

6615

MELROSE AVENUE

LOS ANGELES, CALIFORNIA

HOLLYWOOD · SYCAMORE DESIGN DISTRICT

FOR LEASE

LIVE/WORK · GALLERY · SHOWROOM ·
CREATIVE OFFICE

NEWMARK



COMMERCIAL
ASSET GROUP



AVAILABLE

3,000 SF

RATE

\$3.95 MG
Tenant to pay utilities

TERM

1 - 5 Years

AVAILABILITY

Immediate

THE SPACE

One-of-a-Kind Corner Live/Work Loft in Hollywood's Media & Design District

A rare opportunity to lease a one-of-a-kind corner live/work loft in the heart of Hollywood's Media & Melrose Design District. This bright, airy space features a wide-open floor plan and soaring 24-foot ceilings, making it ideal for creative professionals, entrepreneurs, designers, and anyone seeking a stylish home with built-in workspace.

The unit offers 3,000 SF of usable space, hardwood floors, 2.5 bathrooms, and a full kitchen with granite countertops and stainless steel appliances. Step outside to a spacious private sundeck, perfect for entertaining or taking a break between projects. A private 4-car garage, three private offices, and a conference area cover all your workspace and storage needs. As one of only two corner units in the building, it enjoys an abundance of natural light from three exposures.

Set in one of LA's most dynamic and creative corridors, this phenomenal space is just steps from iconic restaurants like Petit Trois, Osteria Mozza, and Spacca. It's the perfect fit for boutique offices, design or production studios, or anyone pursuing a stylish, versatile live/work space in a prime Los Angeles location.



PHOTOS



PHOTOS



PHOTOS



SUITE	RSF	USE	AVAILABILITY
1	3,000	Live/Work / Gallery / Showroom / Creative Office	Immediate

ASKING RATE	\$3.95 PSF/Month MG (Tenant pays utilities)
LEASE TERM	1-5 Years
PARKING	Private 4-car Garage

SPACE HIGHLIGHTS

- Corner unit in a 4 unit building
- 3-story private unit
- 3rd floor sundeck
- Tons of natural light
- Open plan wih exposed cinderblock walls
- Conference area
- Laundry
- Central air/heating
- 24’ ceilings
- Full kitchen with stainless steel appliances
- Two (2) bathrooms
- 4 car private garage with storage

FLOOR PLAN

SUITE 1 · 3,000 SF



Floor plan reflects existing conditions. All measurements approximate.

LOCATION & NEIGHBORHOOD

HOLLYWOOD · SYCAMORE DESIGN DISTRICT

NEARBY AMENITIES

DESIGN / SHOWROOM / GALLERY

Apparatus · Blackman Cruz · Holly Hunt · JF Chen Regen Projects · Michael Kohn Gallery · Ralph Pucci

BARS/DINING

Cat & Fiddle · Jacaranda · Osteria Mozza · Petit Trois · Providence · Rao's Hollywood · Umeda

RETAIL / CULTURE

Chrome Hearts · Gold's Gym · Wag Hotels

COFFEE / CASUAL

Blu Jam Cafe · Fat Sal's · Flame Broiler · Grub · Mendocino Farms · Pink's Hotdogs · Starbucks · Tatsu · Trejos Coffee & Donuts

GROCERY

Sprouts Farmers Market · Trader Joe's



AMENITY HIGHLIGHTS



HOLLY HUNT



METEORA



TREJOS COFFEE & DONUTS



APPARATUS



PETIT TROIS



RALPH PUCCI



JACARANDA



OSTERIA MOZZA

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NEWMARK

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