



8336 MELROSE AVENUE, LOS ANGELES, 90069

EXCELLENT RETAIL STORE FRONT IN PRIME SECTION OF MELROSE AVENUE

LEASE DETAILS

8336 MELROSE AVE
LOS ANGELES
90069

WHOLE BUILDING

TERM: Negotiable	APPROX. SIZE: 4,150 SF
NET TYPE: NNN	ASKING PRICE: \$16,950 Per Month

FRONT BUILDING

TERM: Negotiable	APPROX. SIZE: 1,150 SF
NET TYPE: NNN	ASKING PRICE: \$8,000 Per Month

BACK BUILDING

TERM: Negotiable	APPROX. SIZE: 3,000 SF
NET TYPE: NNN	ASKING PRICE: \$10,000 Per Month

The Property is comprised of two buildings. The front building has a ground floor unit currently used as a showroom with a second floor office above. The rear building has offices on both the first floor and the second floor. The Property features a large patio and outdoor area ideal for show casing product or to be enjoyed as an outdoor area. This is a great single user building opportunity for a showroom, retail, and/or office space fronting on Melrose Avenue with excellent visibility and window exposure. The Property is centrally located near Orlando and adjacent to world renowned Melrose Pl.

The space is accessed through the patio/courtyard area which has been thoughtfully designed and landscaped that leads to the private staircase. The space has been highly improved and features, mostly open space, natural light, balcony, and designer quality kitchen.

Please do not disturb Tenant and contact Chris Mara at (310) 927-5865 to arrange a tour.



LISTING TEAM

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MELROSE AVENUE LOS ANGELES

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