

±1,081 SF MEDICAL / PROFESSIONAL / RETAIL / FLEX SPACE FOR LEASE



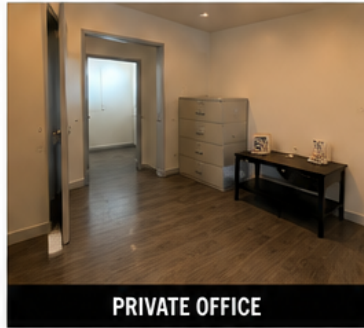
RECEPTION AREA



OPEN WORK SPACE



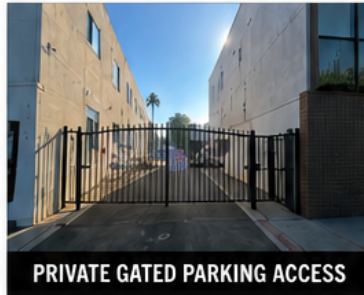
PRIVATE OFFICE



PRIVATE OFFICE

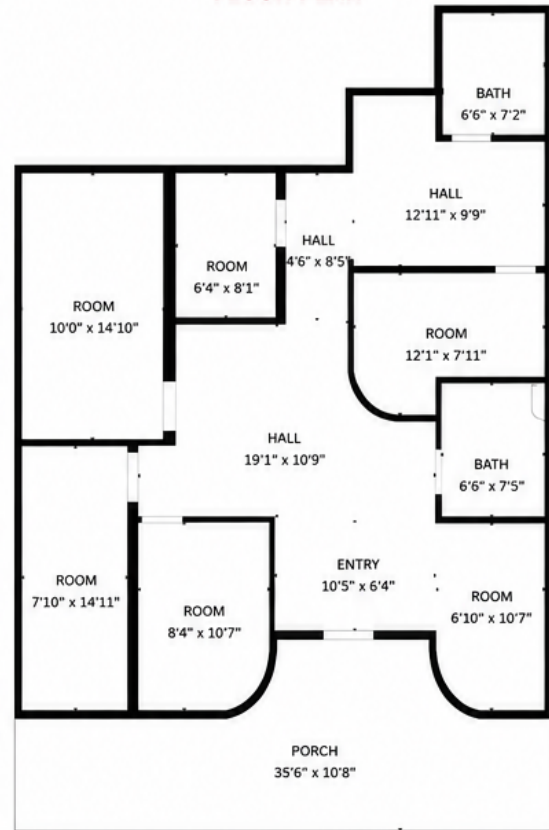


2.5 BATHROOMS



PRIVATE GATED PARKING ACCESS

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP.
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY HIGHLIGHTS

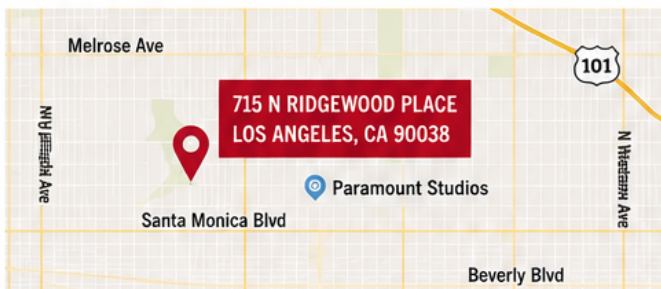
- ✓ ±1,081 SF of Functional Office / Retail / Flex Space
- ✓ Reception Area
- ✓ Multiple Private Offices
- ✓ Open Work Space
- ✓ 2.5 Bathrooms
- ✓ 2 Tandem Parking Spaces (4 Cars) Included
- ✓ 8' Ceiling Height
- ✓ HVAC Throughout
- ✓ Excellent Natural Light
- ✓ Blank Signage Available
- ✓ C4 Zoning – Flexible Use
- ✓ Excellent Visibility & Access

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	54,841	385,417	869,076
AVG. HOUSEHOLD INCOME	\$96,857	\$110,162	\$106,753
DAYTIME POPULATION	65,200	436,155	872,214

Source: CoStar 2024

LOCATION MAP



IDEAL FOR:

- Medical / Dental
- Therapy / Counseling
- Legal / Accounting
- Retail / Showroom
- Administrative Offices
- And More!

kW CALABASAS
ESTATES
KELLERWILLIAMS. REALTY

Each Office is Independently
Owned and Operated.



David Khosravi

REALTOR®

818-292-3932

David@DavidKRealEstate.com

www.DavidKRealEstate.com

DRE Lic. #02035086



**715 N RIDGEWOOD PLACE
LOS ANGELES, CA 90038**

Minutes from Melrose Ave,
Paramount Studios,
Hollywood & Beverly Hills

All information deemed reliable but not guaranteed. Tenant to verify all information.