

Prime Melrose Office Space for Lease

8360 Melrose Avenue Los Angeles, CA 90069



Property Information

2nd Floor Space

Office. Sq Ft +/- 4,640 sq ft
+Very large patio

Rental Rate \$3.25 PSF Modified Gross

Parking 11 free spaces

Property Highlights

- **4,000+ SF of Usable Patio at No Additional Charge**
- Turn-Key Space with Designer Finishes Throughout
- Full Floor with Elevator to Private Reception Area
- Modern Build-Out with Exposed HV/AC Ducts & Polished Concrete Floors
- Six Private Offices, Conference Room, & Open Space Ideal for Bullpen
- Above the Highly Publicized **Ink** Restaurant by Michael Voltaggio & the Famous **Sweet Lady Jane** Bakery
- Within Close Proximity to Beverly Hills, Hollywood, and The Pacific Design Center
- Tremendous Sunlight and One-of-a-Kind Views of the Hollywood Hills

For Additional Information, Contact:



Commercial Asset Group, Inc.
9606 Santa Monica Blvd. 2nd Floor
Beverly Hills, California 90210
T 310.275.8222 F 310.275.8223
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**World Class
Neighbors Just
Downstairs**



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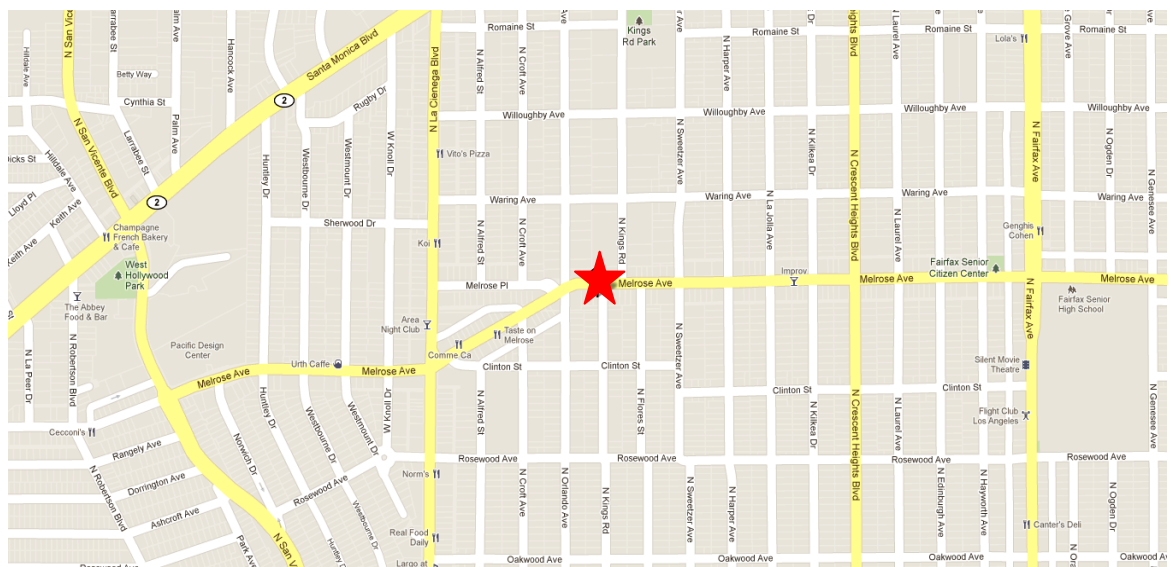
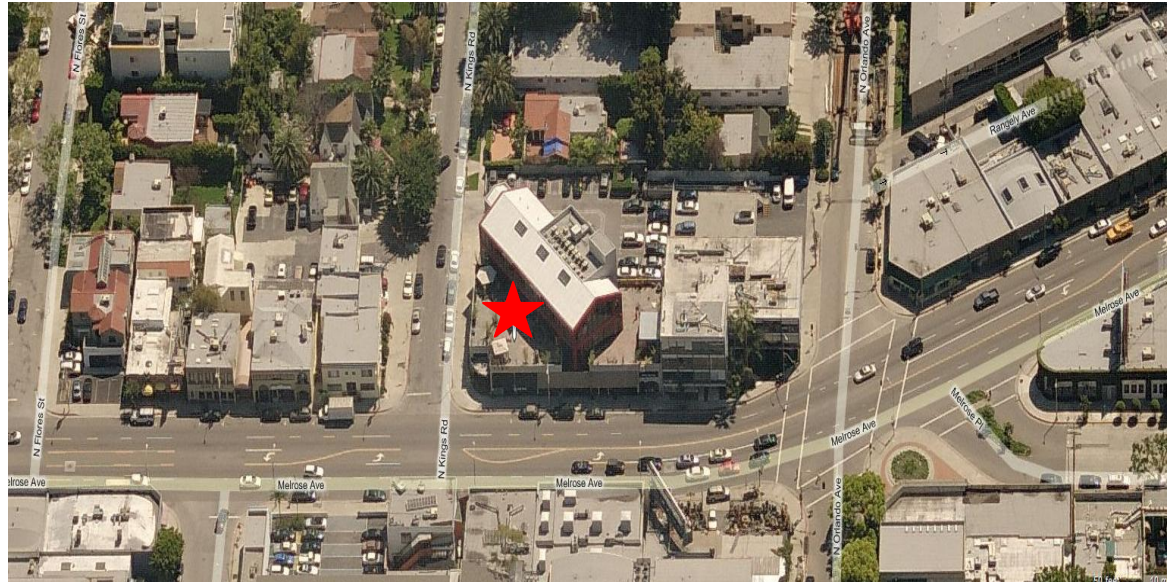
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