

FOR LEASE: CREATIVE OFFICE/FLEX/RETAIL

5119 MELROSE AVENUE, HOLLYWOOD, CA 90038



AI Enhanced Image

Exclusively Listed By:
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



Property Description

Standalone Creative Office / Flex / Retail Space, Ideal for Entertainment, Creative, Design, Fashion & Professional Users

Property Highlights

- **Distinctive creative character** & unique atmosphere
- High ceilings & abundant natural light
- Open & flexible floor plan
- **Large enclosed outdoor patio**
- **Recently improved warehouse area**
- Private, secluded setting
- Prime Hollywood Location - minutes from **Paramount & Raleigh Studios**
- Convenient to **Melrose Hill & Larchmont Village**, offering an array of restaurants, cafés, boutiques and neighborhood amenities
- Walk Score 92 (Walker's Paradise)



Offering Summary

Space Available:	±2,000 SF
Lease Rate:	\$3.25/SF/Mo., MG
Parking:	6 spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Households	26,544	234,594	452,161
Total Population	66,755	519,794	1,033,295
Average HH Income	\$94,971	\$107,269	\$110,978

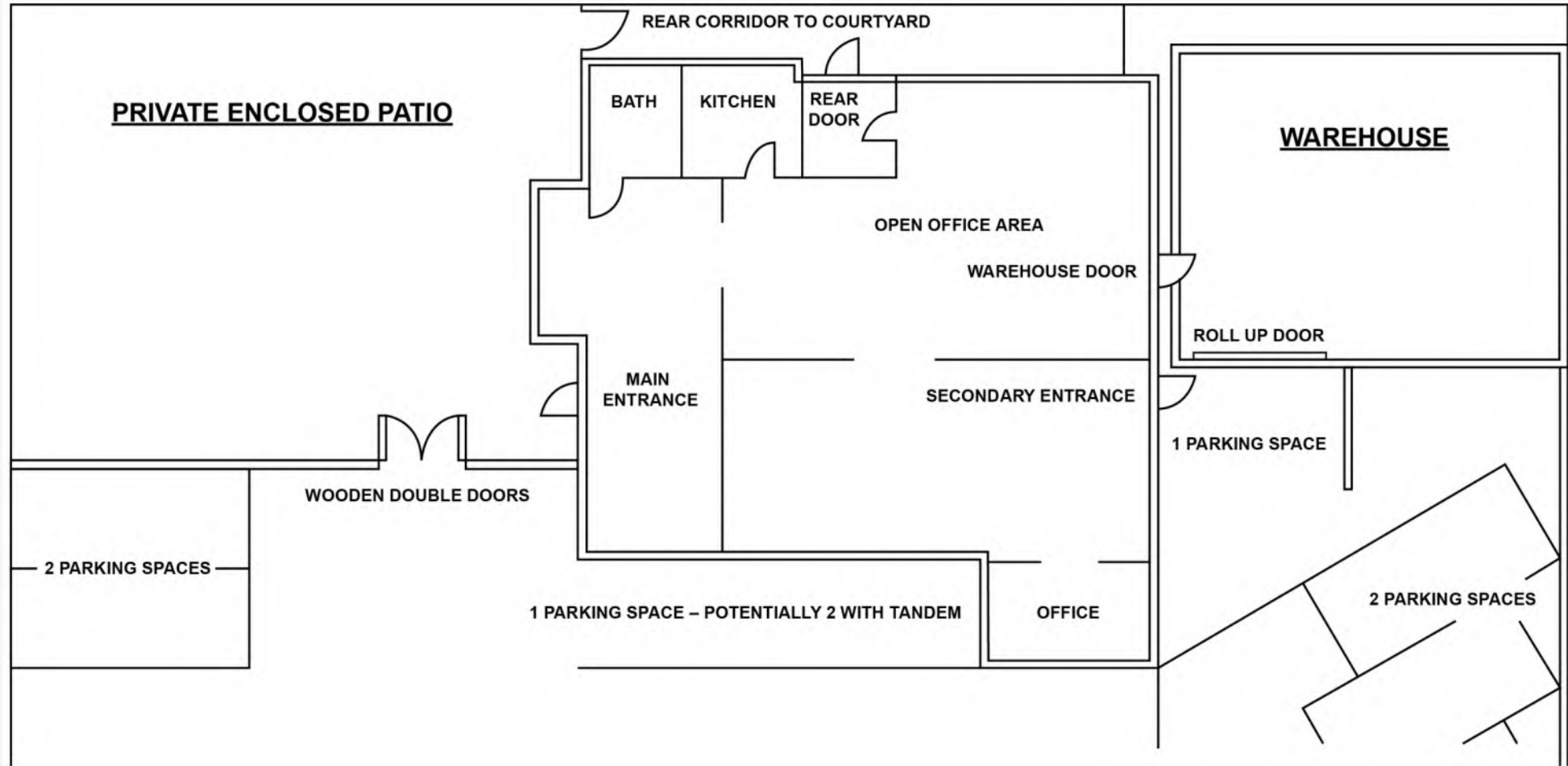
ADDITIONAL PHOTOS



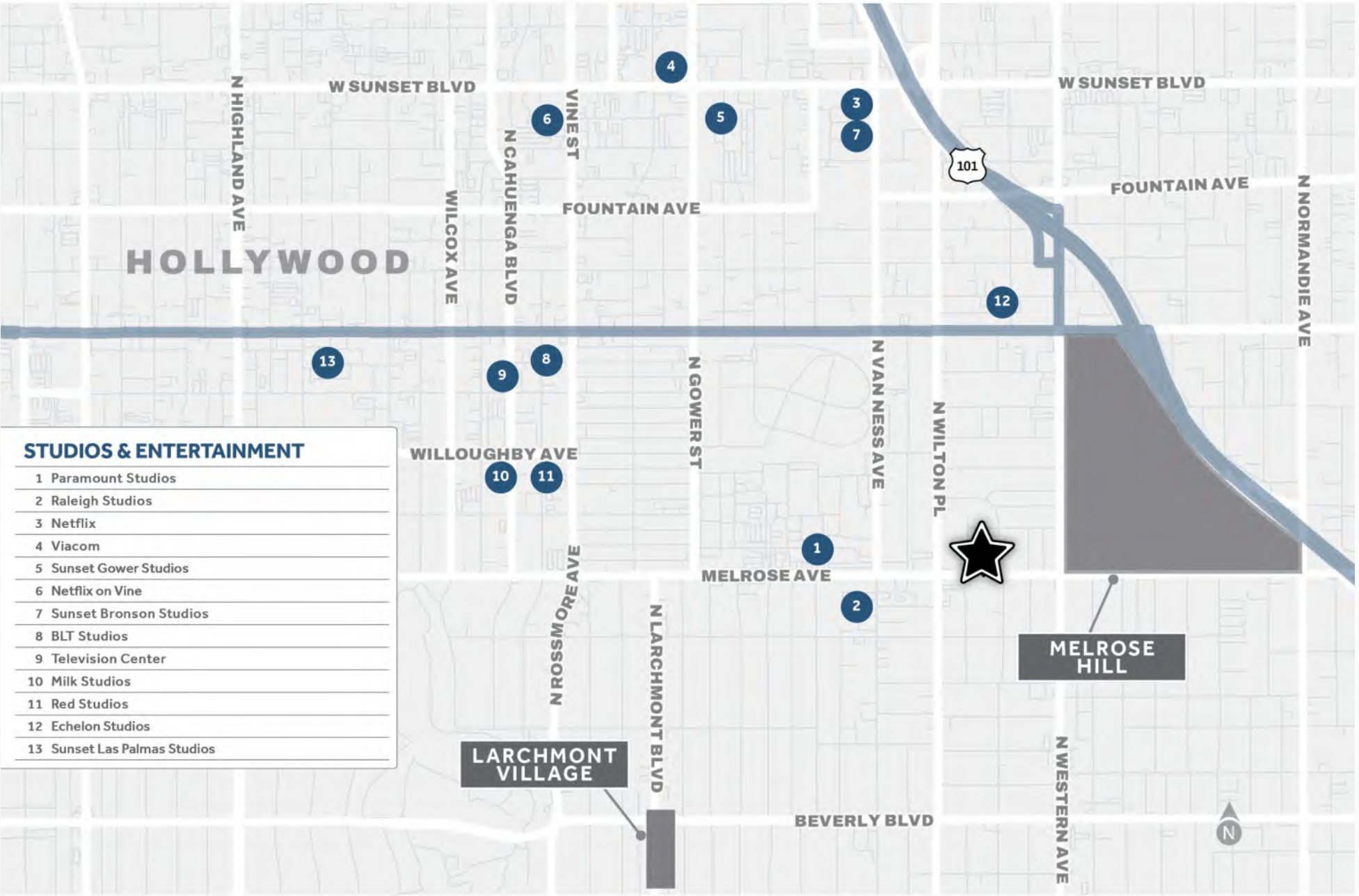
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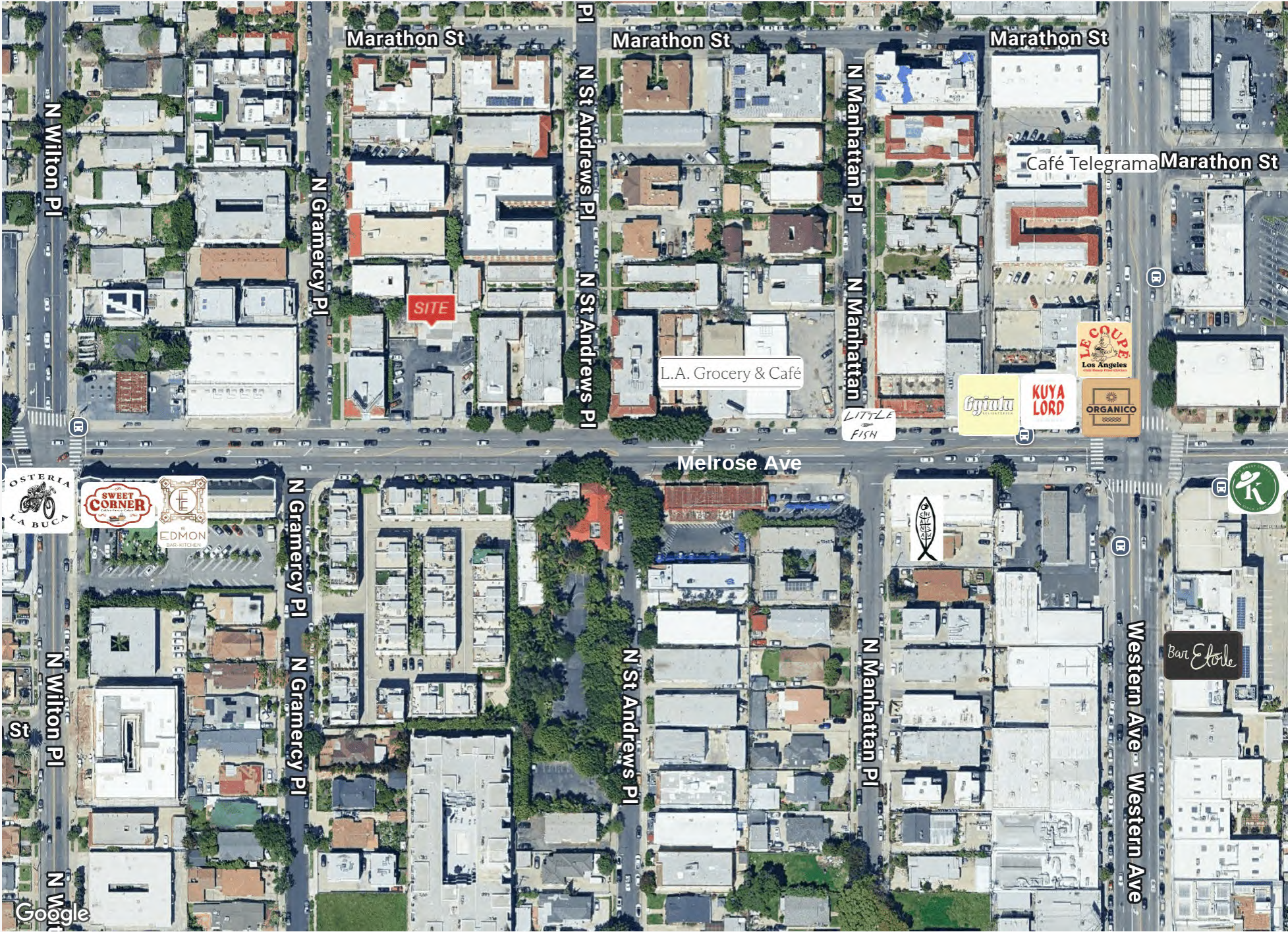


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*Not to Scale





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