

THE
MERRICK
BUILDING
EST 1930

4845 FOUNTAIN AVE LOS ANGELES

FOR LEASE

OFFICE

±726 RSF



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BUILDING SF

±726 RSF

RATE

Upon Request

OCCUPANCY

Immediate

TERM

3-10 year

PARKING

Off-site parking

Newly Available Office Space in East Hollywood

HIGHLIGHTS

Located In Beautifully Restored Art Deco Building

Character windows with Abundant Natural Light

Dramatic Exposed Brick and Wood Truss Skylight

Turn-Key Creative Office with HVAC

Prime corner location with street frontage

Restroom private to 4 office suites

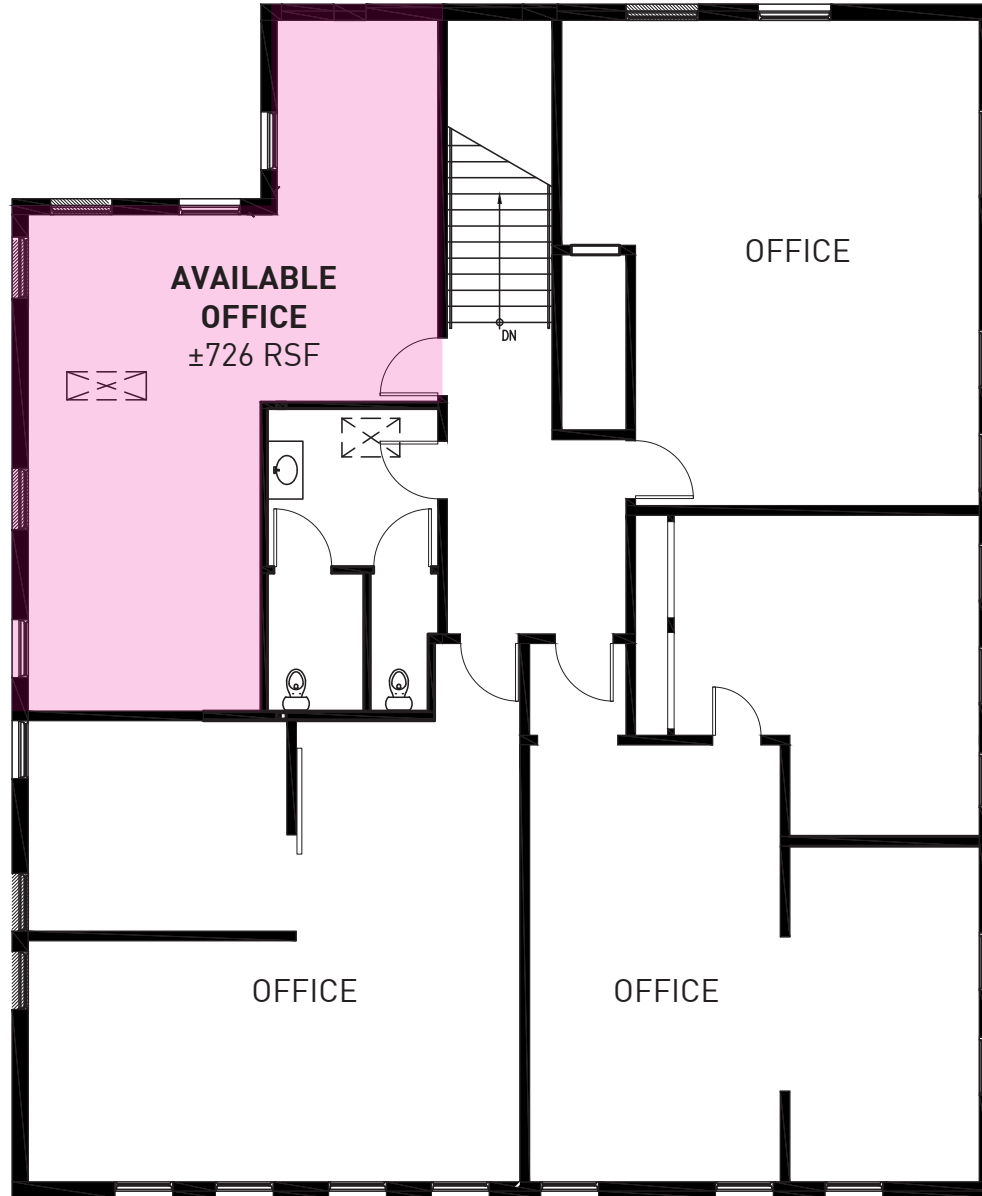
CoTenants Include boutique offices upstairs and Saffy's restaurant below

Walking Distance to Bars, Restaurants, and Coffee



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FLOOR PLAN



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N CATALINA ST

FOUNTAIN AVE





Saffy's

2 min WALK



Found Oyster is a charming seafood spot known for its fresh oysters and delightful small plates. The cozy and casual atmosphere makes it a perfect place for a relaxed meal.

CO-TENANT



Saffy's offers a vibrant and eclectic menu with a focus on bold flavors and fresh ingredients. The lively setting and creative dishes make it a popular spot for both locals and visitors. Saffy's restaurant is a co-tenant of the building.

5 min WALK



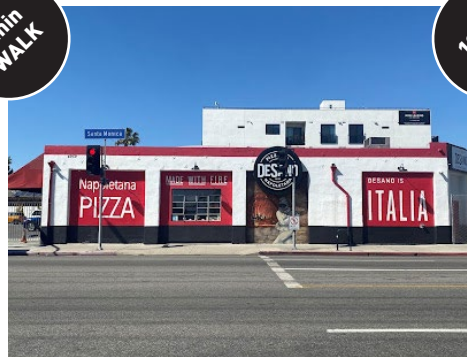
Kismet Rotisserie is celebrated for its delicious rotisserie chicken and Mediterranean-inspired sides. The inviting space and flavorful menu make it an excellent choice for a wholesome meal.

5 min WALK



Jitlada is renowned for its authentic Southern Thai cuisine, offering a menu full of rich and spicy dishes. The warm and welcoming atmosphere adds to the dining experience.

6 min WALK



DeSano Pizzeria serves up traditional Neapolitan pizzas made with high-quality ingredients and cooked in wood-fired ovens. The casual and friendly environment is perfect for enjoying a slice or two.

10 min WALK



Hollyhock House is a historic architectural landmark designed by Frank Lloyd Wright. Located in Barnsdall Art Park, it offers tours and stunning views, making it a must-visit for architecture enthusiasts.

10 min WALK



Barnsdall Art Park is a cultural hub offering art classes, exhibitions, and beautiful gardens. It's a great place to explore art and enjoy the scenic surroundings.