



8266 MELROSE AVENUE, LOS ANGELES, CA, 90046

HIGHLY VISIBLE REFINISHED SECOND FLOOR CREATIVE OFFICE FRONTING ON MELROSE

SALE DETAILS

8266 MELROSE AVENUE.
LOS ANGELES, CA 90046

APPROX.
BUILDING SIZE:
2,000 SF

PRICE:
\$2.75 PSF PER MONTH

NET TYPE:
MODIFIED GROSS

PARKING:
ONE ROW IN TANDEM

Great, hard to find redone upstairs office on Melrose Avenue. The property is centrally located on the south side of Melrose Avenue in between Sweetzer Avenue and Harper Avenue. This space features excellent visibility, abundant natural light, and signage.

LISTING TEAM

CHRIS MARA
310.927.5865

CMARA@CAROLWOODRE.COM
MARACOMMERCIAL.COM
DRE #00886282

LAUREN MARA
310.402.4180

LAUREMARA@CAROLWOODRE.COM
MARACOMMERCIAL.COM
DRE #02109375

8266 MELROSE AVENUE,
LOS ANGELES, CALIFORNIA, 90046



8266 MELROSE AVENUE,
LOS ANGELES, CALIFORNIA, 90046



ALL THE INFORMATION CONTAINED HEREIN IS NOT WARRANTED OR GUARANTEED. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY SOLELY ON THEIR OWN INVESTIGATION AND INSPECTION. THIS IS NOT INTENDED AS SOLICITATION IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER AGENT.

8266

MELROSE AVENUE LOS ANGELES

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be re-viewed only by the person or entity receiving it from Carolwood Partners Inc, and Hilton & Hyland Real Estate, Inc. The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The Materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB’s, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant’s intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the Materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein. All Property showings are by appointment only and must be coordinated through the Agent.



CHRIS MARA
310.927.5865
CMARA@CAROLWOODRE.COM
MARACOMMERCIAL.COM
DRE #00886282

CAROLWOOD ESTATES
9440 Santa Monica Blvd
Beverly Hills, Ca, 90210

LAUREN MARA
310.402.4180
LMARA@CAROLWOODRE.COM
MARACOMMERCIAL.COM
DRE #02109375

CAROLWOOD ESTATES
9440 Santa Monica Blvd
Beverly Hills, Ca, 90210