



FOR LEASE

8551 Melrose Ave.
WEST HOLLYWOOD, CA 90069



DARLENE FORAL

Vice President

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8900 MELROSE AVE. SUITE 201
WEST HOLLYWOOD, CA 90069

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PROPERTY DESCRIPTION

8551 Melrose Ave.
WEST HOLLYWOOD, CA 90069

Exceptional retail space available on the most desirable stretch of Melrose Avenue, between San Vicente and La Cienega. Just a few doors down from Hoka and Rag & Bone, and neighboring prominent neighbors including the newly opened Farm Rio, and Soho Home. The space is ideally situated northeast of Melrose and Westmount—on the same intersection as RH West Hollywood and Urth Café.

A premier opportunity for brands seeking maximum visibility and walkability in one of L.A.'s most coveted retail corridors.

PROPERTY INFORMATION

SIZE	±940 SQ FT or ±1880 SQ FT
RENT	\$20,000 - \$40,000 per month MG
ZONING	CN
USAGE	Retail/Showroom
CEILING HEIGHT	26 FT



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EXTERIOR



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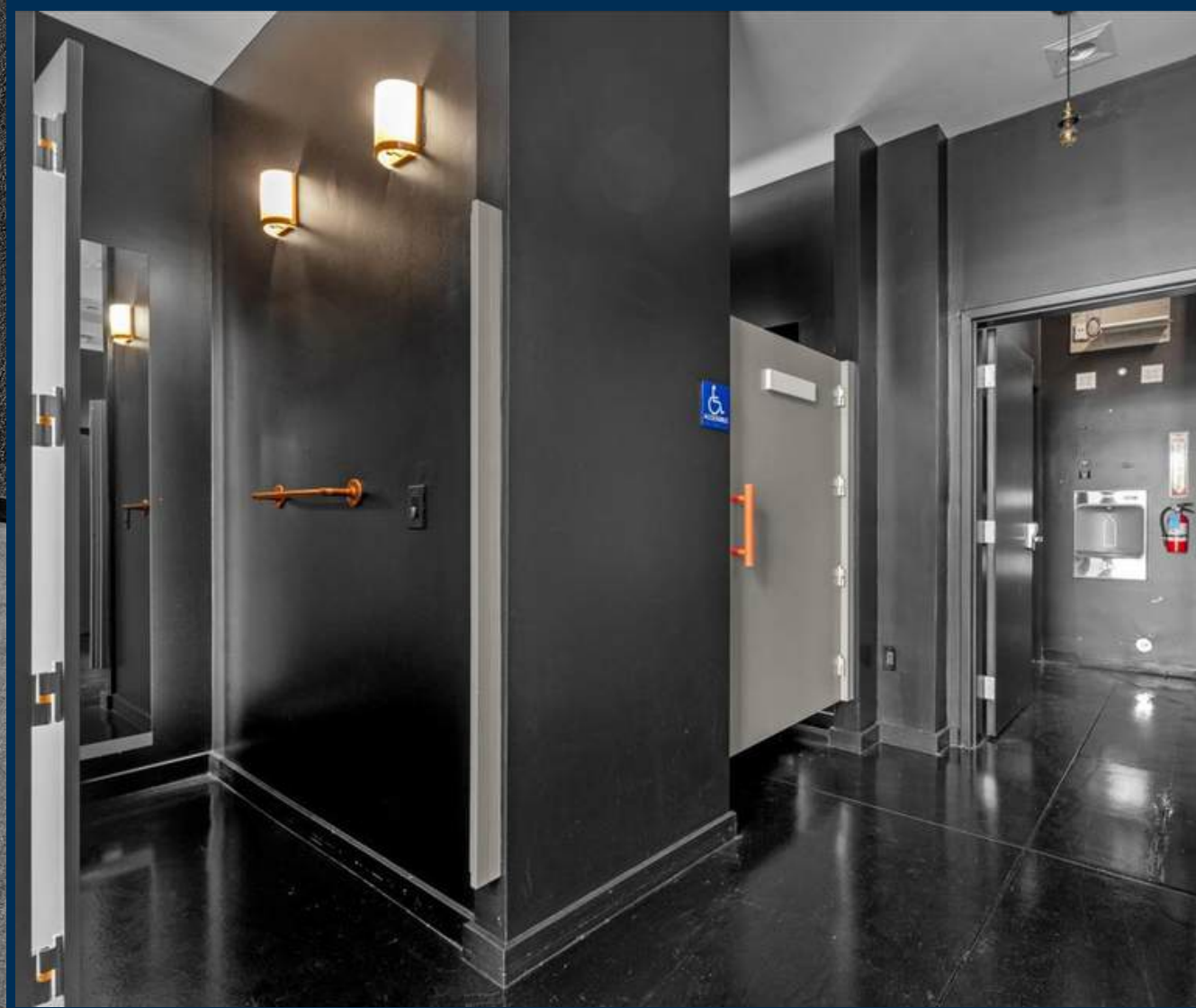
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INTERIOR



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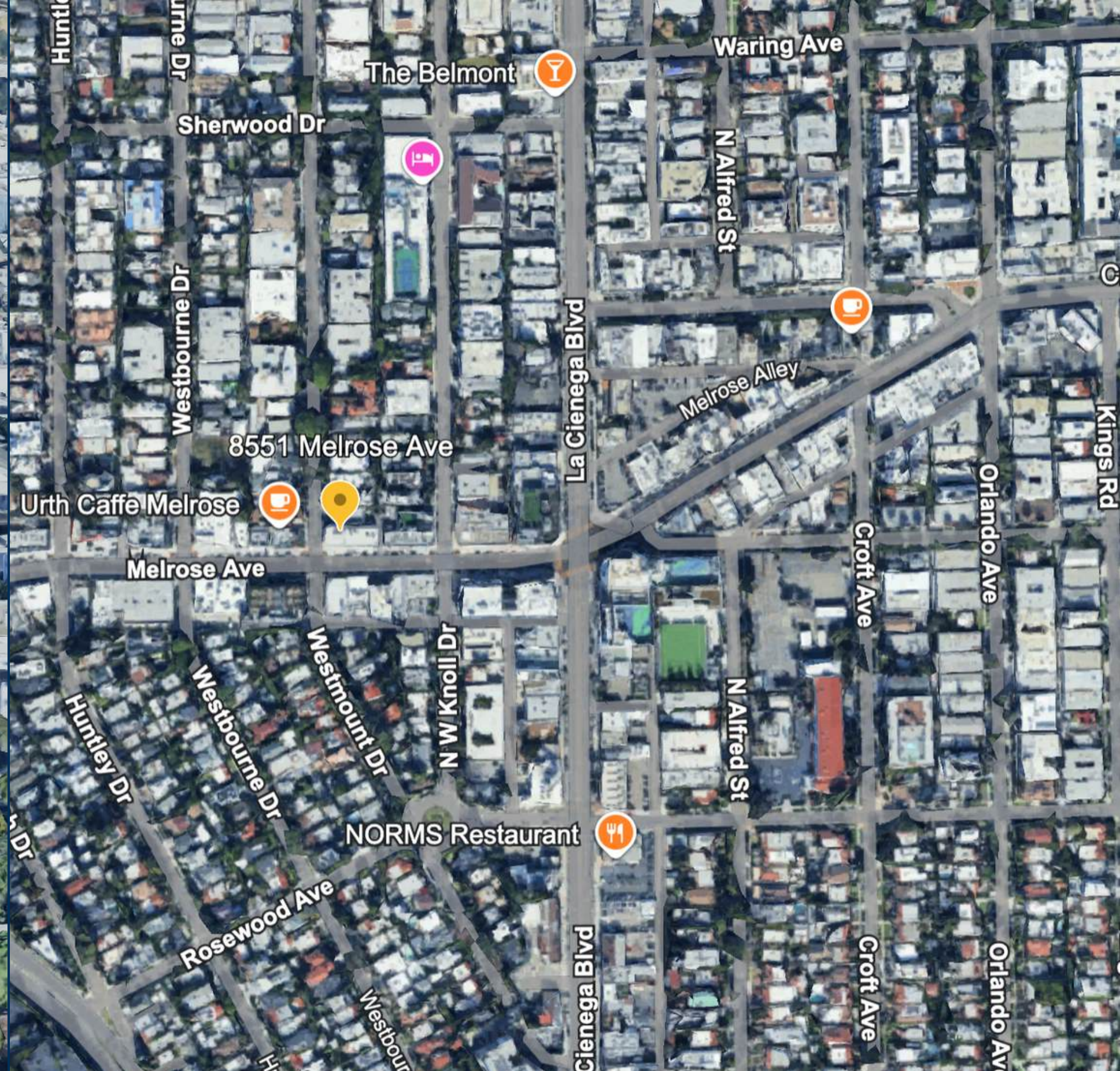
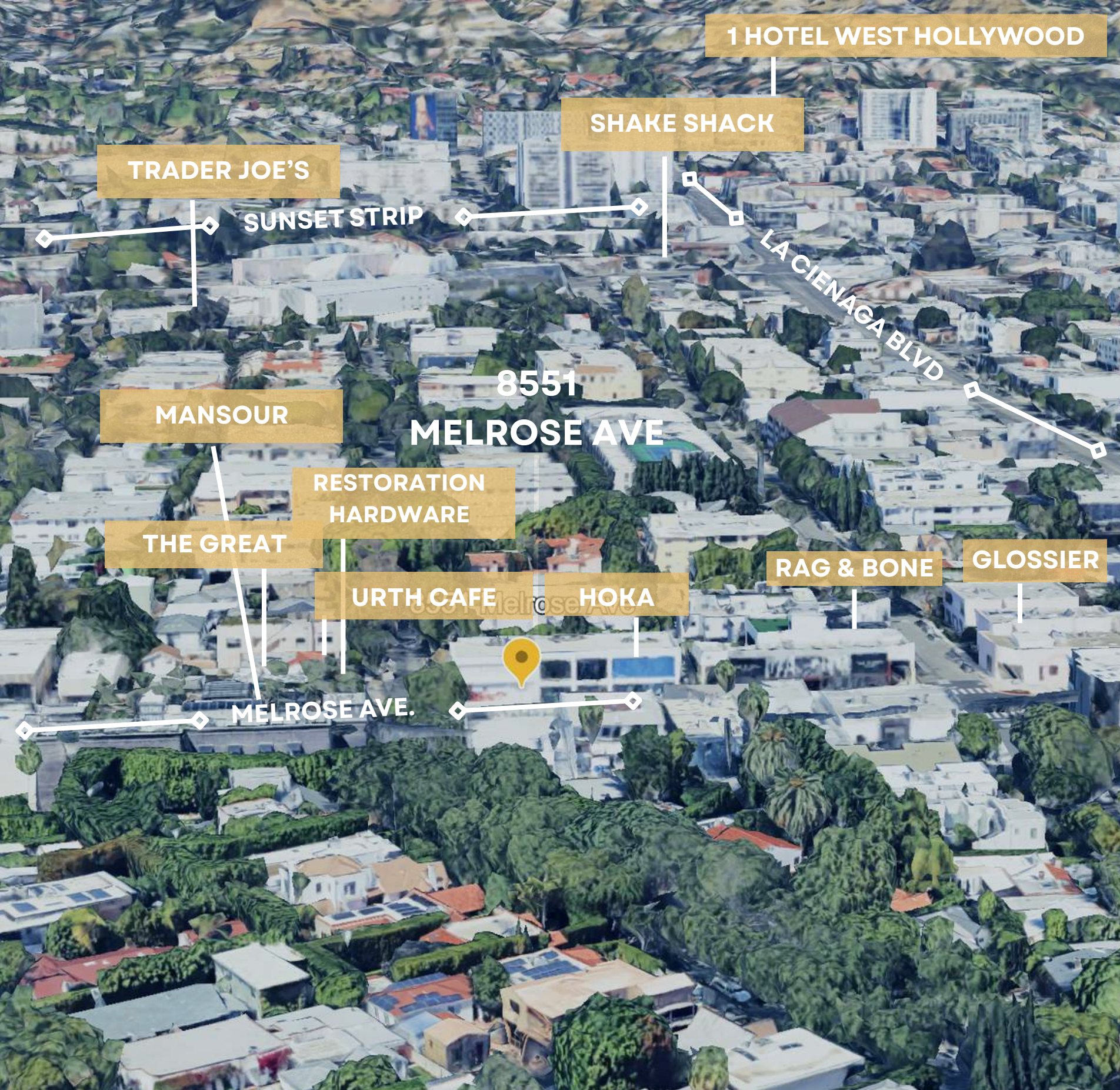
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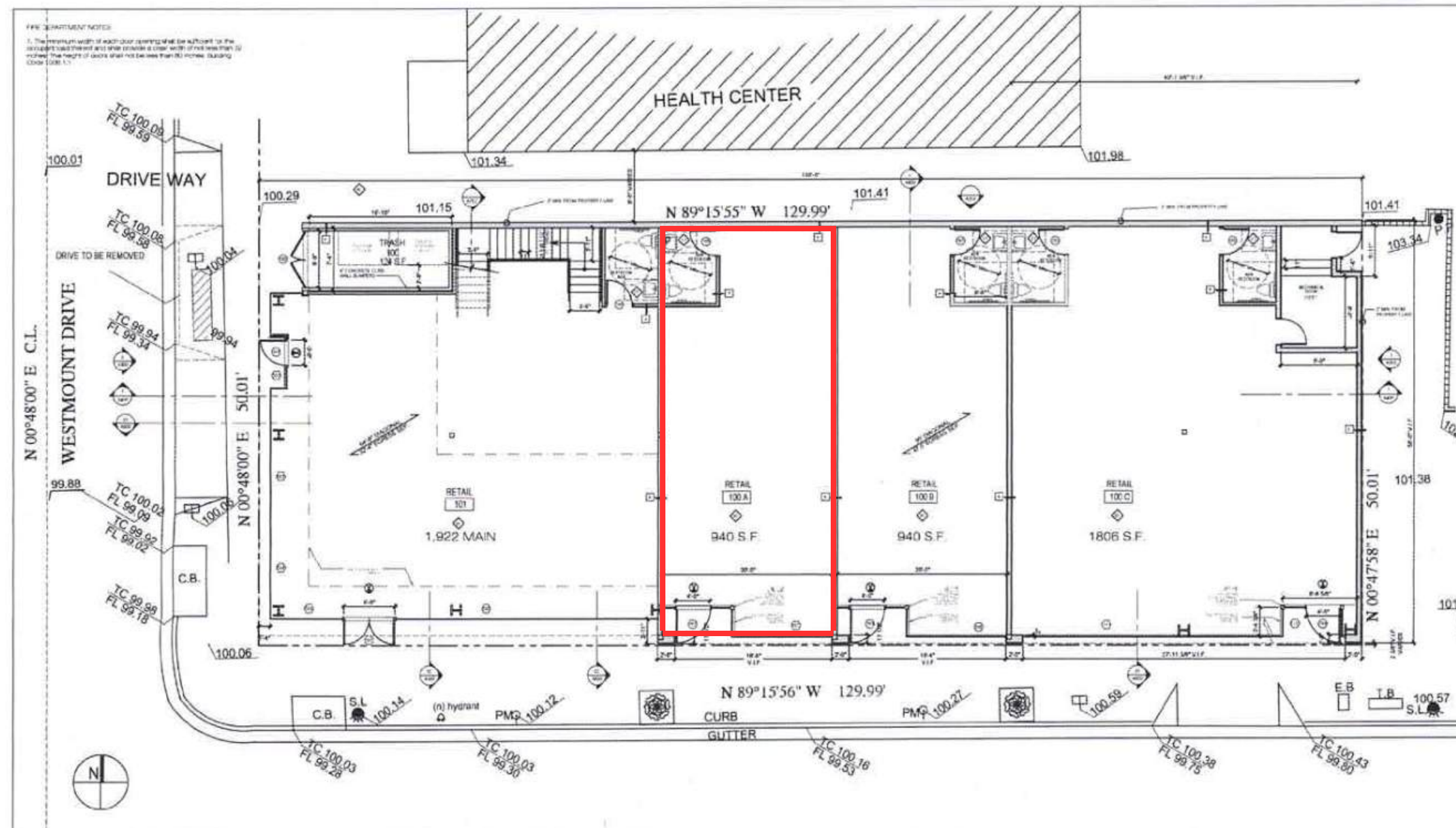
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FLOOR PLAN



<p>LANDSCAPE LEGEND</p> <p>EXISTING TREES IN FRONT YARD (ON MELROSE)</p>	<p>FLOOR FINISH LEGEND</p> <p>EPoxy SEALED CONCRETE (COLOR ADDITIVE T.B.D.)</p> <p>CERAMIC TILE</p>	<p>GENERAL NOTES</p> <p>1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.</p> <p>2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE ON L.S.</p> <p>3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2102.</p> <p>4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.</p> <p>5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER FAILURE.</p> <p>6. EMERGENCY LIGHTING SHALL BE PERMITTED TO EXCEED TO A FOOT CANDLE (E.U.) AVERAGE AND A MINIMUM AT ANY POINT OF 0.05 FOOT CANDLE (E.U.) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO EXCEED ILLUMINATION IMPACT RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.</p>	<p>KEY NOTES</p> <p>1. ALL TYPED DIMENSIONS ARE APPROXIMATE.</p> <p>2. DIMENSIONS SHOWN IN PARENTHESES ARE FOR INFORMATION ONLY.</p> <p>3. LINE OF SUPPLY WORK.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.</p> <p>7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.</p> <p>8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND LIFE SAFETY CODE AND ALL APPLICABLE ORDINANCES.</p>	<p>LEGEND</p> <p>NEW WALL CONSTRUCTION (REFER TO WALL TYPES)</p> <p>FULL HEIGHT PARTITION</p> <p>ROOM NAME AND NUMBER (REFER TO SHEET A001)</p> <p>DOOR NUMBER (REFER TO SHEET A001)</p> <p>WALL TYPE (REFER TO SHEET A001)</p> <p>STAIR CASE (REFER TO SHEET A001)</p> <p>ELEVATOR (REFER TO SHEET A001)</p> <p>MECHANICAL EQUIPMENT (REFER TO SHEET A001)</p> <p>ELECTRICAL EQUIPMENT (REFER TO SHEET A001)</p> <p>PLUMBING EQUIPMENT (REFER TO SHEET A001)</p>
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<p>8551 Melrose Avenue, West Hollywood Ca. 90069</p>
<p>design group</p>
<p>4C</p>
<p>Proposed First Floor Plan</p>
<p>A100</p>



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