



- Address:** 8211 Melrose Avenue, Los Angeles, CA 90046
- Available Space:** Ground Floor Retail/Showroom: Approximately 2,300 square feet.  
Second Floor Office: Approximately 664 square feet.
- Parking:** Ground Floor Retail/Showroom: Parking for six cars (two triple stalls).  
Second Floor Office: Parking for three cars (one triple stall).
- Asking Rate:** Ground Floor Retail/Showroom: \$3.95 NNN per square foot per month.  
Tenant to pay real property taxes, insurance, repairs and maintenance to common areas, currently estimated at 33¢ per square foot per month.  
Second Floor Office: \$2,000.00 per month Modified Gross.
- Comments:**
- ▶ Available immediately;
  - ▶ Neighbors include Fred Segal, The Improv, Paul Smith, Madison, The Same Guy, Vivienne Westwood (coming soon) and many other nationally and regionally recognized stores and restaurants.

For further information  
or tour, please  
contact exclusive agent:

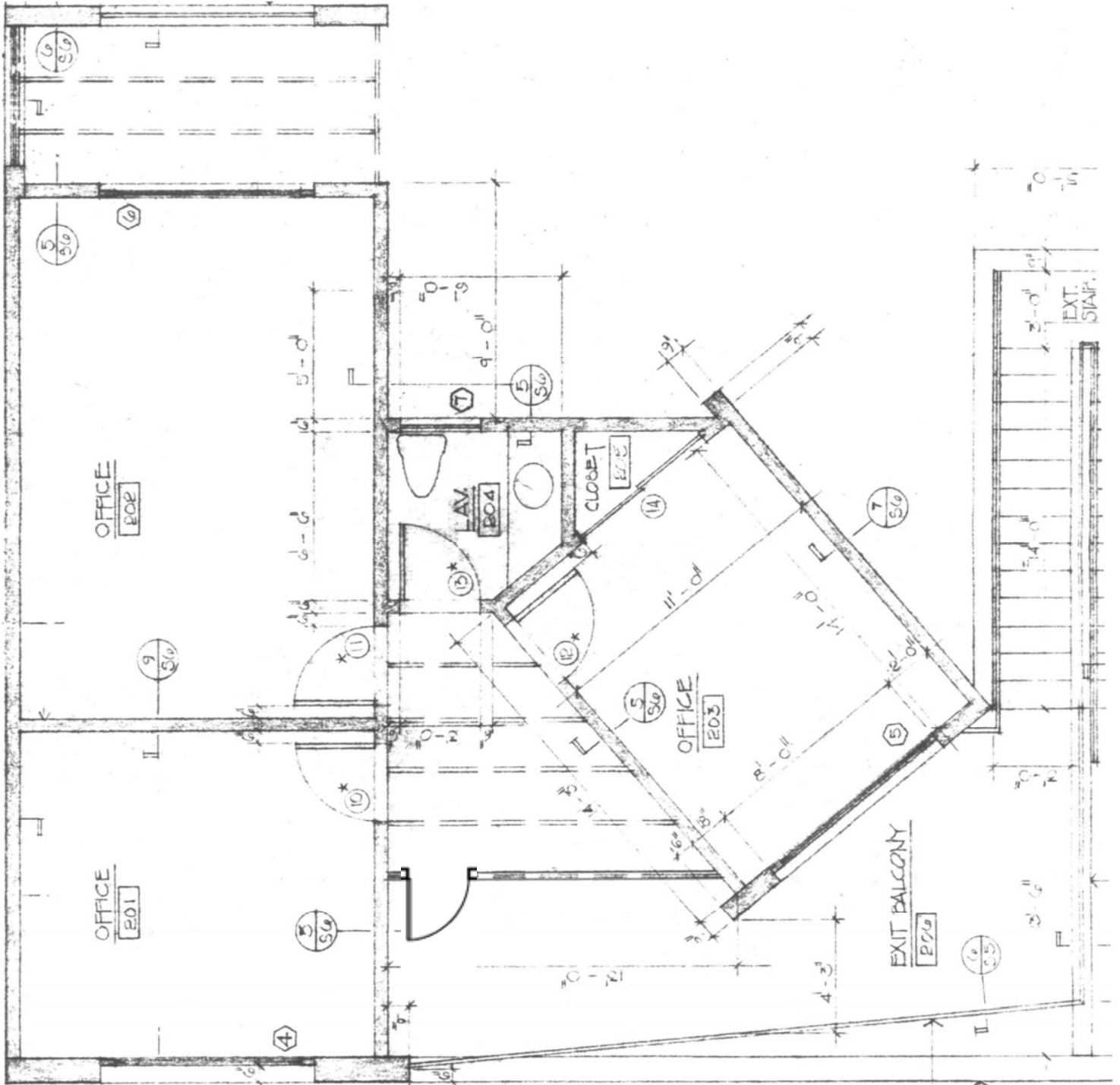
**Marc Pollock**  
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)



# 8211 MELROSE AVENUE (SECOND FLOOR OFFICE) LOS ANGELES, CA 90046



## Melrose Avenue