

# 8271 Melrose Ave

Los Angeles, CA 90046

## CREATIVE OFFICE OPPORTUNITY

### ON TRENDY MELROSE AVE FOR LEASE

8271



COMMERCIAL  
ASSET GROUP

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# PROPERTY HIGHLIGHTS

## SPACE SIZE

SUITE 200: ±1,700 RSF  
(AVAILABLE AUGUST 1, 2026)

## RENTAL RATE

NEGOTIABLE

## TERM

1 - 3 YEARS

## PARKING

\$190/MO (TANDEM)

- 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

# AERIAL



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