



- 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:

Marc Pollock

License #00881177

Marc@WestsideRetail.com

Mark Einbund

License #00826287

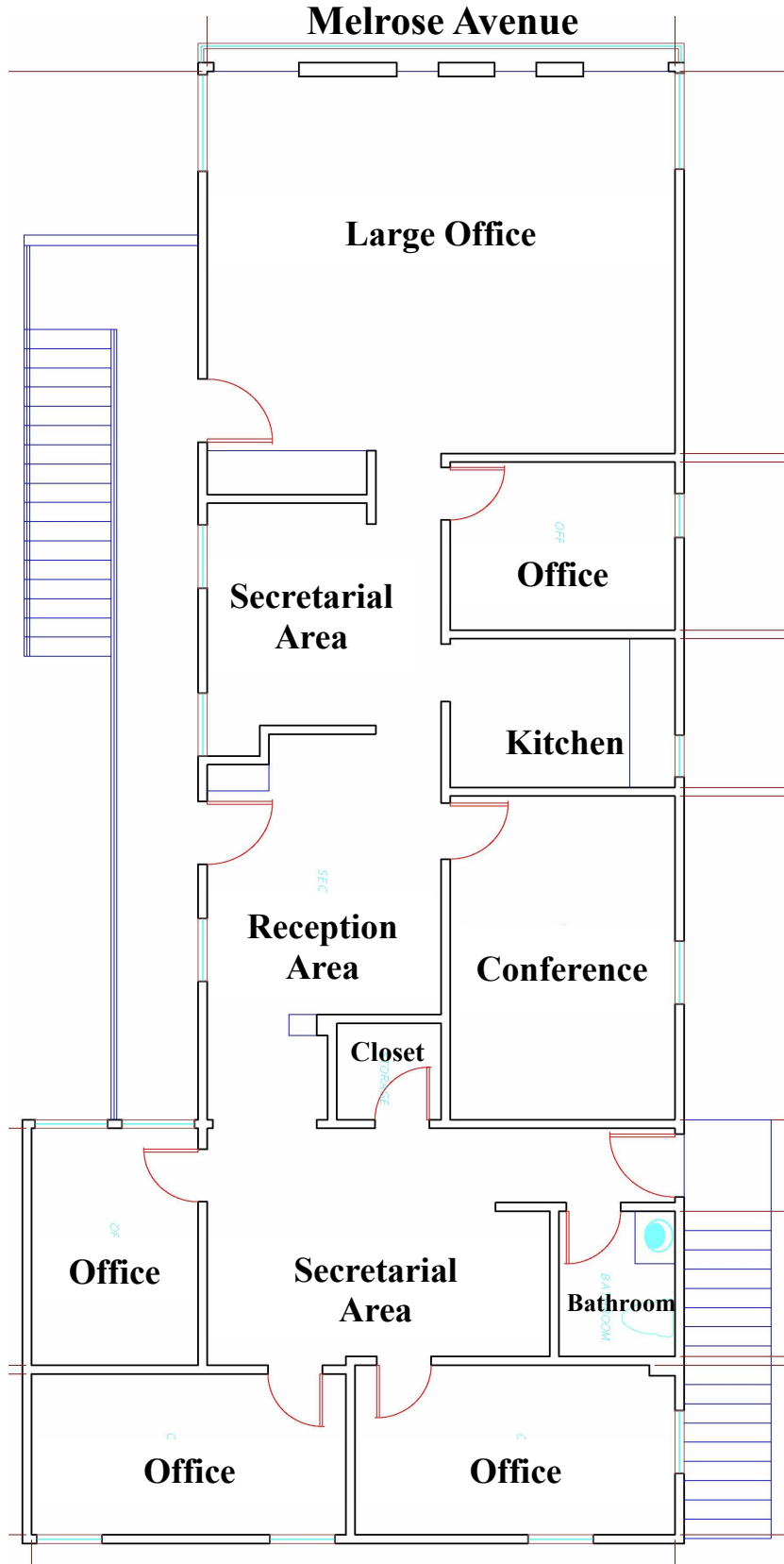
Mark@WestsideRetail.com

11847 Gorham Avenue
Suite 120
Los Angeles, CA 90049
Phone 310.826.8000
Fax 310.826.8333



Additional information on this
property can be found online at
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**