

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.

WESTSIDE RETAIL

COMMERCIAL REAL ESTATE

For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177 Marc@WestsideRetail.com

Mark Einbund

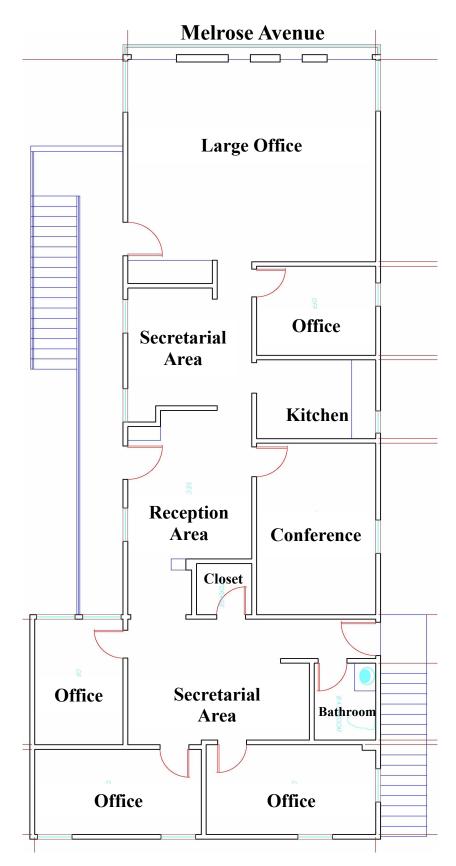
License #00826287 Mark@WestsideRetail.com

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Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are for example only and may not represent the current or future performance of the property. Factors such as property condition, permitted uses, and potential increases in expenses should be evaluated by your advisors. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. **Westside Retail, Inc. 2018**

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**