



- Address:** 8209 Melrose Avenue, Los Angeles, CA 90046
- Available Space:** Approximately 1,725 square feet
- Parking:** 6 spaces (2 triple stalls)
- Asking Rate:** \$2.00 Modified Gross per square foot per month. Tenant responsible for utilities and janitorial.
- Comments:**
- ▶ Entire second floor of two-story Melrose walkup;
  - ▶ Close in proximity to shops and restaurants;
  - ▶ Current buildout includes four private offices, open bull-pen area, conference room, reception, two secretarial areas, kitchen, bathroom, and three separate entrances.

For further information or tour, please contact exclusive agents:

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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)