



- Address:** 8209 Melrose Avenue, Los Angeles, CA 90046
- Available Space:** Second Floor: Approximately 1,725 square feet
- Parking:** Two tandem parking stalls (4 cars) at no charge.
- Rental Rates:** \$2.80 Modified Gross per square foot per month. Tenant to be responsible for utilities and janitorial.
- Comments:**
- ▶ Full floor office space;
  - ▶ Free parking;
  - ▶ Neighbors include many internationally recognized stores and restaurants.

For further information  
or tour, please  
contact exclusive agents:

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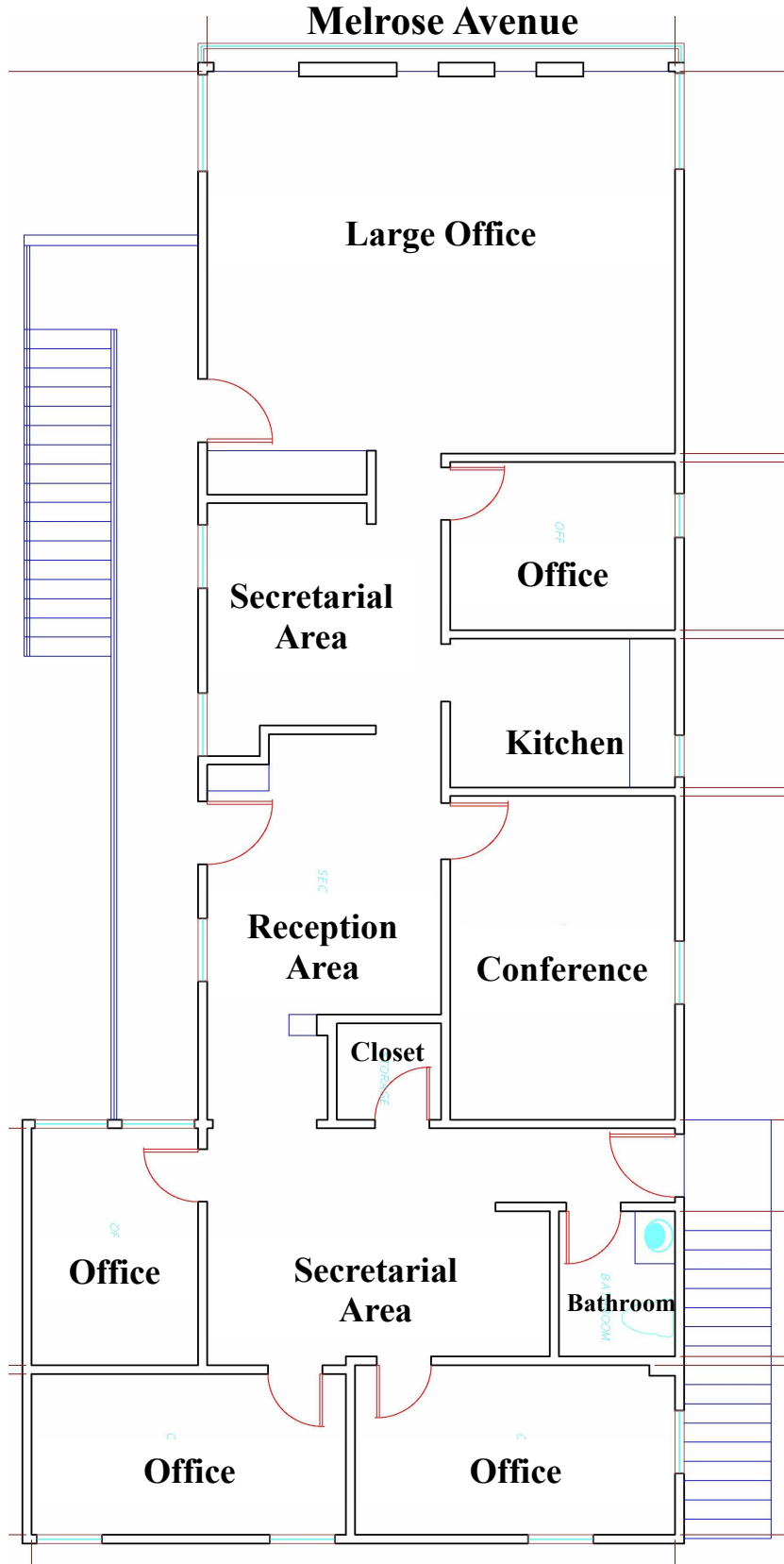
Phone 310.826.8000

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

**8209 MELROSE AVENUE  
LOS ANGELES, CA 90046  
SECOND FLOOR**



The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. **Westside Retail, Inc. 2018**