

8271 Melrose Ave

Los Angeles, CA 90046

CREATIVE OFFICE OPPORTUNITY

ON TRENDY MELROSE AVE FOR LEASE

8271



COMMERCIAL
ASSET GROUP

Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715



PROPERTY HIGHLIGHTS

SPACE SIZE

SUITE 101: ±1,143 RSF (HAS SINK)
SUITE 200: ±1,700 RSF (HAS SINK & RESTROOM)
SUITE 205B: ±416 RSF (MELROSE FACING)

RENTAL RATE

NEGOTIABLE

TERM

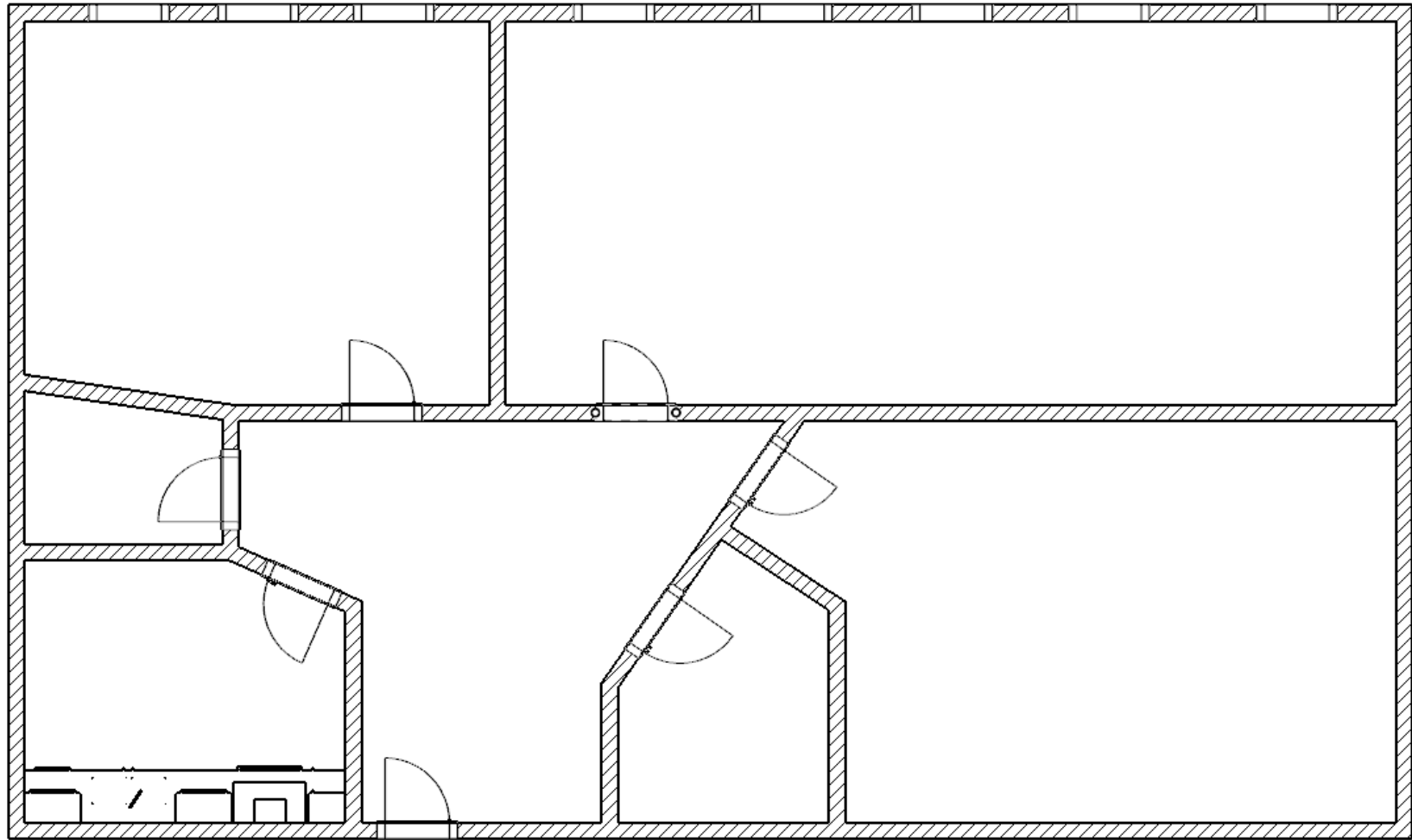
1 - 3 YEARS

PARKING

\$190/MO (TANDEM)

- Executive office, glassed-in conference room, reception, large open space work area, luxury flooring, and operable windows
- Centralized location in Los Angeles, adjacent to West Hollywood, Hollywood, and Beverly Hills
- Quiet, professional office building that caters to all businesses and types of tenants
- Current tenant mix of Therapists, Entertainment Companies, Clothing Designers, and Real Estate Offices
- A multitude of amenities including great restaurants within walking distance
- Small individual office suites are available as well as multi-office larger suites. Ideal opportunity to move your office out of your home. Ability to start small and expand later on
- Janitorial service empties trash cans in suites daily

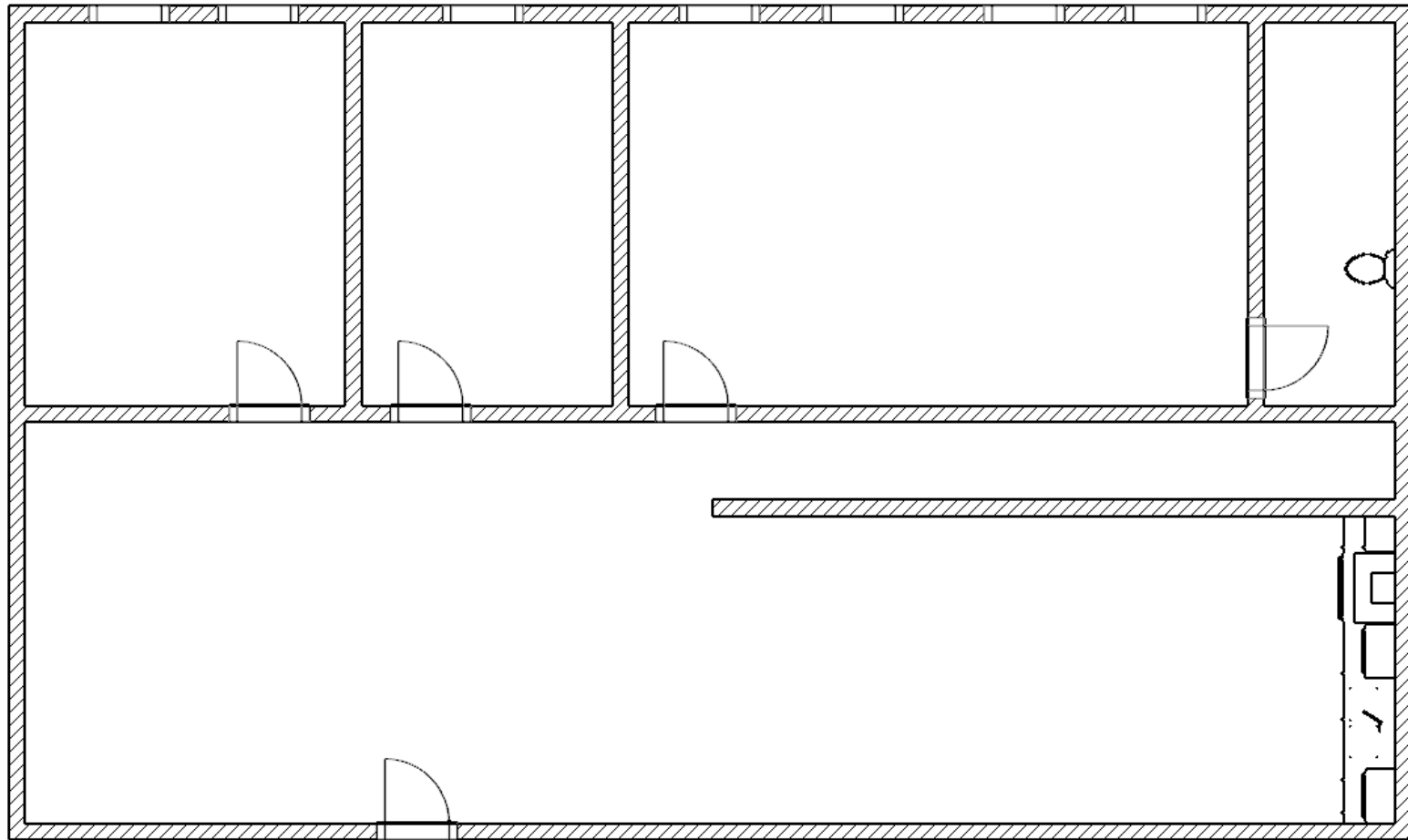
SUITE 101 FLOOR PLAN: ±1,143 RSF



SUITE 101 PHOTOS



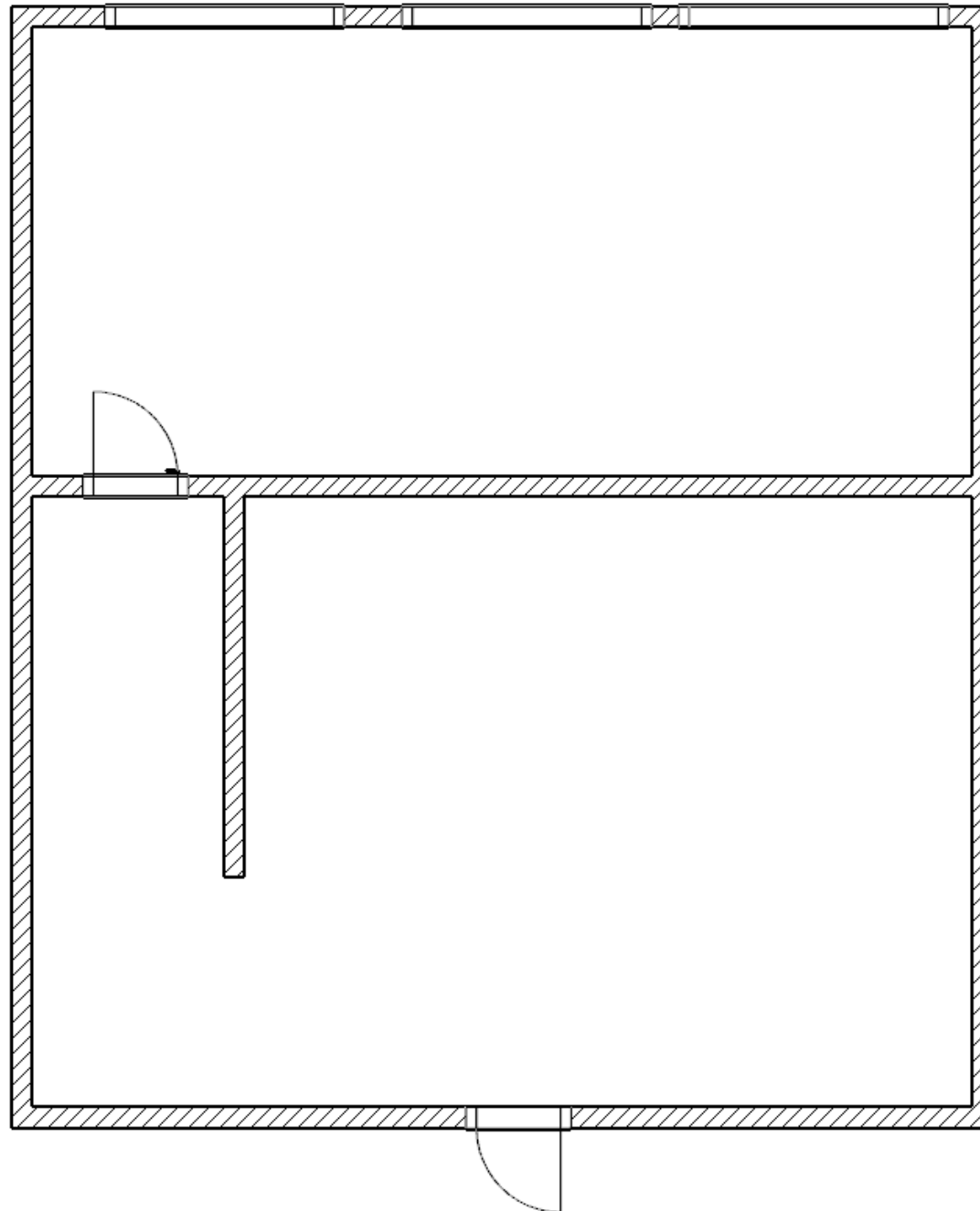
SUITE 200 FLOOR PLAN: ±1,700 RSF



SUITE 200 PHOTOS



SUITE 205B FLOOR PLAN: ±416 RSF



SUITE 205B PHOTOS



AERIAL





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**COMMERCIAL
ASSET GROUP**

Commercial Asset Group
190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070

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