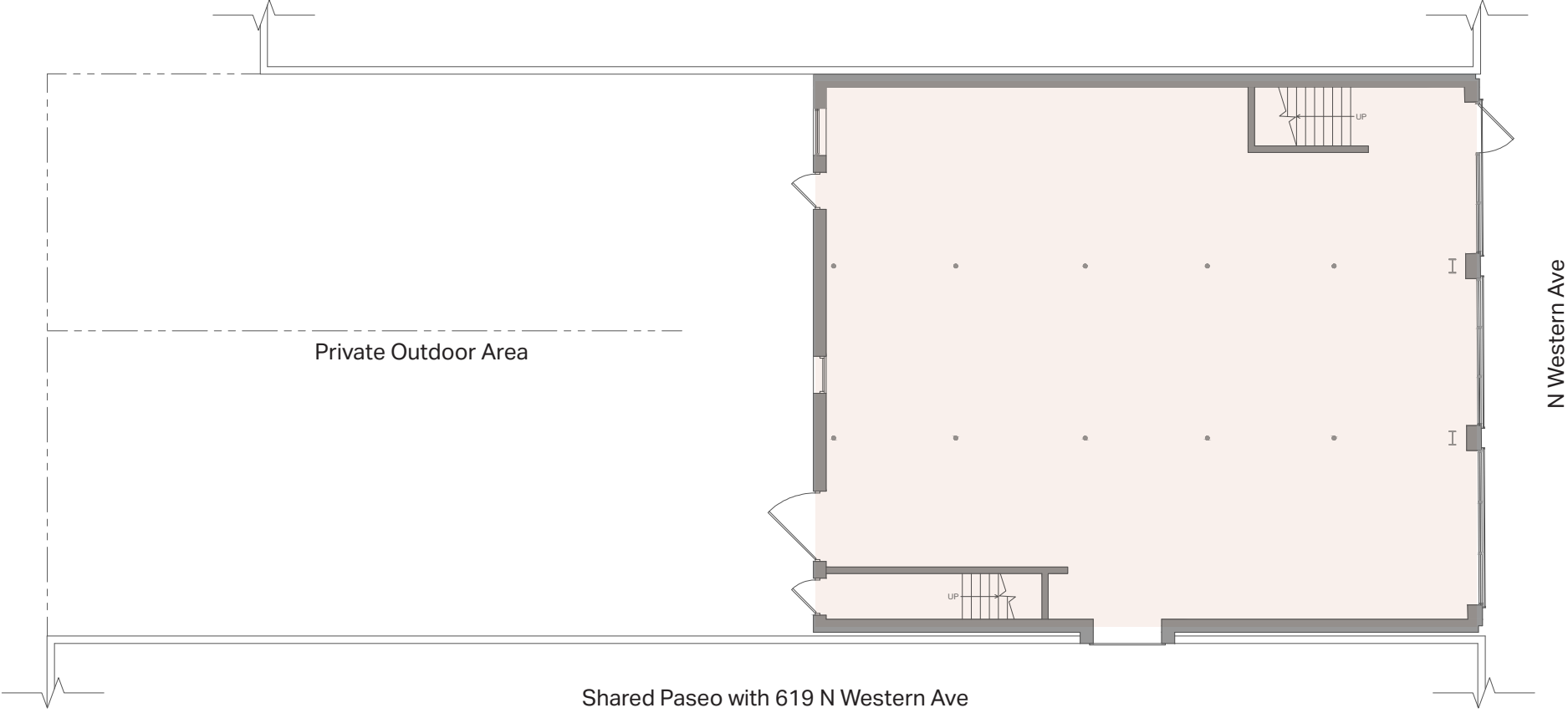
- Second-floor space currently demised as a private office and meeting area, with exposed brick and original wood-frame windows



- Warm natural light from windows facing the private outdoor area, with exposed brick throughout

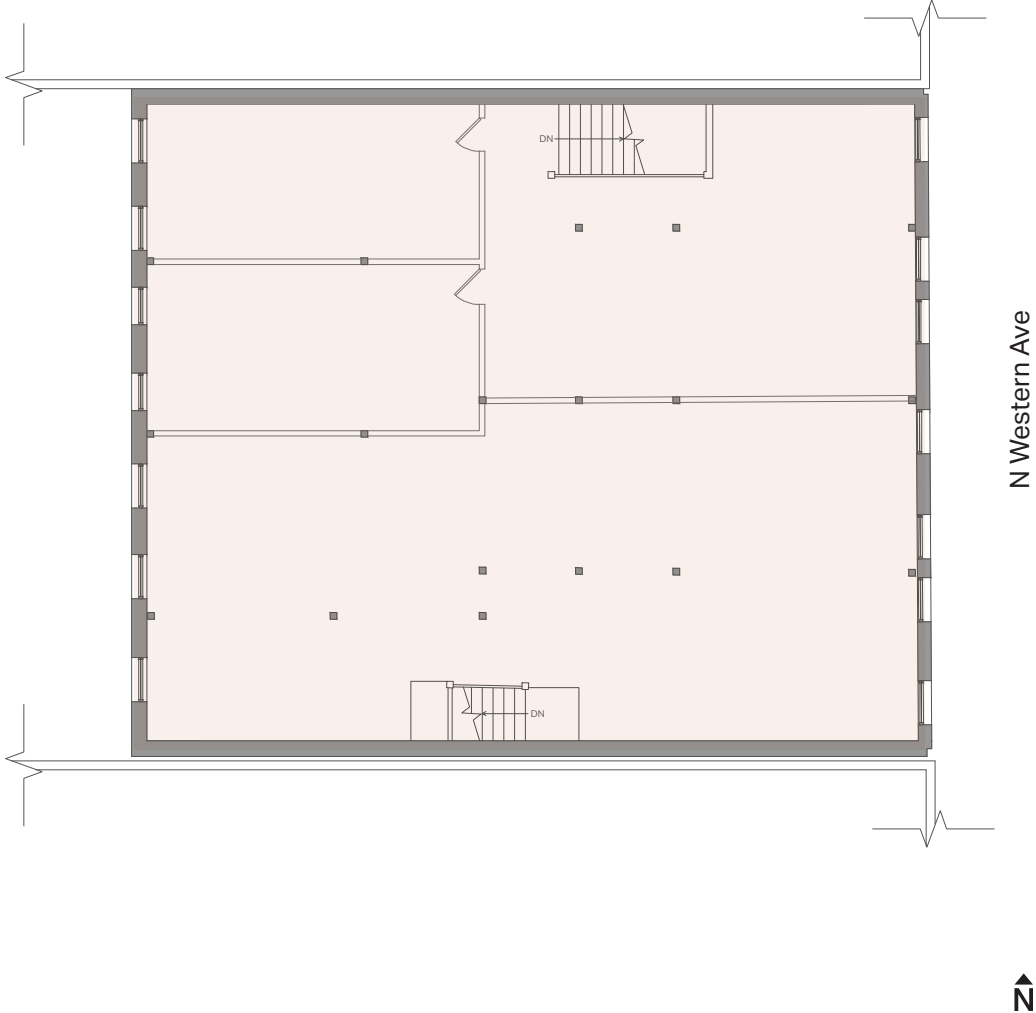
FIRST FLOOR PLAN

±3,030 RSF



SECOND FLOOR PLAN

±3,025 RSF



NEIGHBORHOOD HIGHLIGHTS

At the Center of a Dynamic Cultural Ecosystem

629 N Western Ave sits at the center of Melrose Hill, one of the most closely watched restaurant, art, and retail corridors in Los Angeles. Since 2019, this stretch of Western and Melrose avenues has drawn a wave of chefs, gallerists, and independent brands, with coverage from Eater, the New York Times, and Architectural Digest.

David Zwirner's West Coast flagship anchors the gallery scene. On the food side, Corridor 109 earned a spot in the Michelin Guide California within a year of opening, joining Ètra, Bar Etoile, Kuya Lord, and Café Telegrama. Retail includes Kiko Kostadinov's first U.S. flagship, Spinelli Kilcollin, and Ggiata's original brick-and-mortar location, all within a few walkable blocks of the building.



● David Zwirner's West Coast flagship on N Western Ave



● Ggiata's first brick-and-mortar on Melrose Ave



● LA Grocery & Café, the neighborhood's market



● Coffee and more at Café Telegrama



● Award-winning Corridor 109



● Kiko Kostadinov's first U.S. flagship store

CULTURE & AMENITIES

Food & Beverage

1	Ggiata	9	Little Fish
2	Kuya Lord	10	Holy Basil
3	Organico	11	Chainsaw
4	Le Coupe	12	Corridor 109
5	Café Telegrama	13	Rocky's Matcha
6	Ètra	14	Incoming Restaurant
7	LA Grocery & Café	15	Two Rose Bakery
8	Bar Etoile		

Art

16	Moran Moran	21	David Zwirner
17	Fernberger Gallery	22	Charlotte Call Gallery
18	Hoffman Donahue Gallery	23	Chateau Shatto
19	NAL Studio	24	The Brick <i>formerly LAX Art</i>
20	Wilding Cran Gallery		

Retail

25	Spinelli Kilcollin	31	Kiko Kostadinov
26	Kids of Immigrants	32	Pop Up Home
27	Cuff Studios	33	Co Collections
28	Interior Greens	34	SAIE Cosmetics
29	Cobra	35	Ruben and Chappelle
30	Roseark Jewelry	36	Ending Soon

Health & Wellness

37	Contra Private Training	38	FOLM
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Office and Creative

39	Mahte	43	North Six
40	Conway Recording Studios	44	Arthouse Movie Theater
41	David Magid Studio	45	Realisation Par
42	DATUM		



For More Information Contact

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