

# Melrose Ave. Creative Office For Lease



8340 Melrose Ave.  
Los Angeles, CA 90069



For more information please contact:



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## Overview

Asking Rent	\$3.50/SF	Leasable Area	1,900 SF
Zoning	LAC4	Min. Divisible	1,900 SF
Lease Type	NNN	Available	05.01.15

## Property Features

- High-end creative office space on Melrose Ave
- Charming two-story building with direct access to parking lot
- Hardwood floors throughout
- 7 built-out offices and reception desk
- Private restroom and kitchenette
- Two dedicated parking spaces with the possibility to add more

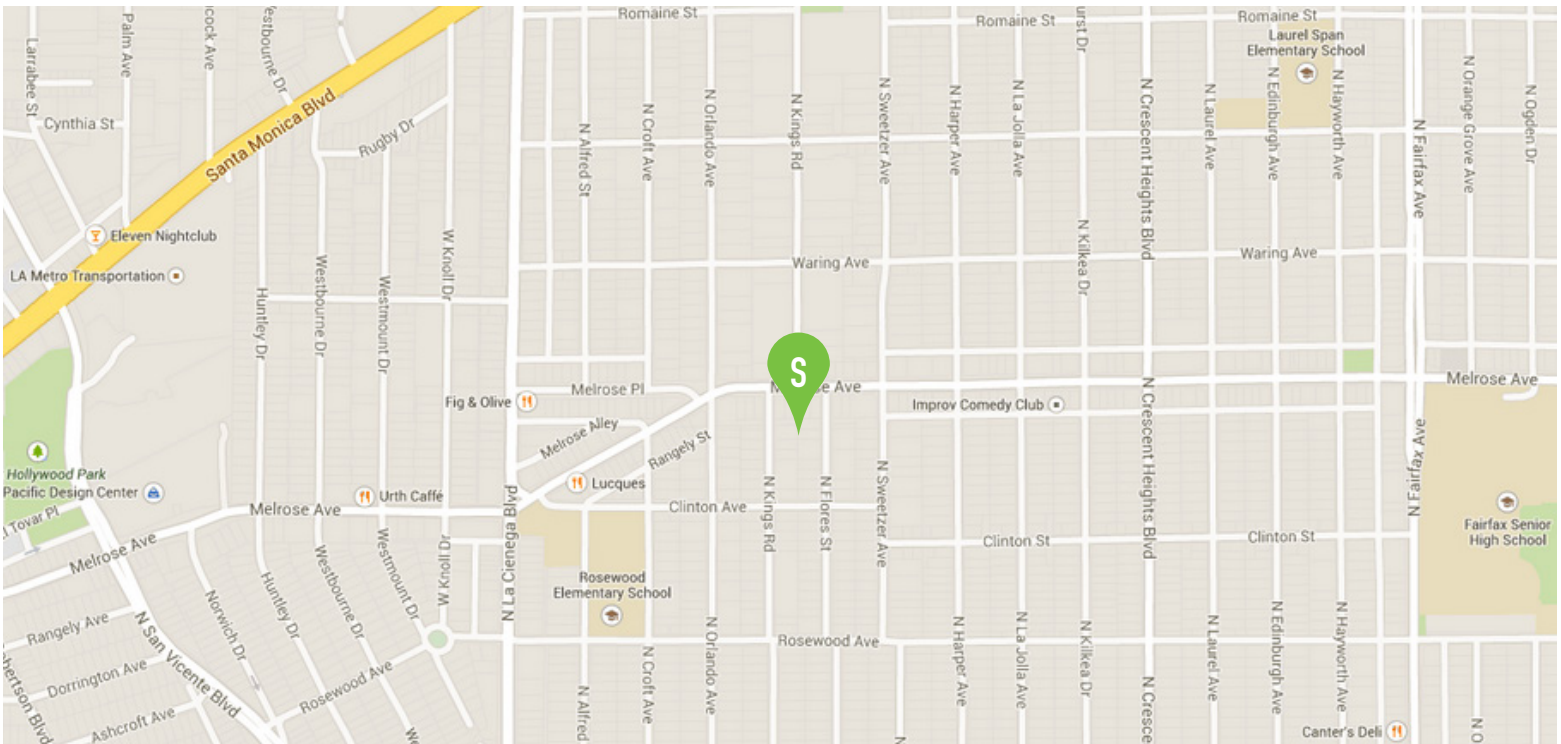
## Location Features

- Located on popular Melrose Ave one block from Melrose Pl.
- Nearby business include: Mel & Rose, Duff's Cakes, Ink & Ink Sack, Liquid Juicebar, Alexander McQueen, Helmut Lang, esNAIL, Sweet Lady Jane, Herve Leger, Marc Jacobs, Crossroads Vegan and many more!





An aerial photograph of a neighborhood in Los Angeles, centered on Melrose Ave. The map is overlaid with a grid of numbered green squares (1-12) and street names. The streets shown are N. Orlando Ave. (top left), N. Kings Rd. (top center and bottom center), N. Flores St. (bottom right), and N. Sweetzer Ave. (far right). A green pin with the letter 'S' is located near the intersection of N. Kings Rd. and Melrose Ave. The map shows a mix of residential and commercial buildings, trees, and a parking lot.





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